REPORT OF THE COMMITTEE ON HOUSING, HOMELESSNESS & PARKS

Voting Members:
Andria Tupola, Chair; Augie Tulba, Vice-Chair;
Radiant Cordero, Scott Y. Nishimoto, Matt Weyer

Committee Meeting Held
September 24, 2025

Honorable Tommy Waters
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Housing, Homelessness & Parks, which considered Bill 39 (2025) entitled:

"A BILL FOR AN ORDINANCE RELATING TO AFFORDABLE RENTAL HOUSING,"

which passed second reading and was the subject of a public hearing held at the September 3, 2025 Council meeting, reports as follows:

The purpose of Bill 39 (2025) is to amend provisions related to affordable rental housing by amending Section 32-3.2, subsection (c) of the Revised Ordinances of Honolulu 2021.

Bryan Gallagher, Deputy Director of the Department of Planning and Permitting, testified in support.

Your Committee considered and approved a CD1 version of the Bill that makes the following amendments:

A. In SECTION 2 of the bill, amends ROH § 32-3.2(c)(8), which provides that domestic water and fire sprinkler piping must be made of noncombustible material, by providing that alternate fire-rated piping materials may be used in an affordable rental housing project when: the affordable rental housing project is not constructed of heavy timber construction; the affordable rental housing project does not use a single water supply and distribution system for domestic water and fire sprinkler systems; and use

ADOPTED ON OCT 1 2025

COMMITTEE REPORT NO. 327

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of the alternate fire-rated piping material complies with ROH Chapter 16 and ROH Chapter 20 fire sprinkler requirements.

B. Makes miscellaneous technical and nonsubstantive amendments.

Your Committee on Housing, Homelessness & Parks is in accord with the intent and purpose of Bill 39 (2025), as amended herein, and recommends that it pass third reading in the form attached hereto as Bill 39 (2025), CD1. (Ayes: Cordero, Nishimoto, Tulba, Tupola, Weyer – 5; Noes: None.)

Respectfully submitted,

A. Tupola

Committee Chair

HONOLULU CITY COUNCIL
Ke Kanihela o ke Kalana o Honolulu
CITY AND COUNTY OF HONOLULU

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HONOLULU CITY COUNCIL

KE KANIHELA O KE KALANA O HONOLULU

CITY AND COUNTY OF HONOLULU

ORDINANCE _____

BILL **39 (2025), CD1**

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[~~.~~]; provided that alternate fire-rated piping material may be used in an affordable rental housing project when: the affordable rental housing project is not constructed of heavy timber construction; the affordable rental housing project does not use a single water supply and distribution system for domestic water and fire sprinkler

systems; and use of the alternate fire-rated piping material complies with Chapter 16 and Chapter 20 fire sprinkler requirements."

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; Building Code

Description:
Allows for the use of alternate fire-rated piping materials in certain affordable rental housing projects.

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