
HOUSE RESOLUTION

REQUESTING THE STATE BUILDING CODE COUNCIL AND THE COUNTIES TO ADOPT, AMEND, OR UPDATE THE STATE BUILDING CODES AND COUNTY BUILDING CODES TO INCORPORATE CERTAIN STANDARDS FOR OFF-SITE CONSTRUCTION.

1 WHEREAS, Hawaii continues to face urgent housing shortages,
2 compounded by high construction costs, labor constraints, and
3 limited buildable land; and
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5 WHEREAS, off-site construction, including modular,
6 panelized, prefabricated, and other industrial building methods,
7 offers opportunities to lower costs, improve quality, accelerate
8 delivery schedules, and reduce environmental impacts compared to
9 traditional on-site construction; and
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11 WHEREAS, the International Code Council (ICC), in
12 partnership with the Modular Building Institute (MBI) and other
13 stakeholders, developed the ICC/MBI 1200, 1205, and 1210
14 Standards for Off-Site Construction, which provide uniform
15 requirements for:
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- 17 (1) Planning, design, fabrication, and assembly (1200
18 Standard);
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20 (2) Inspection and regulatory compliance (1205 Standard);
21 and
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23 (3) Mechanical, electrical, and plumbing systems (1210
24 Standard), including provisions to promote energy
25 efficiency and water conservation as part of Hawaii's
26 broader policy goals for sustainability and
27 resilience; and
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29 WHEREAS, Appendix N of the International Building Code
30 provides a framework for jurisdictions to adopt guidelines for
31 registering repeatable, pre-approved building designs by



1 maintaining a registry of approved designs and utilizing a site-
2 specific application and review process focused on local
3 conditions, thereby reducing duplicative plan reviews and
4 promoting consistency; and

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6 WHEREAS, the adoption of these standards would promote
7 consistency and clarity for designers, builders, regulators, and
8 consumers in Hawaii, thereby encouraging innovation while
9 ensuring safety, durability, and resilience; and

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11 WHEREAS, under section 107-25(6), Hawaii Revised Statutes,
12 the State Building Code Council is expressly authorized to adopt
13 code provisions based on nationally published codes or
14 standards, including mechanical standards, residential and
15 hurricane-resistant standards, flood and tsunami standards, and
16 other loss mitigation standards; and

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18 WHEREAS, the incorporation of the ICC/MBI Standards for
19 Off-Site Construction not only falls squarely within this
20 statutory authority, but also advances the State's goals for
21 disaster preparedness by strengthening building performance in
22 the face of hurricanes, tsunamis, and other natural hazards; and

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24 WHEREAS, alignment with these nationally recognized
25 standards will also support Hawaii's commitment to energy
26 efficiency, water conservation, and sustainable building
27 practices, helping reduce utility burdens for households and
28 improve long-term climate resilience; now, therefore,

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30 BE IT RESOLVED by the House of Representatives of the
31 Thirty-third Legislature of the State of Hawaii, Regular Session
32 of 2026, that the State Building Code Council and the counties
33 are requested to adopt, amend, or update the State Building
34 Codes and county building codes to incorporate the International
35 Code Council and Modular Building Institute 1200, 1205, and 1210
36 Standards for Off-Site Construction; and

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38 BE IT FURTHER RESOLVED that the State Building Code Council
39 is requested to adopt Appendix N of the International Building
40 Code and adopt conforming rules to standardize statewide design
41 registration and pre-approved plans, including rules related to
42 a central registry of approved replicable designs agreed upon by



1 each county and a uniform site-specific verification process
 2 limited to local conditions, such as foundation specifications,
 3 wind and seismic parameters, geotechnical considerations, and
 4 utilities; and
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6 BE IT FURTHER RESOLVED that the State Building Code Council
 7 is requested to consult with county building officials, industry
 8 stakeholders, labor organizations, housing advocates, and other
 9 affected parties to ensure that the incorporation of these
 10 standards is compatible with Hawaii's unique climate,
 11 geographical, and workforce considerations; and
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13 BE IT FURTHER RESOLVED that certified copies of this
 14 Resolution be transmitted to the Governor, Comptroller, Chair of
 15 the State Building Code Council, Director of the Hawaii County
 16 Department of Public Works, Director of the Department of
 17 Planning and Permitting of the City and County of Honolulu,
 18 County Engineer of the Kauai County Department of Public Works,
 19 and Director of the Maui County Department of Public Works.
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OFFERED BY:

ZAC

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