State Building Code Council (SBCC) Meeting
Tuesday, September 15, 2020
9:00 a.m.

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Minutes

Howard Wiig
SBCC Chair
Department of Business, Economic Development and Tourism (DBEDT)
Hawaii State Energy Office

Lyle Carden
SBCC Vice Chair
Structural Engineers Association of Hawaii (SEAOH)

Douglas Haigh
SBCC Member
County of Kauai
Willard Nishigata
City and County of Honolulu
Department of Planning and Permitting (DPP)

Glen Ueno
County of Maui Department of Public Works

Neal Tanaka
Hawaii County Department of Public Works

Mark Kennedy
Building Industry Association of Hawaii (BIA)

Lloyd Rogers
State Fire Council (SFC)

Gregg Serikaku
Subcontractors Association of Hawaii

Richard Meyers
American Institute of Architects of Hawaii (AIA)

Members Not Present:
Dennis Mendoza
Department of Labor and Industrial Relations
Elevator Division (DLIR)

Other Attendees
Stella Kam
Deputy Attorney General (DAG)

Kika Bukoski
Plumbers and Fitters Local 675

Kraig Stevenson
International Code Council

Gail Suzuki-Jones
Hawaii State Energy Office

Peter Aiello
Department of Accounting and General Services

Christopher Delaunay
Pacific Resource Partnership
1. Shannon Alivado  Hawaiian Electric Company
   Peter Sur  Hawaii County Council Staff
   Bill Brizee  AIA
   Kevin Luoma  American Society of Heating, Refrigerating, and Air-Conditioning Engineers
   Darryl Oliveira  HPM Building Supply
   Sehun Nakama  Hawaii Energy
   Robert Mould  Office of Climate Change
                 City and County of Honolulu
   Gino Soquena  Hawaii Building and Construction Trades Council
   Ryan Kobayashi  Hawaii Laborers and Employers Cooperation and Education Trust Fund (LECET)
   Joy Kimura  LECET
   Tracy Tonaki  Senior Vice President of D. R. Horton
   David Arakawa  Land Use Research Foundation
   Darian Chun  Castle & Cooke Hawaii
   Linda Schatz  Maui Realtor
   Michael Iosua  Government and Public Affairs Group
                 Imanaka Asato LLC
   Pane Meatoga  Hawaii Construction Alliance
   Dean Au  Hawaii Carpenter’s Union
   Steven Chang  Hawaii Gas Company
   Will Giles
2. Call to Order

Chair called the meeting order at 9:00 a.m.

4. Introductions and Public Comments

There was no public comment.

5. Review and approval of the minutes of the August 18, 2020, meeting

Approval of the minutes was deferred to the next meeting.


Member Haigh reported that at its meeting on Thursday, September 10, 2020, the SBO reviewed several sections of the IRC amendment package, but was not able to completely review all sections. Another meeting is being planned for September 24, 2020, for any further comments and to review the remainder of the amendment package. The SBO meeting minutes were distributed to the SBCC members and stakeholders.

7. Updates from the Investigative Committees:

a. Investigative committee for the Structural Provisions for the International Building Code (IBC) and the IRC 2018 Editions

   Vice Chair Carden stated that requirements for foundation anchors and relocatable buildings were new amendments for the IBC 2018 edition in addition to most of the IBC 2015 edition amendments. Member Tanaka stated that he supports the Vice Chairs efforts to have a minimum structural, baseline design for relocatable buildings. Member Haigh suggested that if the non-structural amendments are not ready, maybe they could be excluded and the approval could be just for the structural amendments. Vice Chair stated that the expectation is to have a complete amendment package for approval.

b. Investigative committee for the Non-Structural Provisions of the IBC and the IRC 2018 Editions

   Member Meyers stated that most of the amendments were carried over from the IBC 2012 and 2015 editions, with a few amendments to the 2018 edition. Chris
Delauney stated that he would like to include language in the IRC and the IBC that would require that each factory-built home is permitted and inspected by the building official during the in-plant manufacturing process. This would ensure that the permitting and inspection requirements for a factory-built home parallel the requirements that traditional homebuilders must follow. This will both protect the health and safety of the consumer and create fair treatment for all homebuilders. Pacific Resource Partnership (PRP) opposes the adoption of Appendix E to the Hawaii State Residential Code. The National Manufactured Housing Construction and Safety Standards Act of 1974 authorizes the United States Department of Housing and Urban Development (HUD) to establish federal standards for the design and construction of manufactured homes. HUD issues and enforces appropriate standards for the construction, design, performance, and installation of manufactured homes to assure their quality, durability, affordability, and safety. PRP’s written testimony is attached as part of these minutes.


Chair stated that comments to the IECC will be deferred to later in the meeting.

d. Investigative committee for the Uniform Plumbing Code

Member Serikaku stated that there was no update.

e. Investigative committee for the Green Code

There was no update.

f. Investigative committee for the Mechanical Code

There was no update.


Member Rogers stated that the State Fire Council approved the latest revisions to the amendment package on September 10, 2020. The package is being finalized and will be distributed to the SBCC when it is finalized.

h. Investigative committee for the Energy Efficiency Code Coordination
Sehun Nakama stated that there was no meeting in August, 2020, as Hawaii Energy is strategizing on their codes and standards efforts. Two meetings are being planned for this year.

i. Investigative committee for the State Elevator Code

There was no update.


After a brief discussion the members decided to keep this committee active for future reviews.

k. Investigative committee for Boiler and Pressure Vessels

There was no update.

l. Investigative committee on Health Care Facility Guidelines

There was no update. Members agreed to remove this committee from future meetings.

8. Update on communication and training

a. Member Tanaka stated that there is a free webinar for training on the IRC 2018 edition by the APA Engineered Wood Association.

b. Member Carden stated that he will be doing a technical design training based on the current codes for Maui County.

9. Update on county and state adoption of building codes

a. Tracy Tonaki stated that she, along with other stakeholders, were involved with the discussions on Honolulu City Council’s Bill 25, which adopted the State Energy Conservation Code with amendments, and which adopted the International Energy Conservation Code, 2015 edition with amendments. Their opposition testimony reflected the position that the provisions would increase the cost of building construction and that a balanced approach to requirements should be used. A “One Size Fits All” approach does not work, since every building project and every county is different. Tracy Tonaki also stated that Bill 25 was highly analyzed and heavily debated specific to residential development projects on Oahu, therefore it should not be applied across the State without detailed
review and discussion with a focus on each County. The proposed SBCC amendments “picks and chooses” only select provisions from Bill 25 that will have a detrimental effect on the cost of much needed housing. The proposed amendments fail to include the negotiated provisions that provided a balanced approach to EV Ready parking, ceiling fan and energy testing requirements. It also fails to include essential affordable housing exemptions. Darian Chun believed that the requirements would increase the cost for new homes by as much as $20,000. David Arakawa stated that he believed the Hawaii State Energy Office was trying to impose its will on the neighbor islands to meet the energy code requirements. Member Haigh stated that each county can amend the national and state codes to suit their needs and that some provisions are in place to prevent higher after construction costs. Member Tanaka agreed that each county is free to amend the Hawaii State codes for its jurisdiction. He also stated that some of the code language referred to a highly technical point system to meet the energy code requirements for new buildings and the requirement for twenty percent of the parking stalls that would need to have electric vehicle charging stations. Affordable units in a building could allow a reduction to ten percent. Also, Hawaii County’s Planning Department reviews and approves requirements for building parking, and is separate from the Building Division. Chair stated that some of the energy code requirements actually reduced construction cost. Mr. Arakawa stated that it would be very beneficial to see a list of items that would reduce or add to construction costs. Other issues raised related to roof replacement using different materials that may or may not add to the roof load; or recoating with approved solar reflectivity ratings; high-efficiency lighting for reduced lumens; ceiling fans in lieu of air conditioning; and installing a junction box for electrical panels with conduits for photo voltaic (PV) readiness. Also discussed the per unit area for roof panels for PV systems for townhouses and possibly a separate room for their storage batteries.

b. There was a discussion on Honolulu’s removal of the onsite loop water distribution systems for high rises. It requires a water storage tank on the roof, which contained 45,000 gallons. The loop system was removed because there was no life safety justification for it. The water storage tank on the roof eliminated the need for fire pumps and the dependent reliability of the on-site water system. The 45,000 gallon tank could weigh about 350,000 pounds.

b. Gail Suzuki-Jones highlighted some of the differences in the IECC 2018 edition from the 2015 edition. They included requirements for opaque painted walls, continuous insulation, mandatory lighting controls for dimming, and reduced power density lighting, which often reduces design, installation, and maintenance costs.
c. The SBO reviewed the editions of the IBC and IRC the different counties are enforcing. Most are on the 2012 edition, but could review projects that were designed on a later edition under the provision of alternate means and methods.

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

Chair stated that since Hawaii Councilwoman Susan Lee Loy was in session he will ask her to submit a draft of her request for the Governor to delay the deadlines for counties to adopt the latest editions of new building codes due to the current pandemic situation.

11. Announcements – There were no announcements.

12. Next meeting

The next meeting will be scheduled for October 20, 2020, at 9:00 a.m.

13. Adjournment – Chair adjourned the meeting at 11:00 a.m.