BILL039(25)
Testimony

MISC. COMM. 499

*HOUSING, HOMELESSNESS & PARKS (HHP)

***HOUSING, HOMELESSNESS & PARKS (HHP) Meeting**

Meeting Date: Sep 24, 2025 @ 02:30 PM

Support: 2

Oppose: 0

I wish to comment: 0

Name:	Email:	Zip:
Geena Thielen	geena@ccs-hawaii.com	96734
Representing:	Position:	Submitted:
Self	Support	Sep 23, 2025 @ 02:38 PM
Name:	Email:	Zip:
STEFANIE SAKAMOTO	ssakamoto@imanaka-asato.com	96789
Representing:	Position:	Submitted:
BIA Hawaii	Support	Sep 23, 2025 @ 03:25 PM

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Honolulu City Council
Committee on Housing, Homelessness and Parks
City Council Chamber
Wednesday September 24, 2025
2:30 PM

RE: Bill 39 Relating to Affordable Housing

Chair Tupola, Vice Chair Tulba, and members of the Committee,

I am writing in **SUPPORT** of Bill 39 Relating to Affordable Housing. This bill specifically affects Bill 7 (Ordinance 19-8) affordable housing projects. The bill is intended to correct what we believe to be an oversite affecting construction methodology of Bill 7 projects. Section 2.(c) of the ordinance is a list of less restrictive conditions applied to Bill 7 projects as it relates to "Fire-resistance rated construction and requirements."

The amendment proposed in Bill 39 does not seek to provide a less restrictive path to compliance. Instead we are asking to be allowed to follow ROH Chapter 20 Fire Code of the City and County of Honolulu. Specifically the issue we have encountered is that the Fire Code allows for the use of combustible fire sprinkler piping in fire rated enclosures such as walls and floors. Until recently DPP allowed this practice under the existing Fire Code until it was discovered that the language in Bill 7 did not allow it.

To put this into terms of actual cost, we have just recently received a proposal for our 53 unit Bill 7 project for an upgrade to all non-combustible pipe that is costing $120,000.00. This works out to $2,264.15 per unit. This is a significant expense on these projects and it is for a condition that exceeds current Fire Code standards. For these reasons I am asking for your support of this important legislation.

Sincerely,

Geena Thielen
President/RME

HONOLULU CITY COUNCIL
COMMITTEE ON HOUSING, HOMELESSNESS, & PARKS
HONOLULU HALE
2:30 PM

SEPTEMBER 24, 2025

Subject: BILL 39 - RELATING TO AFFORDABLE RENTAL HOUSING

Chair Tupola, Vice Chair Tulba, and members of the Council::

My name is Roseann Freitas, CEO of the Building Industry Association of Hawaii (BIA-Hawaii). Chartered in 1955, the Building Industry Association of Hawaii is a professional trade organization affiliated with the National Association of Home Builders, representing the building industry and its associates. BIA-Hawaii takes a leadership role in unifying and promoting the interests of the industry to enhance the quality of life for the people of Hawaii. Our members build the communities we all call home.

The Building Industry Association of Hawaii (BIA-Hawaii) respectfully submits the following testimony in support of Bill 39 (2025), which amends fire-resistance rated construction 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.

Bill 39 helps streamline compliance while prioritizing safety, ultimately allowing more projects to move forward in a timely and cost-effective manner.

We appreciate the opportunity to provide our comments on this matter.