

**SUMMARY OF PROPOSED COMMITTEE DRAFT:**

**BILL 56 (2022)  
RELATING TO PERMITS REQUIRED.**

**The PROPOSED CD1** makes the following amendments:

- A. Amends ROH Section 18-3.1(a) by adding a reference to the exemptions enumerated in ROH Section 18-3.1(b).
- B. Amends ROH Section 18-3.1(b)(6) by specifying that retaining walls and fences not more than 72 inches in height are exempt.
- C. Amends ROH Section 18-3.1(b)(11) to read:  
  
Interior remodeling that does not affect building square footage or the number of bedrooms or bathrooms. This shall include, but not be limited to: painting; installation of floor covering; cabinet and countertop work; and replacement of existing fixtures, including windows, doors, and appliances.
- D. Amends ROH Section 18-3.1(b)(18)(I) by replacing "\$500 in valuation" with "\$5,000 in valuation."
- E. Amends ROH Sections 18-3.1(b)(18) and (20) by adding exemptions for work exempted under Section 18-3.1(b)(11).
- F. Makes miscellaneous technical and nonsubstantive amendments.



**A BILL FOR AN ORDINANCE**

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RELATING TO PERMITS REQUIRED.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. The purpose of this ordinance is to address exemptions from the requirement to obtain a building permit.

SECTION 2. Section 18-3.1, Revised Ordinances of Honolulu 1990, as amended by Ordinance 20-29, is amended to read as follows:

**"Sec. 18-3.1 Required.**

- (a) ~~[No]~~ Except as provided in subsection (b), no person shall perform any of the following or cause any of the following to be performed without first obtaining a building permit therefor as prescribed in this ~~[section]~~ chapter:
  - (1) Erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure;
  - (2) Any electrical work;
  - (3) Install, remove, alter, repair, or replace any plumbing, fire sprinkler, gas or drainage piping work, or any fixture, gas appliance, or water heating or treating equipment; or
  - (4) Construct, reconstruct, or improve any sidewalk, curb, or driveway in any public street right-of-way.
  
- (b) Exemptions. A permit is not required for the types of work listed below. Exemption from the permit requirements of this code will not be deemed to grant authorization for any work to be done in violation of the provisions of the technical codes or any other laws or ordinances of this jurisdiction.
  - (1) Work exempted from building code provisions under Chapter 16. Work on sidewalks, curbs, or driveways regulated under the provisions of Chapter 14, Article 18, is not exempt from permit requirements.
  - (2) Temporary construction sheds and temporary construction fences.



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- (3) Reroofing work that will not adversely affect the structural components for Groups R-3 and U occupancies.
- (4) Installation of siding to existing exterior walls that will not adversely affect the structural components or fire protection of the walls of Groups R-3 and U occupancies.
- (5) Temporary tents or other coverings, for periods not to exceed 14 consecutive days, used for private family parties or for camping; or temporary structures that have obtained a lawful permit from another [City] city agency.
- (6) Retaining walls[;] and fences not more than 72 inches in height, [and] planter boxes that are not more than 30 inches (762 mm) in height, walkways, riprap walls, and outside paving within private property.
- (7) Individual residential television wireless cable, and radio antennas, and dish-type antennas that are less than 39.37 inches (one meter) in diameter or diagonal dimension.
- (8) Window awnings supported by the exterior walls of Groups R-3 or U occupancies, when projecting not more than 4 feet 6 inches (1372 mm).
- (9) Installation of wallpaper or wall covering that is exempted under the provisions of Chapter 16.
- (10) Repairs [~~valued at \$5,000 or less in the aggregate in any 12-month period.~~] that involve only the replacement of component parts of existing work with similar materials for the purpose of maintenance, without limit as to valuation.
- (11) [~~Painting, installation of floor covering or counter tops, cabinet work, and similar finish work without limit as to valuation; provided that the values thereof must be included as part of the value of any new construction for which a permit is required by this code, for the purpose of determining the amount of the fee to be paid for such permit.~~] Interior remodeling that does not affect building square footage or the number of bedrooms or bathrooms. This shall include, but not be limited to: painting; installation of floor covering; cabinet and countertop work; and replacement of existing fixtures, including windows, doors, and appliances.



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- (12) Work located on federal property, except when permits are specifically requested by the federal agency with administrative authority over the property.
- (13) Work performed for any government agency, except where permits are specifically requested by the agency.
- (14) Playground equipment, monuments, statues, ornamental ponds less than 24 inches (610 mm) in depth, and golf course pedestrian and golf cart bridges.
- (15) Temporary motion picture, television, and theater stage sets and scenery.
- (16) One-story detached buildings:
  - (A) Accessory to Group R-3 occupancies and used as tool and storage sheds, playhouses, and similar uses; or
  - (B) Accessory to crop production in AG-1 Restricted Agricultural or AG-2 General Agricultural zoning districts and used as storage sheds or for water catchment and not used as dwelling or lodging units; provided that the aggregate floor area does not exceed 120 square feet (11 m<sup>2</sup>).
- (17) Nonfixed and movable cases, counters, racks, and partitions that do not exceed 5 feet 9 inches (1753 mm) in height.
- (18) The following electrical work:
  - (A) Electrical work and installation to which the provisions of the electrical code are expressly not applicable;
  - (B) Installation of any portable motor or other portable appliance energized by means of a cord or cable having an attachment plug, if the cord or cable is permitted by the electrical code;
  - (C) Repair of any fixed motor or other appliance, or replacement of any fixed motor with another motor having the same horsepower rating and situated at the same location;



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- (D) Maintenance work for commercial and industrial processing equipment performed by a duly licensed electrician;
  - (E) Electronic equipment, sound public address systems, cable television, and communication systems for a single-family or two-family detached dwelling;
  - (F) Radio and television receiving antenna systems other than master or community systems;
  - (G) Sound recording systems for a single-family or two-family detached dwelling;
  - (H) Interior telephone work subject to regulation by the public utilities commission of the State of Hawaii, and wiring of interconnecting cable for data processing equipment; and
  - (I) Repair work performed by a licensed electrical contractor valued at [~~\$500~~] \$5,000 or less in the aggregate in any 12-month period, and that does not involve service entrance equipment.
  - (J) Work exempted under subdivision (11).
- (19) The following work by a public utility supplying gas:
- (A) Disconnecting defective gas piping or equipment when authorized under Chapter 19; and
  - (B) Disconnecting or reconnecting existing gas piping or equipment for repair, servicing, replacement, or removal.
- (20) The following plumbing work:
- (A) Repair work in plumbing systems when the work does not involve or require the replacement or rearrangement of valves, pipes, or fixtures; and
  - (B) Repair work performed by a licensed plumbing contractor valued at \$1,000 or less in the aggregate in any 12-month period, and which involves or requires only the replacement of valves, pipes, or fixtures.



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- (C) Work exempted under subdivision (11).
- (21) All structures, other than buildings, that are constructed in conjunction with board of water supply projects or public works projects undertaken by or on behalf of the city.
- (22) All structures, other than buildings, that are constructed in conjunction with the subdivision of lands and in accordance with plans approved by the city under its subdivision rules and regulations.
- (23) Sidewalks, curbs, and driveways in public street rights-of-way that are:
- (A) Constructed in conjunction with public works projects undertaken by or on behalf of the city;
- (B) Constructed in conjunction with the subdivision of land and in accordance with plans approved by the city under its subdivision rules and regulations; or
- (C) Subject to compliance with Chapter 14, Article 18.
- (24) Minor repairs to sidewalks, curbs, or driveways in public street rights-of-way; provided that reconstruction or replacement of any portion of sidewalks, curbs, or driveways will not be construed as a repair that is exempt under this subdivision.
- (25) Weather-protected outdoor storage regulated under Chapter 20.
- (26) Temporary tents used for commercial purposes or other purposes of assembly, including rallies, festivals, amusements, and sideshows, for periods not to exceed three consecutive days.
- (27) Exterior screen doors for R-3 dwellings or individual residential units of R-2 occupancies, except when openings are required to be fire-rated."

SECTION 3. Ordinance material to be repealed is bracketed and stricken. New ordinance material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the material that has been bracketed and stricken, or the underscoring.



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SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Andria Tupola  
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DATE OF INTRODUCTION:

October 17, 2022  
Honolulu, Hawaii

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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RICK BLANGIARDI, Mayor  
City and County of Honolulu