



**STATE OF HAWAI'I
OFFICE OF PLANNING
& SUSTAINABLE DEVELOPMENT**

JOSH GREEN, M.D.
GOVERNOR

SYLVIA LUKE
LT. GOVERNOR

MARY ALICE EVANS
DIRECTOR

235 South Beretania Street, 6th Floor, Honolulu, Hawai'i 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawai'i 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <https://planning.hawaii.gov/>

Statement of
MARY ALICE EVANS, Director

before the
HOUSE COMMITTEE ON HOUSING
Wednesday, March 18, 2026, 9:00 AM
State Capitol, Conference Room 430

in consideration of
SB 3187, SD2
RELATING TO OFF-SITE CONSTRUCTION.

Chair Evslin, Vice Chair Miyake, and Members of the House Committee on Housing,

The Office of Planning and Sustainable Development (OPSD) **supports SB 3187, SD 2**, 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.

While OPSD supports SB 3187, SD2, we would like to **express our preference for this bill's companion measure, HB 2606, HD2**. 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, HD2 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, HD2 expands the certification of factories and inspections of standardized models to state- or county-level officials.

SB 3187, SD 2 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 implement the working group proposed in SB 3187, SD 2, 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, HD1. 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 SB 3187, SD 2. Without the staff and resources to facilitate regular rulemaking and oversight, any mandated working group will lack the necessary foundation to be effective.

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



The Plumbers and Fitters UA Local 675

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

'A'ohe hana nui ke alu 'ia

March 18, 2026

Hawaii House of Representatives, Committee on Housing
State Representative Luke A. Evslin, Chair/ Tyson K. Miyake, Vice Chair

Re: SB 3187, S.D. 2 Relating to Off-Site Construction

Aloha Chair Evslin, Vice Chair Miyake 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 who's primary purpose is to protect the health, safety, and welfare of the public.

Local 675 supports the intent of Senate Bill 3187 S.D. 2 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 understands the need for housing its local residents and supports efforts to identify and develop programs that provide such housing at affordable levels, while improving production schedules, but respectfully asks this committee to consider provisions that preserve and develop local workforce opportunities, promote local economic sustainability and growth, and enforce local codes and standards that serve to protect the health, safety, and welfare of the public.

Mahalo for the opportunity to testify on this measure.



**TESTIMONY IN SUPPORT OF SB3187 SD2 – RELATING TO OFF-SITE
CONSTRUCTION**

**Before the House Committee on Housing
Rep. Luke Evslin, Chair
Rep. Tyson Miyake, Vice Chair**

March 17, 2026

Submitted by:
Legislative Advocacy Group
American Institute of Architects, Hawai'i State Council

Position: Support

The American Institute of Architects

AIA Hawaii State Council
828 Fort Street Mall, Suite 100
Honolulu, HI 96813

T (808) 628-7243
contact@aiahonolulu.org
aiahonolulu.org/AIAHawaiiStateCouncil

Dear Chair, Vice Chair, and Members of the Committee:

The American Institute of Architects Hawai'i State Council (AIA Hawai'i) supports SB3187 SD2, which implements recommendations of the SPEED Task Force to advance off-site construction in Hawai'i.

This measure represents a thoughtful and practical step toward improving permitting efficiency and housing delivery. By establishing a working group within the State Building Code Council to develop a framework for off-site construction, the bill helps address duplicative plan review across counties and supports the use of standardized, pre-approved designs.

AIA Hawai'i supports efforts that strengthen coordination between state and county agencies, improve code consistency, and expand construction innovation. SB3187 aligns with these goals by exploring a state-level certification and approval process while maintaining county authority over site-specific review.

We also appreciate that this measure builds on the work of the SPEED Task Force and focuses on actionable next steps to improve Hawai'i's permitting and construction systems.

For these reasons, AIA Hawai'i respectfully supports SB3187 SD2.

Mahalo for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Lorena S. Yamamoto".

Lorena S. Yamamoto, AIA
AIA Hawai'i State Council, Vice President

SB-3187-SD-2

Submitted on: 3/17/2026 6:43:55 AM

Testimony for HSG on 3/18/2026 9:00:00 AM

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

Comments:

STRONG SUPPORT!!! MAHALO!

SB-3187-SD-2

Submitted on: 3/17/2026 8:05:11 AM

Testimony for HSG on 3/18/2026 9:00:00 AM

Submitted By	Organization	Testifier Position	Testify
Galen Fox	Individual	Support	Written Testimony Only

Comments:

Support SB3187, which begins the work of bringing off-site home construction to Hawaii. For most locals, housing here is unaffordable, driving families to the continent. One way to make life affordable is to launch off-site home construction. Mahalo for SB3187.