

DAVID Y. IGE
GOVERNOR

JOSH GREEN
LT. GOVERNOR



Curt T. Otaguro
Comptroller

AUDREY HIDANO
Deputy Comptroller

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE BUILDING CODE COUNCIL

P.O. BOX 119, HONOLULU, HAWAII 96810-0119

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

Join Zoom Meeting

<https://zoom.us/j/93343088652?pwd=RExZR3lYWXdGVVpqd1Y1Zkdyc3Q5QT09>

Meeting ID: 933 4308 8652

Password: 375415

One tap mobile

+12532158782,,93343088652#,,,,0#,,375415# US (Tacoma)

+13462487799,,93343088652#,,,,0#,,375415# US (Houston)

Meeting ID: 933 4308 8652

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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	SBCC Member City and County of Honolulu Department of Planning and Permitting (DPP)
Glen Ueno	SBCC Member County of Maui Department of Public Works
Neal Tanaka	SBCC Member Hawaii County Department of Public Works
Mark Kennedy	SBCC Member Building Industry Association of Hawaii (BIA)
Lloyd Rogers	SBCC Member State Fire Council (SFC)
Gregg Serikaku	SBCC Member Subcontractors Association of Hawaii
Richard Meyers	SBCC Member American Institute of Architects of Hawaii (AIA)

Members Not Present:

Dennis Mendoza	SBCC Member Department of Labor and Industrial Relations Elevator Division (DLIR)
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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

Shannon Alivado Peter Sur	Hawaiian Electric Company 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.
3. 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.

6. Report from the Subcommittee of Building Officials (SBO) Meeting on the International Residential Code (IRC) 2018 Edition Amendment Package and Possible Vote to Approve

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.

- c. Investigative committee for the International Energy Conservation Code (IECC) 2018 Edition

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.

- g. Investigative committee for the State Fire Code (National Fire Protection Association 1 Fire Code 2018 Edition)

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.

j. Investigative committee for the International Existing Building Code 2018 Edition

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.