

State Building Code Council Meeting (SBCC)  
Tuesday, February 14, 2017  
9:00 a.m.

Department of Accounting and General Services (DAGS)  
Comptroller's Conference Room 410  
Kalanimoku Building  
1151 Punchbowl Street  
Honolulu, Hawaii 96813

West Hawaii Civic Center  
Building "E", First Floor  
74-5044 Ane Keohokalole Highway  
Kailua-Kona, Hawaii 96740

Telephone Call-In - 800-910-8278 then 6547519

**Minutes**

1. Call to Order by Chair Gaur Johnson: 9:04 a.m., Attendees - see list
2. Introductions and Public Comments:
  - a. Chair Johnson responded to a request from Peter Lee of the Laborers-Employers Cooperation and Education Trust for a definition of "Demonstration and Experimental Housing". There is no definition, but there are design criteria. A current legislative bill is proposing to increase the exemption for using prevailing wages on these projects from \$500,000 to 5 million dollars. The concern is to what specific types of buildings would this apply?
  - b. Kraig Stevenson requested that the SBCC and the counties submit a Governor's and Mayor's proclamation request declaring May 2017 as Building Safety Month.
3. Review and approval of minutes of January 10, 2017 meeting.

**Motion:** Member Wiig motioned to approve the January 10, 2017 meeting minutes as amended. The motion was unanimously approved.

**Motion:** Chair motioned to amend the agenda to discuss the 2017 Legislation as item #9 and begin by discussing the National Flood Insurance Program. The motion was unanimously approved.

4. Hawaiian Home Lands (DHHL) Discussion.

Member Rogers reported that the DHHL was not able to attend, but provided an informational handout. DHHL is not exempt from State laws. They are not subject to county zoning ordinances, but comply with building code requirements, especially concerning health and safety issues. Non-compliance would jeopardize the ability for their homeowners to obtain insurance and thus a mortgage. This would mean that if the SBCC required residential sprinklers in new one- and two-family dwellings, DHHL would install them.

5. Administrative rule process for adopting the State Uniform Plumbing Code (UPC) amendments. No update.
6. Administrative rule process for adopting for the State Electrical Code (NEC) amendments.

**Motion:** Member Haigh motioned to approve the proposed administrative rules to the NEC 2014 edition as the next state electrical code. The motion was unanimously approved.

7. Administrative rule process for adopting for the State International Building Code (IBC) and the International Residential Code (IRC).

Chair requested a meeting of the Subcommittee of Building Officials prior to the next SBCC meeting to review proposed structural provision amendments to the IRC 2012 edition. He will provide the proposals to the Subcommittee prior to the meeting.

8. 2015 International Energy Conservation Code (IECC), 2012 UPC and 2014 NEC public hearings.

**Motion:** Member Haigh motioned to approve proposed administrative rules to the IECC 2015 edition as the next state energy code. The motion was unanimously approved.

9. Discussion of 2017 Legislation
  - a. Other Legislative Bills. Carol Tyau-Beam of the Department of Land and Natural Resources and Sarah Owen of the Federal Emergency Management Agency (FEMA) discussed the current legislative bills related to flood insurance requirements for Hawaii's insured. When recent bills were passed into law that exempted agricultural properties from building codes and permits, structures were being built in flood zone areas. This prompted FEMA to inform the State that buildings exempted from following building codes and standards for flood plain requirements would jeopardize the National Flood Insurance Program (NFIP) coverage for all Hawaii's insurance coverage. They would also not qualify for future federal disaster relief aid for flood damages. Flood requirements have been part of the 2009 edition of the

IBC. Based on a community rating system voluntary discount points allow lower NFIP insurance rates.

b. Discussion of Act 83, 2012 Legislative Session (Residential Fire Sprinklers).

Member Rogers distributed information regarding a DHHL's price quote for a future development of 20 turnkey single-family houses in a 45 lot subdivision on Oahu, ranging from about 800 – 1500 square feet,. The project included the prices of a residential sprinklers system and the total house price. The sprinkler price quote ranged from approximately \$8 - \$10 a square foot or \$8,000 - \$12,000 per home and included the price for design, meter, permit, installation and profit. Member Rogers distributed and compared this to the Building Industry Association of Hawaii's written legislative testimony on Act 83 requesting to make Act 83 permanent. In it they reported installation and meter prices for homes with a residential sprinkler system ranging from approximately \$35,000 on Oahu to \$66,000 for Maui, and on Kauai a water meter cost alone of about \$35,000.

Member Rogers distributed a Fire Sprinkler Coalition fact sheet that provided information that a typical 5/8" meter may be able to supply a residential sprinkler system.

**Motion:** Member Haigh motioned to have the SBCC investigate and verify the use of the 5/8" water meter for a residential sprinkler system and if any jurisdictions have used this sized meter. Also, research various meter and sprinkler head manufacturers capacities and limitations. The motion was unanimously approved.

**Motion:** Chair motioned to submit SBCC testimony providing comments to Act 83 bill that since its report of almost four years ago, new information is being investigated that a 5/8" water meter could work to supply a residential fire sprinkler system. Furthermore, since new technology will continue to advance, which will reduce costs, Act 83 should not be made permanent. The motion was approved, eight ayes, one no.

**Motion:** Chair motioned to vote on the following: Should a county be authorized to adopt any building code amendment specific to their county? The vote in favor was unanimous.

c. Other Legislative Bills Continued. SBCC discussed bills related to a legislative appropriation to update standards for hurricane mitigation and secure a reimbursement grant, clarifying the loss reduction plan of the Hawaii Hurricane Relief Fund, includes building codes that address hurricane mitigation standards, the state plumbing code be adopted in one year, homes with smaller room sizes are allowed, homeless residences that shall follow plumbing and electrical permit code requirements.

## 10. Discussion of Future Administration Support

Chair informed of his recent meeting with the DAGS Comptroller to better understand the administrative processes that would foster a better future relationship. The meeting provided some direction for the future.

## 11. Updates from the investigative committees:

- a. Investigative committee for structural provisions for the 2012 IBC and IRC. – See item #7 above.
- b. Investigative committee for the non-structural 2012 provisions of IBC & IRC. Jim Reinhardt – No update.
- c. Investigative committee for the IECC. See item #8 above. Member Wiig will provide recommended county amendments to the 2015 edition.
- d. Investigative committee for the UPC – No update.
- e. Investigative committee for the Mechanical Code - No update.
- f. Investigative committee for the Green Code – No update.
- g. Investigative committee for the State Fire Code – Member Rogers stated that the review of the National Fire Protection Association Fire Code 2015 edition is continuing with the next meeting being held on February 21-22, 2017.
- h. Investigative committee for the National Electrical Code – See item #6 above.
- i. Investigative committee on communication and training – Member Rogers reported that the Underwriter Laboratories training session has been scheduled as follows: Maui, March 6<sup>th</sup>, Kauai March 7<sup>th</sup>, Honolulu March 8<sup>th</sup>, Big Island March 9<sup>th</sup> (Hilo), March 10<sup>th</sup> (Kona).
- j. Investigative committee for SBCC membership with the International Code Council (ICC) – No update.

## 12. Update on county and state adoption of building codes

Kauai County is proceeding, possibly in April 2017, with the adoption of the NEC 2012 edition

## 13. Discussion of possible agenda item(s) for next Council meeting.

- a. Report from Subcommittee for the review of structural amendments to the IRC 2012 edition.
- b. Notify the Chair or Member Rogers with any suggested agenda items.

14. Announcements

Hawaii Association of County Building Officials annual meeting on Kauai will be in May 2017.

15. Next meeting: Tuesday, March 14, 2017 at 9:00 a.m.

**Motion:** Member Haigh motioned to adjourn the meeting at 11:23 a.m. The motion was unanimously approved.