

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

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Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON FINANCE
Wednesday, April 8, 2026, 2:00 PM
State Capitol, Conference Room 308

in consideration of
SB 3048, SD 1, HD 1
RELATING TO THE STATE BUILDING CODE COUNCIL

Chair Todd, Vice Chair Takenouchi, and Members of the House Committee on Finance.

The Office of Planning and Sustainable Development (OPSD) **supports SB 3048, SD 1, HD 1**, which establishes one permanent full-time equivalent (1.0 FTE) position for the State Building Code Council (SBCC) to support statewide building code coordination, permitting transparency, and modernization initiatives; requires county reporting on building permitting performance; requires the State Building Code Council to develop a plan for the creation of a standardized statewide permitting data system or public dashboard and a state building code modernization and transparency initiative; requires the State Building Code Council to develop standardized credentials and training requirements for permitting officials; and requires a report.

OPSD **supports** the establishment of one permanent full-time equivalent (1.0 FTE) position with the State Building Code Council as this would be a positive step toward the restoration of the Council's operational capacity and allow the SBCC to fulfill its existing duties and effectively execute any new mandates. We recognize and value SBCC's technical expertise; it is a vital resource that must be leveraged to address the regulatory complexities currently slowing the development of housing across the State. Without dedicated staff, the Council cannot provide the consistent oversight necessary to streamline our permitting processes.

We also **support** the requirement for consistency in county reporting regarding building permitting performance. Currently, the lack of comparable metrics across jurisdictions hampers our ability to conduct meaningful performance evaluations or pinpoint the exact nature of backlogs. Establishing a uniform set of metrics is essential for identifying systemic issues and ensuring that all counties are working toward the same efficiency goals. By implementing a standardized framework, the State can move towards evidence-based decision-making that simplifies the permitting path for future development.

Furthermore, OPSD **supports** the development of statewide standards for credentialing, training, and training of permitting officials. We appreciate the bill's inclusion of language ensuring the SBCC will consult with county agencies and relevant stakeholders in this process. Maintaining these standards as advisory, unless otherwise provided by law, provides a helpful benchmark for professional excellence while respecting the operational nuances of the individual counties. OPSD also appreciates the changes made in SD 1 version of SB 3048. By directing the SBCC to develop a formal, actionable plan to effectuate the creation of a statewide permitting data system or public dashboard, this measure ensures that future appropriations are used effectively and transparently.

In summary, OPSD supports SB 3048, SD 1, HD 1 and its efforts to standardize data metrics, improve transparency, and promote uniform professional standards for permitting administration statewide. By addressing the current administrative bottlenecks and providing the SBCC with the tools it needs, we can make significant strides in accelerating housing development.

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



‘Ōlelo Hō‘ike ‘Aha Kau Kānāwai

TESTIMONY IN SUPPORT OF SENATE BILL 3048 SD1 HD1
RELATING TO THE STATE BUILDING CODE COUNCIL

Ke Kōmike Hale o ka ‘Oihana ‘Imi Kālā
(House Committee on Finance)

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

‘Apelila 8, 2026

2:00 PM

Lumi 308

Aloha e Chair Todd, Vice Chair Takenouchi, and Members of the Committee on Finance:

The Office of Hawaiian Affairs (OHA) **SUPPORTS SB3048 SD1 HD1**, which establishes a full-time equivalent (FTE) permanent position in the State Building Code Council to support statewide building code coordination, permitting transparency, and modernization initiatives.

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 systemic and structural improvements to the housing development process with a goal of creating more efficient and coordinated pathways. OHA supports an FTE position in the State Building Code Council with a goal to improve the housing development process by identifying and addressing inefficiencies across agencies and permitting pathways. This measure would support better coordination among state and county entities, reduce duplicative or inconsistent review requirements, and ultimately streamline the process. By focusing on system and implementation level improvements it aims to make housing delivery more efficient without compromising existing environmental and cultural protections.

This approach is consistent with findings from the Simplifying Permitting for Enhanced Economic Development (SPEED) Task Force, which emphasized that Hawai‘i’s

¹ Haw. Const. Art. XII § 5.

housing challenges stem from a broad array of issues ranging from process design, workforce capacity, and intergovernmental coordination—not simply the existence of regulatory requirements.² This bill reflects these recommendations by improving transparency, modernization, coordination across counties, and identifying system implementation bottlenecks.

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 SB3048 SD1 HD1**.

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.



MAUI

CHAMBER OF COMMERCE

VOICE OF BUSINESS

**HEARING BEFORE THE HOUSE COMMITTEE ON FINANCE
HAWAII STATE CAPITOL, HOUSE CONFERENCE ROOM 308
WEDNESDAY, APRIL 8, 2026 AT 2:00 P.M.**

To The Honorable Representative Chris Todd, Chair
The Honorable Representative Jenna Takenouchi, Vice Chair
Members of the Committee on Finance

SUPPORT FOR SB3048 SD1 HD1 RELATING TO THE STATE BUILDING CODE COUNCIL

The Maui Chamber of Commerce supports SB3048 SD1 HD1 because it advances critical reforms to Hawai'i's building code and permitting systems, which are central to addressing the state's urgent housing needs. As housing has been one of our top priorities, we recognize that inefficiencies and inconsistencies in permitting processes are a major barrier to timely housing development and contribute to rising costs for both developers and residents.

The bill's provisions—establishing a dedicated position for the State Building Code Council, requiring county reporting on permitting performance, and initiating a plan for a standardized statewide permitting data system—align with best practices for improving transparency and accountability. These measures can help identify bottlenecks, reduce duplicative reviews, and promote a more predictable environment for housing projects. Standardized credentials and training for permitting officials further support consistency and professionalism across jurisdictions, which is especially important for innovative housing solutions such as modular, container, and tiny homes.

Clear timelines and measurable performance indicators will be essential to realizing the bill's intent of streamlining permitting and supporting timely, affordable housing delivery across Hawai'i.

Mahalo for the opportunity to share our support of SB3048 SD1 HD1.

Sincerely,

Pamela Tumpap
President

To advance and promote a healthy economic environment for business, advocating for a responsive government and quality education, while preserving Maui's unique community characteristics.

**Testimony to the House Committee on Finance
Representative Chris Todd, Chair
Representative Jenna Takenouchi, Vice Chair**

**Wednesday, April 8, 2026, at 2:00PM
Conference Room 308 & Videoconference**

RE: SB3048 SD1 HD1 Relating to the State Building Code Council

Aloha e Chair Todd, Vice Chair Takenouchi, and Members of the Committee:

My name is Sherry Menor, President and CEO of the Chamber of Commerce Hawaii ("The Chamber"). The Chamber supports Senate Bill 3048 Senate Draft 1 House Draft 1 (SB3048 SD1 HD1), which establishes one permanent full-time equivalent (1.0 FTE) permanent position for the State Building Code Council to support statewide building code permitting transparency and modernization; requires data reporting and development of a statewide permitting data system; and requires the Council to develop credentials and training requirements.

SB3048 SD1 HD1 aligns with our 2030 Blueprint for Hawaii: An Economic Action Plan, specifically under the policy pillar for Small Business. This bill prioritizes addressing bottlenecks and friction points in Hawaii's permitting system to support business expansion and economic activity. Allocating human capital dedicated to system modernization and data reporting will meaningfully expedite the permitting process and give granular insight into persistent systems challenges related to permitting.

With the consistent permitting backlogs and delays, there is no shortage of economic will for infrastructural development. The issue at hand is the inefficiency that creates long wait times and tremendous delay costs. For small businesses, permitting delays represent a significant barrier to expansion, job creation, and capital investment. By institutionalizing a permanent position within the State Building Code Council focused on coordination, standardized reporting, and modernization, SB3048 SD1 HD1 will help lower these barriers and reduce approval timelines. Improving system agility and responsiveness provides industry with predictability and reliability that supports confident decision making around infrastructural investment and growth initiatives.

The Chamber of Commerce Hawaii is the state's leading business advocacy organization, dedicated to improving Hawaii's economy and securing Hawaii's future for growth and opportunity. Our mission is to foster a vibrant economic climate. As such, we support initiatives and policies that align with the 2030 Blueprint for Hawaii that create opportunities to strengthen overall competitiveness, improve the quantity and skills of available workforce, diversify the economy, and build greater local wealth.

We respectfully ask to pass Senate Bill 3048 Senate Draft 1 House Draft 1. Thank you for the opportunity to testify.



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TO: Committee on Finance
FROM: HAWAII FOOD INDUSTRY ASSOCIATION
Lauren Zirbel, Executive Director

DATE: April 8, 2026
TIME: 2pm

RE: SB3048 SD1 HD1 Relating to the State Building Council
Position: Support

The Hawaii Food Industry Association is comprised of two hundred member companies representing retailers, suppliers, producers, manufacturers and distributors of food and beverage related products in the State of Hawaii.

HFIA is in support of this measure to improve the permitting process throughout the state. As the measure notes, delays, inconsistencies, and lack of transparency in state and county building permitting processes increase the cost of housing, infrastructure, and economic development projects across the State.

In a survey of HFIA members several years ago, improving permitting was cited as the number one way to increase adoption of solar on businesses. This is just one example of positive changes that businesses and residents are delaying, or not making at all, because of the current problems with the permitting process.

Making the permitting process more functional can enable economic growth, improved sustainability, and increased resilience for businesses, individuals, and our state.

We urge the Committee to pass this measure, and we thank you for the opportunity to testify.



April 7, 2026

TO: Honorable Chris Todd, Chair
Honorable Jenna Takenouchi, Vice Chair
House Committee on Finance

FROM: Legislative Advocacy Committee
American Institute of Architects, Hawai'i State Council

Hawaii State Council
A Chapter of the
American Institute of Architects

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1.1.19 ver.

Aloha Chair and Members of the Committee,

The American Institute of Architects Hawai'i (AIA Hawai'i) **supports SB 3048 SD1 HD1 with comments** and appreciates the Legislature's continued focus on improving permitting transparency, coordination, and modernization across the State.

As noted in prior testimony, this measure takes important steps to require county reporting, establish a statewide permitting dashboard, and improve professional standards for permitting officials. These efforts are aligned with AIA Hawai'i's priorities to reduce delays, increase predictability, and support the timely delivery of housing and infrastructure.

1. Funding Existing Statutory Capacity (HRS § 107-23)

AIA Hawai'i strongly appreciates that this measure continues to recognize the need for dedicated staffing for the State Building Code Council. However, we emphasize that **HRS § 107-23 already authorizes staffing for the Council**, including an executive director and support staff. The issue has not been statutory authority, but rather that **these positions have never been funded through the Department of Accounting and General Services (DAGS)**.

We view SB 3048 HD1 as an important acknowledgement of this longstanding gap and support efforts to **finally align the State's budget with existing law**. Ensuring that these positions are funded is essential to enabling the Council to fulfill its intended role.

2. One Position Is Not Sufficient for the Scope of Work

While the establishment of one (1.0 FTE) position is a positive step, AIA Hawai'i is concerned that **a single position is not sufficient** to carry out the extensive responsibilities outlined in the bill. These include:

- Coordinating statewide permitting data collection and analysis
- Developing and maintaining a public dashboard
- Advancing building code modernization efforts
- Supporting credentialing and training for permitting officials

Not to mention the responsibilities in other bills proposed this year that include:

- Statewide annual training to state and county permitting agencies
- Internal working group to develop proposals for off-site construction

Taken together, these duties represent a **significant statewide program**, not a one-person assignment.

We respectfully suggest that the Legislature consider **additional staffing or phased capacity-building** to ensure successful implementation.

3. **Qualifications of the Executive Director**

Given the increasingly technical and policy-oriented responsibilities of the State Building Code Council, AIA Hawai'i recommends that the **Executive Director be a licensed professional** (e.g., architect, engineer, or similarly qualified individual) with demonstrated **experience and familiarity with building codes and regulatory systems**.

Strong technical leadership will be critical to:

- Interpreting and coordinating complex code requirements
- Engaging effectively with county building departments and industry professionals
- Advancing meaningful and practical code modernization efforts

4. **Implementation Challenges for the Statewide Dashboard**

AIA Hawai'i supports the concept of a **statewide permitting dashboard** to improve transparency and accountability. However, we note a practical concern:

Some counties currently struggle to consistently collect and report permitting data.

Without addressing these underlying capacity and system limitations at the county level, it is **unclear how the State Building Code Council will be able to implement a reliable, standardized dashboard in practice.**

We recommend that the Legislature:

- Consider **technical assistance and resources for counties**, and
- Clarify expectations for **data standardization and compliance** to ensure that the dashboard can function as intended.

Conclusion

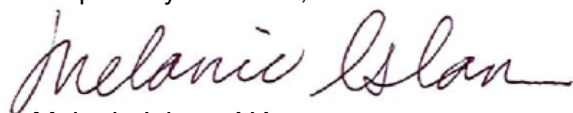
SB 3048 HD1 represents a meaningful step toward improving Hawai'i's permitting system and building code coordination. However, for this measure to be successful, it must:

- Fund and operationalize the staffing already authorized in statute
- Recognize that more than one position is needed
- Ensure qualified, licensed leadership
- Address practical challenges in county data reporting

AIA Hawai'i respectfully **supports this measure with these important considerations** and looks forward to continued collaboration on implementation.

Mahalo for the opportunity to testify.

Respectfully submitted,



Melanie Islam, AIA
President, AIA Hawai'i State Council
American Institute of Architects, Hawai'i State Council



April 6, 2026

RE: International Code Council Supports SB3048, SD1 – RELATING TO THE STATE BUILDING CODE.

Chair Todd, Vice Chair Takenouchi, and members of the House Committee on Finance:

The International Code Council (ICC) is a U.S. based non-profit public benefit corporation with members in Hawai'i and across the world including architects, engineers, contractors, manufacturers, and government officials. ICC is dedicated to helping the building safety community, local and state governments, and the construction industry provide safe, sustainable, resilient, energy-efficient, affordable, and accessible homes, businesses and public buildings through the development of model codes and standards. Amended versions of ICC's codes and standards have been adopted by the State of Hawai'i and each of its counties.

We are writing **in support of SB3048, SD1**. The bill would fund a full-time position to support the State Building Code Council's operations. An efficient building code adoption process would help provide stability and consistency to code adoption for Hawai'i, which is critical to ensure building safety and a system that allows the state continued access to a higher level of federal grant funding, help ease the burden of insuring properties, and provide access to continuing code updates intended to address affordability.

SB3048, SD1 would bring Hawai'i into alignment with the majority of states that adopt building codes at the state level. The expert input of members of the SBCC is an important element of regular adoption tailored to local conditions, and having staff to help track logistics and permitting data, schedule SBCC meetings, and coordinate a statewide approach is a key element to success for an otherwise largely volunteer process.

Current Hawai'i state law already recognizes this necessity by authorizing multiple staff positions for the SBCC, and ICC supports funding at least one position to help staff the Council to put Hawai'i in the best position to provide safe, affordable housing in the years ahead.

Thank you.

Bryan Imai
Government Relations Regional Manager
International Code Council
bimai@iccsafe.org

SB-3048-HD-1

Submitted on: 4/6/2026 8:04:54 PM

Testimony for FIN on 4/8/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Edward Codelia	Individual	Support	Written Testimony Only

Comments:

Chair Todd, Vice Chair Takenouchi, and members of the Committee on Finance:

My name is Edward Codelia. I am a resident of Maui and a candidate for House District 2, representing the neighbor islands outside of O‘ahu. I submit testimony regarding **SB3048**, relating to the State Building Code Council and permitting transparency.

Residents across Hawai‘i’s neighbor islands have experienced firsthand the consequences of a building and permitting system that is slow, fragmented, and often difficult to navigate. In communities facing housing shortages and disaster recovery challenges, permitting delays and regulatory uncertainty can significantly slow rebuilding and development.

The stated goal of SB3048—to improve transparency and coordination in the permitting process—is a step in the right direction. A statewide data system that allows residents and policymakers to see permitting timelines and performance metrics could provide valuable accountability.

However, transparency alone will not solve the deeper problems within Hawai‘i’s building and permitting system.

Across the islands, builders and property owners frequently encounter overlapping code requirements, inconsistent interpretations between counties, and permitting timelines that can stretch far beyond what residents reasonably expect. When transparency tools are created without clear performance standards or timelines, there is a risk that the system becomes more visible but not necessarily more efficient.

The Legislature should also recognize that building codes must balance safety, resilience, and affordability. Hawai‘i faces real environmental risks including hurricanes, flooding, wildfire, and sea-level rise. Building codes should address these realities while avoiding regulatory layers that make housing and rebuilding prohibitively expensive.

Other disaster-prone states provide useful examples. California, for instance, has strengthened seismic and wildfire building codes following decades of earthquakes and fires. These changes include structural reinforcement requirements, wildfire-resistant materials, and defensible space standards designed to improve survivability of homes in high-risk areas. The purpose of those

reforms was not simply to regulate construction but to improve safety and resilience based on lessons learned from disasters.

Hawai‘i should pursue a similar approach—clear, modern building standards paired with a permitting system that is predictable, transparent, and accountable.

The recent rebuilding challenges in Lahaina illustrate why this issue is so critical. Residents and property owners attempting to rebuild have already encountered uncertainty surrounding permitting processes, building standards, infrastructure coordination, and agency oversight. When families are trying to rebuild homes after a disaster, the last thing they should face is a system that is unclear, inconsistent, or unnecessarily slow. If Hawai‘i is serious about resilience and recovery, the permitting system must be capable of responding efficiently when communities need it most.

If SB3048 is intended to modernize the state’s permitting framework, it should also require measurable permitting timelines, clear reporting of county performance, and coordination that reduces regulatory overlap rather than expanding it.

Residents of the neighbor islands deserve a building and permitting system that supports safe construction while allowing communities to rebuild and grow without unnecessary delay.

For these reasons, I **support SB3048 with amendments that ensure real permitting accountability and measurable performance standards.**

Thank you for the opportunity to submit testimony.

Edward Codelia
Maui, Hawai‘i
Candidate for House District 2

COUNTY COUNCIL

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April 7, 2026

**TESTIMONY OF ADDISON BULOSAN
COUNCILMEMBER, KAUAI COUNTY COUNCIL**

ON

SB 3048, SD 1, HD 1, RELATING TO THE STATE BUILDING CODE COUNCIL

House Committee on Finance

Wednesday, April 8, 2026

2:00 p.m.

Conference Room 308

Via Videoconference

Dear Chair Todd and Members of the Committee:

Thank you for this opportunity to provide testimony in SUPPORT of SB 3048, SD 1, HD 1, Relating to the State Building Code Council. My testimony is submitted in my individual capacity as a member of the Kaua'i County Council.

I am proud to offer my support for SB 3048, SD 1, HD 1, which establishes one (1) permanent full-time equivalent (FTE) permanent position for the State Building Code Council (SBCC) to support statewide building code coordination, permitting transparency, and modernization initiatives; requires county reporting on building permitting performance; requires the SBCC to develop a plan for the creation of a standardized statewide permitting data system or public dashboard and a State building code modernization and transparency initiative; requires the SBCC to develop standardized credentials and training requirements for permitting officials; and requires a report. By providing the SBCC with the staffing and tools it needs to perform its critical oversight duties as well as standardizing metrics, this comprehensive measure helps streamline housing permitting processes statewide, which have historically been a barrier to timely development.

Thank you again for this opportunity to provide testimony in support of SB 3048, SD 1, HD 1. Should you have any questions, please feel free to contact me or Council Services Staff at (808) 241-4188 or via email to cokcouncil@kauai.gov.

Sincerely,

ADDISON BULOSAN
Councilmember, Kaua'i County Council

RM:ss

Council Chair
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Vice-Chair
Yuki Lei K. Sugimura

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Nohelani U'u-Hodgins



Director of Council Services
David M. Raatz, Jr., Esq.

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April 7, 2026

TO: Honorable Chris Todd, Chair, and
Members of the House Committee on Finance

FROM: Nohelani U'u-Hodgins *Nohelani U'u-Hodgins*
Councilmember

DATE: Wednesday, April 8, 2026
2:00 p.m., Conference Room 308

SUBJECT: **TESTIMONY IN SUPPORT OF SB 3048, SD1, HD1, RELATING TO THE
STATE BUILDING CODE COUNCIL**

Thank you for the opportunity to testify in support of this important measure. The purpose of this measure is to establish one full-time equivalent (1.0 FTE) permanent position for the State Building Code Council to support statewide building code coordination, permitting transparency, and modernization initiatives. It also requires county reporting on building permitting performance, requires the State Building Code Council to develop a plan for the creation of a standardized statewide permitting data system or public dashboard and a state building code modernization and transparency initiative, requires the State Building Code Council to develop standardized credentials and training requirements for permitting officials, requires a report to the Legislature and appropriates funds.

The Maui County Council has not had the opportunity to take a formal position on this measure. Therefore, I am providing this testimony in my capacity as an individual member of the Maui County Council.

This measure seeks to address the challenges that were found surrounding delays, inconsistencies, and lack of transparency in state and county building permitting

April 7, 2026
Page 2

processes that increase the cost of housing, infrastructure, and economic development projects across the State.

By establishing a dedicated full-time position within the State Building Code Council, this measure ensures that there is focused capacity to coordinate statewide building code efforts, collect and analyze permitting data, and advance modernization initiatives. This position is imperative to the central role that the State Building Code Council has in establishing these statewide building standards and will support the efforts of the Council.

The bill's direction for the State Building Code Council to develop recommended credentialing and training standards for permitting officials will promote professionalism and consistency in permitting administration statewide. Stronger coordination and clearer performance metrics will help reduce unnecessary delays, lower development costs, and support the timely delivery of housing and infrastructure projects.

SB 3048, SD1, HD1 represents a practical and forward-thinking approach to improving government efficiency while addressing one of the root contributors to high construction costs in Hawai'i.

For these reasons, I respectfully urge your support of SB 3048, SD1, HD1.

Mahalo for the opportunity to submit testimony in support of this measure.

SB-3048-HD-1

Submitted on: 4/8/2026 10:37:50 AM

Testimony for FIN on 4/8/2026 2:00:00 PM

Submitted By	Organization	Testifier Position	Testify
Gregory Misakian	Individual	Comments	Remotely Via Zoom

Comments:

Aloha Chair, Vice Chair, and Members of the FIN Committee,

I currently serve as the President of the Kokua Council, Vice President of the Hawaii Alliance for Retired Americans (HARA), Director, Keoni Ana AOA, and a Participating Member of the Good Government Caucus. I am also a former Waikiki Neighborhood Board Member.

While I support having a new position to help better understand the problems within the different Departments of Planning and Permitting, this position will not be successful without much more being done.

The root of the problem lies with bad leadership at the Honolulu DPP and is deeply rooted in the way Hawaii and its legislators often try to "fix" a problem - with a Legislative Reference Bureau study, a Task Force, or in this case an oversight position.

And because I have direct experience with just how bad the Honolulu Department of Planning and Permitting is, the only real solution is to replace the leadership and hire more staff who are correctly qualified for their respective roles. Projects throughout Hawaii continue without permits and inspections and nothing done by DPP, and at my condominium association they continue this way and get completed improperly. There are serious repercussions, in addition to health and safety issues (which I have well documented). Proper permits and proper inspections throughout the permitting process are the only answer to fix the problem.

Respectfully,

Gregory Misakian