

**STATE OF HAWAII
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

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Statement of
MARY ALICE EVANS, Director

before the
SENATE COMMITTEE ON WAYS AND MEANS
Tuesday, April 7, 2026, 10:31 AM
State Capitol, Conference Room 211

in consideration of
HB 2606, HD 2, SD 1
RELATING TO OFF-SITE CONSTRUCTION.

Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Senate Committee on Ways and Means.

The Office of Planning and Sustainable Development (OPSD) **supports and offers comments on HB 2606, HD 2, SD 1**, which implements certain recommendations of the SPEED Task Force to establish and appropriate funds for a working group within the State Building Code Council (SBCC) to develop proposals for an off-site construction program.

OPSD would like to **express our preference for HB 2606, HD 2, SD 1, over its companion measure, SB 3187, SD 2, HD 1**. The current House draft incorporates essential amendments from the Plumbers and Fitters Local 675 United Association, which provide necessary clarity and oversight for the off-site construction program. Specifically, HB 2606, HD 2, SD 1 clarifies that the program is limited to single-family home components and designs that are constructed, inspected, and installed within the State in full compliance with Hawai'i's building codes, design standards, and public works laws. Furthermore, HB 2606, HD 2, SD 1 expands the certification of factories and inspections of standardized models to state- or county-level officials.

HB 2606, HD 2, SD 1, is a direct outcome of the Building Permit (BP) Permitted Interaction Group (PIG), which operated under the State's Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force. We would like to recognize the dedication and hard work of the taskforce members, whose collaborative efforts have successfully identified innovative solutions to streamline development and remove systemic barriers that have long hindered the growth of our housing inventory.

Throughout discussions in the BP PIG, there was overwhelming support among stakeholders to explore the potential of off-site construction as a critical tool to address Hawai'i's ongoing housing crisis. By leveraging modular and prefabricated construction methods, the State

can significantly reduce build times and lower costs, providing a necessary pathway to deliver units at the scale and speed required by our residents. The development of a formal off-site construction program is notably aligned with the Governor's current housing initiatives, which prioritize substantial, efficient actions to increase supply and ensure that Hawaiian families have access to affordable housing.

OPSD believes that a working group is an ideal mechanism for developing the specific proposals and regulatory frameworks needed for a successful off-site construction program. This approach ensures that we move forward in a sensible, well-planned, and deliberate manner, allowing for the thorough vetting of safety standards, labor considerations, and logistical requirements unique to our island geography. **OPSD stands ready to participate in this working group** and looks forward to collaborating with our partners to turn this potential into a reality.

However, **OPSD offers the comment** that in order to effectively establish the working group proposed in HB 2606, HD 2, SD 1, the State Building Code Council must be fully active and operational. We note that the SBCC has faced significant challenges in recent years, including periods where it has not met regularly or promulgated code updates due to a lack of dedicated staff and the impact of various emergency proclamations. Official records indicate that the SBCC's regular cycle of meeting and administrative rulemaking was largely suspended or deferred as recently as 2024 and 2025.

To address these operational hurdles, **OPSD would like to highlight** a critical budget item in HB 1800, HD 1. Item number 39A, Program ID AGS-892, appropriates \$326,882 in general funds to support two full-time equivalent (FTE) positions and other current expenses for the State Building Code Council. Restoring the SBCC's functional capacity is a prerequisite for the success of HB 2606, HD 2, SD 1. Without the staff and resources to facilitate regular rulemaking and oversight, the proposed working group will lack the necessary foundation to be effective.

Thank you for the opportunity to testify in support of this measure



OFFICE OF HAWAIIAN AFFAIRS

‘Ōlelo Hō‘ike ‘Aha Kau Kānāwai

**TESTIMONY IN SUPPORT OF HOUSE BILL 2606 HD2 SD1
RELATING TO OFF-SITE CONSTRUCTION**

Ke Kōmike ‘Aha Kenekoa o ke Ki‘ina Hana a me nā Kumuwaiwai
(Senate Committee on Ways and Means)

Ke Kapitala ‘o Hawai‘i
(Hawai‘i State Capitol)

‘Apelila 7, 2026

10:31 AM

Lumi 211

Aloha e Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee on Ways and Means:

The Office of Hawaiian Affairs (OHA) **SUPPORTS HB2606 HD2 SD1**, which implements SPEED Task Force recommendations to establish a working group within the State Building Code Council to develop proposals for an off-site construction program.

As the constitutionally established entity responsible for protecting and promoting the rights of Native Hawaiians,¹ OHA supports policies that increase access to affordable housing while maintaining critical protections for the environment and cultural practices.

OHA appreciates that this measure focuses on examining structural improvements to the housing development process through a working group. The centralized processes proposed create more efficient pathways for housing production. At the same time, it appropriately maintains county authority over site-specific considerations such as infrastructure, utilities, and hazard exposure, ensuring that local conditions continue to inform development decisions.

This approach is consistent with findings from the Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force, which emphasized that Hawai‘i’s housing challenges stem from a broad array of issues ranging from process design, workforce capacity, and intergovernmental coordination—not simply the existence of

¹ Haw. Const. Art. XII § 5.

regulatory requirements.² This bill reflects these recommendations by improving coordination across agencies, supporting construction workforce development, and strengthening local supply chains.

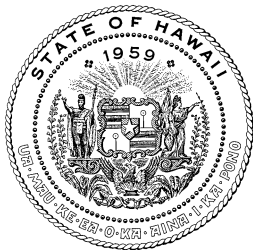
OHA strongly encourages the Legislature to continue advancing structural solutions such as those proposed in this measure as the most effective path to increasing housing production, rather than slashing statutes designed to protect cultural and natural resources. Efforts to improve system design address the root causes of delay and inefficiency. In contrast, recurring proposals to broadly reduce or bypass regulatory requirements risk undermining critical and carefully balanced protections that are ultimately required by our State Constitution, without meaningfully resolving the underlying barriers to housing development.³ Prioritizing thoughtful, system-based reforms will yield more reliable and sustainable housing outcomes for Hawai‘i.

For these reasons, OHA encourages the committee to **PASS HB2606 HD2 SD1.**

Mahalo for the opportunity to provide testimony.

² See *Final Report of the Permitted Interaction Groups for Chapter 6E/Historic Preservation, Individual Wastewater Systems, and Building Permits*, SPEED Task Force, p. 6-7 (Dec. 2025). The SPEED Task Force was established by Act 133 (2025) to identify challenges and measures needed to expedite development permit processes.

³ See Haw. Const. Art XI, §§ 1, 3; Art. XII, §§ 4, 7.



SMALL BUSINESS REGULATORY REVIEW BOARD

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TESTIMONY

TO: Chair Dela Cruz, Vice Chair Moriwaki and Member of the Committee on Ways and Means

FROM: Jonathan Shick, Chairperson *Jonathan Shick*
Small Business Regulatory Review Board (SBRRB)

DATE: Tuesday, April 7, 2026 – 10:31 am - Conference Room 211 & Videoconference

SUBJECT: House Bill 2606 HD2 SD1 Relating to Off-Site Construction - Support

On behalf of the SBRRB, I am providing testimony in support of House Bill 2606 HD2 SD1.

An SBRRB member sat on the Simplifying Permitting for Enhanced Economic Development SPEED Task Force beginning in 2025, which established various recommendations to develop proposals for an off-site construction program. The SBRRB respectfully defers commentary to the Department of Business, Economic Development and Tourism.

Thank you for allowing the SBRRB to provide testimony in support of this measure.



The Plumbers and Fitters UA Local 675

1109 Bethel Street, Lower Level, Honolulu, Hawai'i 96813

'A'ohē hana nui ke alu 'ia

April 7, 2026

State Senate- Committee on Ways and Means

Senator Donovan M. Dela Cruz, Chair and Senator Sharon Y. Moriwaki, Vice Chair

Reference: **HB2606, H.D. 2, S.D. 1, Relating to Off-Site Construction**

Hearing: Tuesday, April 7, 2026, Room 211 at 10:31 am

Aloha Chair Fukunaga, Vice Chair Lee, and Committee Members;

The Plumbers and Fitters UA Local 675 ("Local 675") are one of three licensed crafts in Hawai'i's construction industry. Its member apprentices and journeymen are guided by and licensed in accordance with the Uniform Plumbing Code ("UPC"), published by the International Association of Plumbing and Mechanical Officials ("IAPMO") who's stated purpose is providing minimum requirements and standards for the protection of public health, safety, and welfare.

Local 675 SUPPORTS House Bill 2606, H.D. 2, S.D.1 which implements recommendations from the Simplifying Permitting for Enhanced Economic Development (SPEED) task force established pursuant to Act 133, SLH 2025, to establish and appropriate funds for a working group within the state building code council to develop proposals for an off-site construction program.

Local 675 recognizes the need for housing its local residents and supports efforts to identify and develop programs that provide such housing at affordable levels while preserving and developing local workforce opportunities, promoting local economic sustainability and growth, and protecting the health, safety, and welfare of the public by ensuring that local building codes and standards are properly applied and enforced.

HB2606, H.D. 2, S.D.1 allows for input from a broader spectrum of relevant stakeholders that ensure while we explore alternative housing solutions, we are mindful of and maintain the health, safety, and welfare of the public. Mahalo for the opportunity to testify on this measure.



Hawai'i Island Chamber of Commerce

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Testimony to the Senate Committee on Ways and Means

Senator Donovan M. Dela Cruz, Chair

Senator Sharon Y. Moriwaki, Vice Chair

Tuesday, April 7, 2026 at 10:31 AM

RE: HB 2606 HD2 SD1 Relating to Off-Site Construction - SUPPORT

Aloha e Chair Dela Cruz, Vice Chair Moriwaki, and Members of the Committee,

On behalf of the Hawai'i Island Chamber of Commerce, representing more than 350 businesses and individual members primarily on the east side of Hawai'i Island, we respectfully submit testimony in support of HB2606 HD2 SD1.

Hawai'i continues to face persistent challenges in housing and construction, including high costs, limited workforce capacity, and extended project timelines. Exploring innovative approaches such as off-site construction can help improve efficiency, reduce costs, and accelerate the delivery of critical housing and infrastructure.

This measure takes an important step forward by implementing recommendations from the SPEED Task Force and establishing a working group within the State Building Code Council to develop proposals for an off-site construction program. Convening stakeholders to evaluate standards, codes, and best practices will help ensure these methods can be safely and effectively applied in Hawai'i.

Off-site construction offers particular benefits for neighbor island communities, where access to labor and materials can be more limited. Streamlined construction methods can reduce delays, improve quality control, and support more timely project completion.

For these reasons, the Hawai'i Island Chamber of Commerce respectfully urges your support for HB2606 HD2 SD1.

Mahalo for the opportunity to testify.

Sincerely,

Carla Kuo

Executive Officer

Hawai'i Island Chamber of Commerce

HB-2606-SD-1

Submitted on: 4/5/2026 7:41:45 PM

Testimony for WAM on 4/7/2026 10:31:00 AM

Submitted By	Organization	Testifier Position	Testify
Glen Kagamida	Individual	Support	Written Testimony Only

Comments:

STRONG SUPPORT!!! MAHALO!