SUMMARY OF PROPOSED COMMITTEE DRAFT:

BILL 39 (2025)
RELATING TO AFFORDABLE RENTAL HOUSING.

The PROPOSED CD1 makes the following amendments:

A. Amends SECTION 2 of the bill by amending the proposed amendment to ROH Section 32-3.2(c)(8) by providing that combustible piping may be used only in affordable rental housing projects that are not constructed of heavy timber construction and that do not use a single water supply and distribution system for domestic water and fire sprinkler systems.

B. Makes miscellaneous technical and nonsubstantive amendments.

HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL **39 (2025), CD1**
PROPOSED

A BILL FOR AN ORDINANCE

RELATING TO AFFORDABLE RENTAL HOUSING.

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

SECTION 1. The purpose of this ordinance is to amend provisions related to affordable rental housing.

SECTION 2. Section 32-3.2, Revised Ordinances of Honolulu 2021 ("Standards"), is amended by amending subsection (c) to read as follows:

"(c) *Fire-resistance rated construction and requirements.* The following requirements apply to affordable rental housing projects:

(1) Where an exterior wall is less than 10 feet from the property line, one-hour fire-rated exterior walls with no greater than 25 percent openings per wall surface; provided that windows in the openings may be unrated;

(2) One-hour fire-rated corridor walls for double loaded corridors and demising walls between units;

(3) Twenty-minute fire-rated entry doors to units with automatic closure mechanisms;

(4) Unrated interior walls within each unit;

(5) One-hour fire-rated floors and roof, or heavy timber floors and roof;

(6) Two-hour fire-rated walls between units and building stairs or passenger elevators;

(7) Two-hour fire-rated walls and 90-minute fire-rated door in the booster pump room described in subsection (d)(5); and

(8) All domestic water and fire sprinkler piping must be made of noncombustible material[~~.~~], except as otherwise allowed pursuant to Chapter 20; provided that combustible piping may be used only in affordable rental housing projects that are not constructed of heavy timber construction and that do not use a single water supply and distribution system for domestic water and fire sprinkler systems."

A BILL FOR AN ORDINANCE

SECTION 3. Ordinance material to be repealed is bracketed and stricken. New 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.

A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Matt Weyer

Tyler Dos Santos-Tam

DATE OF INTRODUCTION:

April 8, 2025
Honolulu, Hawai‘i

Councilmembers

APPROVED AS TO FORM AND LEGALITY:

Deputy Corporation Counsel

APPROVED this _____day of _____, 20 ___.

RICK BLANGIARDI, Mayor
City and County of Honolulu

Report Title:
Affordable Rental Housing; Building Construction Standards; Fire Code

Description:
Amends fire-resistance rated construction and requirements for affordable rental housing projects by clarifying that all domestic water and fire sprinkler piping must be made of noncombustible material except as allowed by the City Fire Code, provided that combustible piping may only be used when certain conditions are satisfied.

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.