BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii

AGENDA

DATE: Thursday, February 6, 2024

TIME: 10:00 a.m.

IN-PERSON MEETING LOCATION: King Kalakaua Conference Room
King Kalakaua Building, 1st Floor
335 Merchant Street
Honolulu, Hawaii 96813

Virtual Participation: Virtual Videoconference Meeting – Zoom Meeting (use link below)
https://dcca-hawaii-gov.zoom.us/j/89685263184?pwd=gT4FckkBvHIpwILEbSMxnSejW8ibC5.1

ZOOM PHONE NUMBER: +1 (669) 900-6833

MEETING ID: 896 8526 3184

PASSCODE: 828692

AGENDA: Posted on the State electronic calendar as required by HRS section 92-7(b).

If you wish to submit written testimony on any agenda item, please email your testimony to easla@dcca.hawaii.gov or by hard-copy mail to Attn: Board of Professional Engineers, Architects, Surveyors, and Landscape Architects, P.O. Box 3469, Honolulu, HI 96801. We request submission of testimony at least 24 hours prior to the meeting to ensure that it can be distributed to the Board members.

INTERNET ACCESS:

To view the meeting and provide live oral testimony, please use the link at the top of the agenda. You will be asked to enter your name. The Board requests that you enter your full name, but you may use a pseudonym or other identifier if you wish to remain anonymous. You will also be asked for an email address. You may fill in this field with any entry in an email format, e.g., *****@***mail.com.

Your microphone will be automatically muted. When the Chairperson asks for public testimony, you may click the Raise Hand button found on your Zoom screen to indicate that you wish to testify about that agenda item. The Chairperson will individually enable each testifier to unmute their microphone. When recognized by the Chairperson, please unmute your microphone before speaking and mute your microphone after you finish speaking.

Upon request, your Zoom video or similar on-camera option will be enabled to allow you to be visible to the Board members and other meeting participants while presenting oral testimony. Please turn off your camera after you conclude your testimony. It is the individual testifier's responsibility to ensure they have the video and internet capabilities to successfully stream or remotely testify. The Board maintains the authority to remove and block individuals who willfully disrupt or compromise the conduct of the meeting.

PHONE ACCESS:

If you cannot get internet access, you may get audio-only access by calling the phone number listed at the top on the agenda.

Upon dialing the number, you will be prompted to enter the Meeting ID which is also listed at the top of the agenda. After entering the Meeting ID, you will be asked to either enter your panelist number or wait to be admitted into the meeting. You will not have a panelist number. So, please wait until you are admitted into the meeting.

When the Chairperson asks for public testimony, you may indicate you want to testify by entering "*" and then "9" on your phone's keypad. After entering "*" and then "9", a voice prompt will let you know that the host of the meeting has been notified. When recognized by the Chairperson, you may unmute yourself by pressing "*" and then "6" on your phone. A voice prompt will let you know that you are unmuted. Once you are finished speaking, please enter "*" and then "6" again to mute yourself.

For both internet and phone access, when testifying, you will be asked to identify yourself and the organization, if any, that you represent. Each testifier will be limited to five minutes of testimony per agenda item.

If connection to the meeting is lost for more than 30 minutes, the meeting will be continued on a specified date and time. This information will be provided on the Board's website at https://cca.hawaii.gov/pvl/boards/engineer/board-meeting-schedule/.

Instructions to attend State of Hawaii virtual board meetings may be found online at https://cca.hawaii.gov/pvl/files/2020/08/State-of-Hawaii-Virtual-Board-Attendee-Instructions.pdf.

1. Establish Quorum, Public Notice, Call to Order, HRS §92-3 Open Meetings and HAR §16-115-11 Oral testimony

2. Approval of the Open Session and Executive Session Minutes of the December 12, 2024 meeting

The Board may move into Executive Session in accordance with HRS §92-4 and §92-5(a)(1) and (4) "To consider and evaluate personal information relating to individuals applying for licensure;" and "To consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities."

3. New Business

    a. Inquiry from Hugh Ono, Director of the County of Hawaii Department of Public Works, regarding stamp approvals on building permits

    b. Inquiry from John Ritchey, Hawaii licensed structural engineer, regarding overlapping practice of licensed architects and structural engineers in Maui County

4. 2025 Legislative Session

    a. Legislation Discussion

        The Board will discuss its positions on EALSA-related bills introduced for the 2025 Legislative Session. See attached list of bills.

5. Applications

    The Board may move into Executive Session in accordance with HRS §92-4 and §92-5(a)(1) and (4) "To consider and evaluate personal information relating to individuals applying for licensure;" and "To consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities," (Board will vote in Open Meeting).

    a. Ratification Lists (attached to the agenda)

    b. Recommendations from the following Application Review Committees (attached to the agenda):

        1) Professional Engineer Committee
        2) Professional Architect Committee
        3) Professional Surveyor Committee
        4) Professional Landscape Architect Committee

    c. Engineers

        1) Kenneth Bousquet
        2) Samuel Flinkstrom
        3) Brian Peterson

    d. Architects

        1) Jason Mitchell

6. Executive Officer's Report

    a. Update on EASLA architect licensee audit of continuing education requirements

        Pursuant to HRS §464-9, all EASLA licenses must be renewed by April 30 of every even-numbered year. Pursuant to HRS §464-9(d), all architect licensees must additionally meet the Board's continuing education ("CE") requirements for

renewal, and the Board shall randomly audit architect licensees for compliance with the CE requirement after renewal.

The deadline for audited licensees to respond has passed. The audit has now concluded of 110 randomly audited licensees. Those found not compliant will be referred to the Regulated Industries Complaints Office ("RICO"), which has investigatory authority within the Department of Commerce & Consumer Affairs' ("DCCA").

b. Update on the number of current EASLA licenses

The Professional and Vocational Licensing ("PVL") division releases an annual geographic report of all PVL Boards and Programs sorted by license type and island/mainland/foreign geographic residence of licensees. The full report is current as of September 2024 and is available on the PVL website at: https://cca.hawaii.gov/pvl/reports/

7. Next Meeting:
   Date: March 6, 2025 – Special Legislative Meeting
   Time: 10:00 a.m.
   Location: King Kalakaua Conference Room
   King Kalakaua Building, 1st Floor
   335 Merchant Street
   Honolulu, Hawaii 96813
8. Adjournment

1/31/25

If you need an auxiliary aid/service or other accommodation due to a disability, contact Sheena Choy at (808) 586-2702, Monday through Friday from 7:45 a.m. to 4:30 p.m., or email easla@dcca.hawaii.gov as soon as possible, preferably by February 4, 2025. Requests made as early as possible have a greater likelihood of being fulfilled. Upon request, this notice is available in alternate/accessible formats.

BILL	MEASURE TITLE	REPORT TITLE	DESCRIPTION	CURRENT REFERRAL	INTRODUCER(S)	STATUS
SB 74	RELATING TO STATE CONSTRUCTION PROJECTS	Governor; DAGS; Office of the State Architect; State Architect; State Construction Projects; Design Approvals; Design Review Special Fund; County Building Permit, Inspection, and Certificate of Occupancy Requirements; Exemptions; Report; Appropriations	Establishes the Office of the State Architect within the Department of Accounting and General Services to be headed by the State Architect. Authorizes the State Architect to organize, manage, and oversee the design review of all state construction projects and issue design approvals. Establishes the Design Review Special Fund. Requires the State Architect to submit a report to the Governor and Legislature. Authorizes DAGS to provide centralized design review services for state construction projects and issue design approvals through the State Architect. Exempts state construction projects from county building permit, inspection, and certificate of occupancy requirements, subject to certain conditions. Makes appropriations.	GVO/EIG, WAM/JDC	Chang, Fevella	Referred to committee
SB 66	RELATING TO HOUSING	Housing; Counties; Building Permits; Review Time Limits; Code Compliance	Requires counties to grant building permits within 60 days if the application is stamped and certified by a licensed engineer and architect and other certain conditions are met.	HOU/EIG, JDC	Chang, Fevella, Gabbard, Hashimoto, San Buenaventura, Wakai	Referred to committee
SB 232	RELATING TO RENEWABLE ENERGY	Solar Distributed Energy Resource Systems; Building Permits; Online Automated Permitting Platform; Self-Certification Process	Requires government entities in the State that issue building permits to implement SolarAPP+ or a functionally equivalent online automated permitting platform that verifies code compliance and issues permits to licensed contractors for solar distributed energy resource systems in real-time by 1/1/2026. Requires government entities in the State that issue building permits in areas served by an investor-owned electric utility to adopt a self-certification process for solar distributed energy resource systems that are not SolarAPP+ compatible.	EIG/GVO, CPN/WAM	Gabbard, Chang, San Buenaventura	Referred to committee
HB124	RELATING TO PROFESSIONAL LAND SURVEYORS	Professional Land Surveyors; Statute of Repose	Establishes a ten year statute of repose for land surveyors, after which time a complaint for a civil action cannot be made.	CPC, JHA	Tarnas, Lamosao, Lee, Pierick, Poepoe, Tam	Referred to committee
HB352	RELATING TO RENEWABLE ENERGY	Solar Distributed Energy Resource Systems; Permitting Self-Certification; Federal Emergency Management Agency Flood Zone No-Rise/No Impact Declaration Requirements	Authorizes certain state government entities to establish a self-certification process for behind-the-meter, customer-sited solar distributed energy resource systems and exempt the systems from the Federal Emergency Management Agency No-Rise/No-Impact declaration requirements under certain circumstances.	EEP, HSG, CPC	Lowen, Evslin, Grandienetti, Kusch, Marten, Perruso, Tam, Todd	Referred to committee
SB588	RELATING TO RENEWABLE ENERGY	Solar Distributed Energy Resource Systems; Permitting Self-Certification; Federal Emergency Management Agency Flood Zone No-Rise/No Impact Declaration Requirements	Authorizes certain state government entities to establish a self-certification process for behind-the-meter, customer-sited solar distributed energy resource systems and exempt the systems from the Federal Emergency Management Agency No-Rise/No-Impact declaration requirements under certain circumstances.	EIG/GVO, CPN	Wakai, Chang, Fevella, McKelvey, San Buenaventura	Referred to committee

SB701	RELATING TO RENEWABLE ENERGY	Solar Distributed Energy Resource Systems; Building Permits; Online Automated Permitting Platform; Self-Certification Process	Requires government entities in the State that issue building permits to implement SolarAPP+ or a functionally equivalent online automated permitting platform that verifies code compliance and issues permits to licensed contractors for solar distributed energy resource systems in real-time by 1/1/2026. Requires government entities in the State that issue building permits in areas served by an investor-owned electric utility to adopt a self-certification process for solar distributed energy resource systems that are not SolarAPP+ compatible.	EIG/GVO, CPN/WAM	Gabbard, Chang, Rhoads	Referred to committee
HB284	RELATING TO HOUSING	Housing; Building Permits; Shot Clock; Minority Caucus Package	Requires counties to grant building permits within sixty days if the application is stamped and certified by a licensed engineer and architect and other certain conditions are met.	HSG, CPC, JHA	ALCOS, GARCIA, MATSUMOTO, MURAOKA, PIERICK, REYES ODA, SHIMIZU, WARD	Referred to committee
HB971	RELATING TO STATE CONSTRUCTION PROJECTS	Governor; DAGS; Office of the State Architect; State Architect; State Construction Projects; Design Approvals; Design Review Special Fund; County Building Permit, Inspection, and Certificate of Occupancy Requirements; Exemptions; Report; Appropriations	Establishes the Office of the State Architect within the Department of Accounting and General Services to be headed by the State Architect. Authorizes the State Architect to organize, manage, and oversee the design review of all state construction projects and issue design approvals. Establishes the Design Review Special Fund. Requires the State Architect to submit a report to the Governor and Legislature. Authorizes DAGS to provide centralized design review services for state construction projects and issue design approvals through the State Architect. Exempts state construction projects from county building permit, inspection, and certificate of occupancy requirements, subject to certain conditions. Makes appropriations.	LAB, HSG, FIN	TAM, KUSCH, MARTEN, PERRUSO, POEPOE, SOUZA, TODD, Amato, Kila	Referred to committee
SB1506	RELATING TO PROFESSIONAL LAND SURVEYORS	Professional Land Surveyors; Statute of Repose	Establishes a statute of repose prohibiting the commencement of a civil action against a professional land surveyor if ten years has elapsed since the latter of the date of completion of a contract or final payment for land surveying work.		Kouchi	Introduced & pass first reading
SB1625	RELATING TO LANDSCAPE ARCHITECTS	Landscape Architecture Licensing Requirements	Adopts a uniform standard for landscape architecture licensure developed by the Council of Landscape Architectural Registration Boards.		MORIWAKI	Introduced

RAT List for February 6, 2025 EASLA Meeting

License Number	Licensee	Classification
PE-21275-0	John WH Lam	Electrical Engineer
PE-21276-0	Kamran Khosrovian Kermani	Electrical Engineer
PE-21277-0	Kyle Adam DeLabar	Structural Engineer
PE-21278-0	Steven Richard Pannone	Civil Engineer
PE-21279-0	Blake Charles Schatz	Structural Engineer
PE-21280-0	Will Andrew Lambert	Structural Engineer
PE-21281-0	Jeffrey Roger Diephuis	Structural Engineer
PE-21282-0	Taeho Um	Structural Engineer
PE-21283-0	Michael L Cannady	Electrical Engineer
PE-21284-0	Vaughn G Silar Jr	Electrical Engineer
PE-21285-0	Arun Sharma	Structural Engineer
PE-21289-0	Casimir Joseph Zalewski	Mechanical Engineer
PE-21290-0	Kevin Michael Standlee	Electrical Engineer
PE-21291-0	Seongyun Cho	Structural Engineer
PE-21292-0	Ashley Grace Tom	Civil Engineer
PE-21293-0	Matthew Raymond Matasci	Civil Engineer
PE-21294-0	Jerald Alan Schneider	Structural Engineer
PE-21295-0	Aniruddha Shashank Nene	Mechanical Engineer
PE-21296-0	Christopher John Williams	Electrical Engineer
PE-21298-0	Emmalee Morehead Hicks	Civil Engineer
PE-21299-0	Joe Dylan Robinson	Civil Engineer
PE-21301-0	Randy T. Silva	Electrical Engineer
PE-21303-0	Thomas William Raveney	Electrical Engineer
PE-21304-0	Scott Christian Bernth	Mechanical Engineer
PE-21307-0	Hung Ba Luong	Civil Engineer
PE-21308-0	Andrew E McCann	Structural Engineer
PE-21309-0	Elliot Devon Clausen	Structural Engineer
PE-21310-0	Barbara Frances Thunder	Civil Engineer
PE-21312-0	Taye Oluwafemi Ojo	Structural Engineer
PE-21313-0	Jalaleddin Fatemi	Civil Engineer
PE-21314-0	Timothy Ryan Phelan	Structural Engineer
PE-21315-0	Patrick K Moorhouse	Structural Engineer
PE-21316-0	Eric Fontenot	Mechanical Engineer
PE-21317-0	Clement M. Mikulich	Mechanical Engineer
PE-21318-0	Dennis R. Agapin	Mechanical Engineer
PE-21319-0	Tarek Tawfik	Mechanical Engineer
PE-21320-0	Trevor Michael Lefler	Mechanical Engineer
PE-21321-0	Gabriel Aidan Pina	Civil Engineer

PE-21324-0	Zakary David Bondy	Mechanical Engineer
PE-21326-0	Joshua Martin Louis Gusman	Civil Engineer
PE-21327-0	Kyle P Lebag	Civil Engineer
PE-21328-0	Jeffrey Scott Schalk	Structural Engineer
PE-21329-0	Joseph Peter Sinacori II	Civil Engineer
PE-21330-0	Alireza Ramezani	Civil Engineer
PE-21331-0	Donald Lee Tappendorf	Civil Engineer
PE-21332-0	Kenneth Lopaka Kim	Mechanical Engineer
PE-21333-0	George Amos Rolen	Electrical Engineer
PE-21334-0	Alicia Blaire Kamischke	Structural Engineer
PE-21335-0	Jeremiah John McMahon	Civil Engineer
PE-21336-0	Vladimir Diaz	Structural Engineer
PE-21338-0	Charlie Michael Severs	Civil Engineer
PE-21340-0	Alberto Hermoso Diaz	Structural Engineer
PE-21341-0	Seth Michael MacDonald	Civil Engineer
PE-21342-0	Mehrshad Mark Ketabdar	Structural Engineer
PE-21345-0	Brian Mark McGraw	Fire Protection Engineer
PE-21346-0	Guohui Zhang	Civil Engineer
PE-21347-0	Dylan Thomas Akio Fong	Civil Engineer
PE-21348-0	Brenden H Yamase	Civil Engineer
PE-21350-0	Micah Mitsuo Soga	Civil Engineer
PE-21351-0	Stephanie Ann Hamilton	Civil Engineer
PE-21356-0	Jose Carlos Ventura Alvarado	Civil Engineer
PE-21357-0	Jeffrey Ding	Civil Engineer
PE-21358-0	Matthew Christian Robinson	Civil Engineer
PE-21359-0	Matt Seiki Takane	Civil Engineer

AR-21271-0	Donna Anne Elliott
AR-21272-0	Scott David Kuyper
AR-21273-0	Christi Anne Satsuki Higa
AR-21274-0	Larry Joseph Hlavacek
AR-21286-0	Eva Monica Jamlang Do
AR-21287-0	Brian Alan Will
AR-21288-0	Reece Allen Bonilla
AR-21297-0	Jason Paul Henrey
AR-21300-0	Kristen Michelle DeGreeff
AR-21302-0	Brian Charles Tanner
AR-21305-0	George Denegre Hopkins Jr
AR-21306-0	Paul Huizar
AR-21311-0	Lars Fredrik Gullberg

AR-21322-0	Michael Craig Anderson
AR-21323-0	Roland Johannes Genick
AR-21325-0	Joel Holstein Mendelson
AR-21337-0	Randall Eugene Baker
AR-21339-0	Dallas James Hoopes
AR-21343-0	Richard McSwain
AR-21344-0	Daniel Glad Widlowski
AR-21349-0	Sean Michael Connolly
AR-21352-0	Ryan Reagan Nicholson
AR-21353-0	Brian Coleman Bowles
AR-21354-0	Donald Wayne Alexander
AR-21355-0	Mauro Dallabattista

EASLA Applications Review Committee Recommendations – February 6, 2025 Meeting

Engineer – Endorsement/Exam

Name	Discipline and License Pathway
WORTEN, Andrew J.	CH Endorsement
BRADY, James C.	CE Endorsement
CAVIOLA, James J.	CE Endorsement
FATEMI, Jalaleddin	CE Endorsement
FAUST, Jacob M.	CE Endorsement
FISHER, Stephen	CE Endorsement
FOSTER, Nolan F.	CE Endorsement
HREHA, Michael J.	CE Endorsement
HU, Tongxing	CE Endorsement
JACOBY, Jenna R.	CE Endorsement
JUSTINANO, Hugo W.	CE Endorsement
LEBAG, Kyle P.	CE Endorsement
MacDONALD, Seth M.	CE Endorsement
McMAHON, Jeremiah J.	CE Endorsement
PETRILLO, Damon M.	CE Endorsement
PINA, Gabriel A.	CE Endorsement
RAMEZANI, Alireza	CE Endorsement
PUGGERI, Joseph	CE Endorsement
SEVERS, Charlie M.	CE Endorsement
SHANTHIKUMAR, Thamil Theeban B.	CE Endorsement
VENUTRA ALVARADO, Jose C.	CE Endorsement
FUKUHARA, Scott S.	CE Exam
HU, Bing	CE Exam
LIN, Sara T.Y.	CE Exam
LUONG, Hung Ba	CE Exam
MAU, Christine T.Q.	CE Exam
MEAGHER, Kevin J.	CE Exam
NISHIGATA, Drew Y.	CE Exam
SARMIENTO, Krisjann Mari L.	CE Exam
SILVA, Michael K.E.	CE Exam
SOGA, Micah M.	CE Exam
ZHANG, Guohui	CE Exam
AGAPIN, Dennis R.	ME Endorsement

BONDY, Zakary D.	ME Endorsement
CHRISTOFF, Jason	ME Endorsement
DORAU, Stephen W.	ME Endorsement
DUFINETZ, James C.	ME Endorsement
FONTENOT, Eric P.	ME Endorsement
HAROON, Asad	ME Endorsement
LEFLER, Trevor M.	ME Endorsement
MAHMOUD, Mohamed S.	ME Endorsement
MEINTS, Sam S.	ME Endorsement
MIKULICH, Clement M.	ME Endorsement
STALLCUP, Abraham	ME Endorsement
TAWFIK, Tarek	ME Endorsement
AMIRI-RAZAVIAN, Amir	EE Endorsement
BELEKAR, Rishikesh	EE Endorsement
ELLETT, Virgil W.	EE Endorsement
EMERT, Steven	EE Endorsement
FLOCCO III., Joseph R.	EE Endorsement
MILLER, Ryan P.	EE Endorsement
PARISI, Matthew	EE Endorsement
PROVIDO, Ronson	EE Endorsement
ROLEN, George A.	EE Endorsement
TUMUSE, Prosper M.	EE Endorsement
TRYGSTAD, Craig W.	EE Endorsement
VENABLE, Jeremy	EE Endorsement
VETTER, Harold J.	EE Endorsement
VICENTE, Alejandro	EE Endorsement
FUJI, Thad J.	EE Exam
LIM, Derrick H.	EE Exam
KRAMARCZYK, Jason F.	FP Endorsement
McGRAW, Brian M.	FP Endorsement
POOLE, Andrew W.	FP Endorsement
BOWERS, Christopher M.	SE Endorsement
BURNHAM, Brian D.	SE Endorsement
CLAUSEN, Elliot D.	SE Endorsement

DIAZ, Vladimir	SE Endorsement
EBERSOLE, Ian A.	SE Endorsement
FRASER, Sean	SE Endorsement
GJONGECAJ, Alban	SE Endorsement
KAMISCHKE, Alicia B.	SE Endorsement
KETABDAR, Mehrshad M.	SE Endorsement
KHAW, Ewe J.	SE Endorsement
KOPCZYNSKI, Cary S.	SE Endorsement
LINDBLOM, Patrick D.	SE Endorsement
McCANN, Andrew	SE Endorsement
MOORHOUSE, Patrick K.	SE Endorsement
PHELAN, Timothy R.	SE Endorsement
SCHALK, Jeffrey S.	SE Endorsement
SHIN, Byoung-sok	SE Endorsement
SWANSON, Eric J.	SE Endorsement
KUNEY-PITTS, Constance M.	SE Exam

Architect – Endorsement/Exam

Name	License Pathway
ACKERMAN, Aaron G.	ARE Exam
AQUINO, Gene T.	ARE Exam
LI, Jia Ming	ARE Exam
POLLARD, Austin M.	ARE Exam
PRESBAUGH, Jacquelin M.	ARE Exam
STREITZ, Zachary E.	ARE Exam
WILLIAM, Matthew D.	ARE Exam
ALEXANDER, Donald W.	Endorsement
ANDERSON, Michael C.	Endorsement
ANDERSON, Seth E.	Endorsement
BAKER, Randall E.	Endorsement
BARNHART, Becky J.	Endorsement
BEFFEL, Tiffany A.	Endorsement
BOWLES, Brian C.	Endorsement
CHOI, Phil S.	Endorsement
CONNOLLY, Sean M.	Endorsement
DALLABATTISTA, Mauro	Endorsement

FINNEY, Mark C.	Endorsement
GENICK, Roland J.	Endorsement
GULLBERG, Lars F.	Endorsement
HOPKINS Jr., George D.	Endorsement
HUIZAR, Paul	Endorsement
KERR, James	Endorsement
LONG III., Ross E.	Endorsement
McSWAIN, Richard	Endorsement
MENDELSON, Joel H.	Endorsement
NICHOLSON, Ryan R.	Endorsement
PELLETIER, Lauren M.	Endorsement
RICCIUTI, Anthony	Endorsement
SZE, Jennifer L.	Endorsement
WIDLOWSKI, Daneil G.	Endorsement

Landscape Architect – Endorsement/Exam

ELLIOTT, Victor J.	LARE Exam & State Exam – HPM
SHAN, Jian	LARE Exam & State Exam – HPM

Land Surveyor – Endorsement/Exam

LARGUSA, Elshae Claine C.	PS Exam & State Exam – HDW
RATLIFF, John	State Exam - HDW

BOARD OF PROFESSIONAL ENGINEERS, ARCHITECTS, SURVEYORS AND LANDSCAPE ARCHITECTS
Professional and Vocational Licensing Division
Department of Commerce and Consumer Affairs
State of Hawaii

MINUTES OF MEETING[1]

The agenda for this meeting was posted to the State electronic calendar as required by Hawaii Revised Statues ("HRS") section 92-7(b).

Date: Thursday, December 12, 2024

Time: 10:00 a.m.

In-Person Meeting Location: King Kalakaua Conference Room
King Kalakaua Building, 1st Floor
335 Merchant Street
Honolulu, Hawaii 96813

Present: Kevin Katayama, Mechanical Engineer Member, Chair
Tony Lau, Civil Engineer Member, Vice Chair
Nancy Cassandro, Landscape Architect Member
Brian Fujiwara, Architect Member
Dan Hirota, Surveyor Member
Jay Ishibashi, Public Member
Howard Lau, Structural Engineer Member
Jonathan Lucas, Architect Member
Clayton Pang, Electrical Engineer Member
Janet Primiano, Public Member, Chair
Roberto Yumol, Architect Member
Alan Inaba, Surveyor Member

Members Excused: Joel Kurokawa, Landscape Architect Member
John Takitani, Public Member

Staff: Sheena Choy, Executive Officer ("EO Choy")
James Paige, Esq., Deputy Attorney General ("DAG")
Cortnie Tanaka, Secretary

Call to Order: The Chair took roll call of the Board members and excused Mr. Kurokawa, and Mr. Takitani.

There being a quorum, the Chair called the meeting to order at 10:01 a.m.

Approval of Minutes: **Approval of the Minutes of the October 10, 2024 meeting**

The Chair asked if there were any corrections to or discussion of the open session or executive session minutes for the October 10, 2024 meeting.

[1] Comments from the public were solicited on each agenda item. If no public comments were given, the solicitation for and lack of public comment are not explicitly stated in the minutes.

There was none.

Upon a motion by Mr. Howard Lau, seconded by Mr. Yumol, it was voted on and unanimously the open and executive session minutes of the October 10, 2024 meeting.

New Business: **Email testimony from Dylan Yamamoto regarding experience requirements for fire protection engineers**

EO Choy stated that emailed written testimony was received from Dylan Yamamoto on September 13, 2024 regarding fire protection engineering licensure requirements.

Jay Ishibashi joined the meeting in-person at 10:03 a.m.

Clayton Pang joined the meeting in-person at 10:04 a.m.

EO Choy read the emailed testimony:

“I have been working as a fire protection engineer in Hawaii for the past 7 years primarily relating to fire sprinklers. I have passed the Fire Protection Engineering (FPE) NCEES exam and am trying to get licensed in Hawaii, but am not able to because I do not have the required experience under a licensed engineer in the "same discipline for which I am applying." As you know, the FPE discipline was not recognized in Hawaii prior to this year. Therefore, the first 5 years of my experience was gained working under a Licensed Mechanical Engineer who worked on fire protection designs. Being born and raised in Hawaii and hoping to continue my career in Hawaii, I gained this experience under a Mechanical Engineer knowing that was the recognized discipline in Hawaii. Until this recent change to recognize the FPE in Hawaii, my plan was to become a Licensed Mechanical Engineer in order to sign off on my own fire protection drawings in Hawaii. However, I am now trying to become an FPE as that is the appropriate discipline for the work that I have done and will continue to do.

I believe there should be an amendment to the experience requirements for those applying to become a licensed FPE in the state of Hawaii. I believe the experience requirement which currently reads: "To be acceptable, experience must be gained in the discipline for which you are applying, and under the supervision of an engineer who is licensed in the same discipline **for which you are applying**." should have an exception along the lines of "*for the field of Fire Protection Engineering, experience gained prior to the year of 2024 may be under the supervision of an engineer licensed in Mechanical or Fire Protection Engineering." I believe this will remove the obvious barrier this creates for local engineers like myself who have pursued fire protection engineering careers in Hawaii. Also of note, other states do not require the supervision experience to be under the same discipline of engineering for which you are applying, so there is no reason to think this

would create a problem. Please let me know if there is anything else I can do to help this process. Thank you."

EO Choy reminded the Board that a Rules Permitted Interaction Group ("PIG") was formed at the Board's December 14, 2023 meeting to investigate and propose amendments to the Board's administrative rules HAR §16-115.

Currently, the Board's administrative rules HAR §16-115-24(d)(3)&(4), §16-115-31(b)(2)&(3), and §16-115-33(d)(3)&(4) require that all applicants for PE licensure either via endorsement or via exam must submit experience verified by a PE licensed in the same discipline for which they applicant is applying. The rules only allow an exception for those applying for PE-structural licensure whose verifiers are licensed as PE-civil(s) in a jurisdiction that considers structural a part of civil engineering.

The Chair stated that the testimony is best referred to the Rules PIG for consideration.

There was no further public testimony or Board discussion.

2025 Legislative Session:

Legislative Liaisons

EO Choy stated that the 2025 Legislative Session will begin on January 15, 2025. The bill introduction cutoff date is January 23, 2025.

EO Choy requested the Board appoint legislative liaisons to assist her with legislative matters, including testifying. EO Choy stated that based on legislation that is likely to return next session, she suggests that at least the Chair, Vice Chair, and an architect Board member serve as legislative liaisons. A maximum of 5 legislative liaisons are permitted (less than quorum).

Upon a motion by Mr. Yumol, seconded by Mr. Pang, it was voted upon and unanimously carried to appoint the Chair, Vice Chair, Ms. Cassandro, Mr. Hirota, and Mr. Fujiwara as legislative liaisons for the 2025 Legislative Session.

Applications:

Ratification Lists

Upon a motion by Mr. Howard Lau, seconded by Mr. Hirota, it was voted upon and unanimously carried to approve the attached Ratification Lists.

Recommendations from Application Review Committees

Upon a motion by Mr. Fujiwara, seconded by Mr. Ishibashi, it was voted upon and unanimously carried to approve the recommendations from the following Application Review Committees:

1) Professional Engineer Committee
2) Professional Architect Committee
3) Professional Surveyor Committee
4) Professional Landscape Architect Committee

Architect Applications

Upon a motion by the Vice Chair, seconded by Ms. Primiano, the Board moved into Executive Session at 10:12 a.m. in accordance with HRS §92-4 and §92-5(a)(1) and (4) "To consider and evaluate personal information relating to individuals applying for licensure;" and "To consult with the Board's attorney on questions and issues pertaining to the Board's powers, duties, privileges, immunities, and liabilities," (Board will vote in Open Meeting).

Upon a motion by the Vice Chair, seconded by Mr. Howard Lau, the Board returned to Open Session at 10:14 a.m.

The Chair summarized that in Executive Session, the Board consulted with the Board's attorney regarding the confidential application of Mauro Dallabattista.

1) Mauro Dallabattista

Upon a motion by Mr. Fujiwara, seconded by Mr. Yumol, it was voted upon and unanimously carried to approve Mr. Dallabattista's application.

Executive Officer's Report:

Update on EASLA engineer board members' presentation to the UH Manoa College of Engineering

EO Choy reported that on October 16, 2024, the Chair, Vice Chair, Mr. Howard Lau, and EO Choy presented on the Professional Engineer ("PE") licensure process to engineering undergraduate and graduate students from the UH Manoa School of Engineering. The presentation covered:

1. Introduction to the EASLA Board
2. The value of licensure
3. Pathways to licensure
4. FAQs on the application process, FE and PE exams
5. Q&A with the engineering board members

The Vice Chair reported that after the presentation, the Assistant Dean of the UH College of Engineering suggested the Board present to their students on an annual basis.

Mr. Hirota asked if UH Manoa participates in the NCEES Honor Cords effort.

The Chair confirmed that UH does participate, and that the Board presentation covered the Honor Cords option for prospective graduates who pass the FE exam before graduation.

National Council of Architectural Registration Boards' ("NCARB") statement on artificial intelligence

EO Choy stated that NCARB released a position statement in November 2024 on the use of artificial intelligence ("AI") in the architectural profession.

There was significant discussion about the regulatory implications of growing AI use at the NCARB Annual Meeting in June, as well as at the National Council of Examiners for Engineering and Surveying ("NCEES") and Council of Landscape Architectural Registration Boards ("CLARB") Annual Meetings.

NCARB and its regulatory community approached consensus on several points:

- Regulators should not limit the use of technological advances that support the profession's ability to improve the health, safety, and welfare of the public.
- It falls outside of NCARB's mission and expertise to evaluate or provide opinion on specific AI tools and their application, nor is there precedence for enforcing limitations on a tool's use.
- Any proposed regulation that addresses AI usage in practice must ensure the licensed practitioner remains in responsible control and continues to be accountable for all technical submissions under their seal.
- AI is a tool—it is not a replacement for professional judgement. Regardless of AI tools used, it remains the architect's responsibility to provide services in conformance with the standard of care.
- NCARB is committed to staying apace with the profession and to ensuring that licensure requirements consider both current practice methods and the overarching responsibility that rests with the architect.

National Council of Architectural Registration Boards ("NCARB") releases new Competency Standard for Architects

EO Choy stated that NCARB has launched a new framework that establishes competency-based qualification as the foundation of initial licensure as an architect. The new standard will be used to update the current experience (AXP) and examination (ARE) programs required to become a U.S. licensed architect, as well as guide the evolution of future licensure processes.

The new standard organizes core competencies into three domains:

1. Design & Documentation
2. Construction Administration
3. Practice & Project Management

NCARB anticipates the first phase implementation of the new standards to affect the ARE exam and the AXP experience program in 2026.

New Frequently Asked Questions ("FAQs") document posted on the Board's website regarding licensure application for the EASLA professions

EO Choy stated that a new FAQs document was posted on the Board's website on December 4, 2024: https://cca.hawaii.gov/pvl/boards/engineer/. FAQs sections include guidance on the application process for all EASLA license types, basic guidance for post-licensure maintenance of the license, and specific guidance for each EASLA license type (PE, AR, LS, LA).

EO Choy stated that this is the first step towards implementing one of the Engineering Experience Permitted Interaction Group ("PIG") recommendations approved by the Board at its October 10, 2024 meeting to help clarify experience requirements. Additional resources for applicants will be forthcoming.

EO Choy stated applicants and licensees are reminded that the FAQs are a starting reference point, but should be used alongside the Board's laws and rules. The Board's laws, rules, and other policies are subject to change. While the Board staff will try to update the FAQs accordingly, the FAQs are provided for informational and explanatory purposes only and are not the final authority on licensure requirements. They are not to be seen as binding on the Department of Commerce and Consumer Affairs or the Board in any way.

The Board's laws and rules can be accessed on the Board's website: https://cca.hawaii.gov/pvl/boards/engineer/statute_rules/.

The Vice Chair requested that EO Choy add more information on the difference between supervisor-verified experience and experience in responsible charge verified by a non-supervisor as this is a common mix-up for Professional Engineer ("PE") applications.

Next Meeting:

Date:	January 23, 2025 – Special Legislative Session
Time:	10:00 a.m.
Location:	King Kalakaua Conference Room King Kalakaua Building, 1st Floor 335 Merchant Street Honolulu, Hawaii 96813

Adjournment: There being no further business, the Chair adjourned the meeting at 10:27 a.m.

Reviewed and approved by:

Sheena Choy, Executive Officer

1/24/25

Taken and recorded by:

Cortnie Tanaka, Secretary

[ ] Minutes approved as is.
[ ] Minutes approved with changes; see minutes _____.

JOHN RITCHEY STRUCTURAL ENGINEER, LLC.
[redacted]

12/17/2024

Department of Commerce and Consumer Affairs
Regulated Industries Complaints Office (RICO)
HRH King Kalakaua Building
King Kalakaua Conference Room, 1st Floor
335 Merchant St
Honolulu, HI 96813

Attention: EASLA Board of Directors

Subject: Notification of an Epidemic of Malpractice

John Ritchey, with John Ritchey Structural Engineer, LLC requests an audience with the EASLA board members to present his findings from exposure to submitted non-compliant structural engineering plans stamped by a licensed architect or a licensed structural engineer. These plans include retaining walls and residential buildings typically and commonly permitted by the County of Maui for construction. JRSE has seen retaining walls with small footing and inadequate reinforcing. JRSE has also witnessed building plans that do not have out or are incomplete out of plane force resisting systems, uplift force resisting systems, and lateral force resisting systems. Additionally general notes that include design criteria, workmanship, code standards, and materials and framing details are missing.

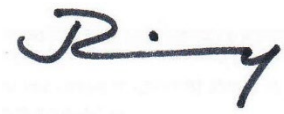
JRSE wishes to express his concerns regarding this issue and propose new industry standards to improve quality control for professional practice. JRSE proposes a peer review process of buildings during permitting to catch these issues prior to construction and dissuade licensed professionals that do not have the experience to practice certain aspects of structural engineering and defer such work to those whom that do. Licenses are being awarded to individuals without any over sight in how they are used.

The question is why is a licensed architects allowed to practice structural engineering for buildings that are required to be designed by the International Building Code without the same experience and credentials as a licensed structural engineer? Typically, they have neither the education, experience, and qualifications.

JRSE is not alone in seeing this epidemic. Architects, engineers, and contractors are also prevy to this significant problem.

I look forward to the opportunity to discuss this with the board.

Respectfully,



John Ritchey, P.E.

3.b.

GENERAL NOTES

Provisions of the following standards apply to every structure when applicable:
2018 Int'l Building Code (IBC) - Ordinance 3928
2018 Int'l Residential Code (IRC) - Ordinance 3929
2014 Hawaii State Fire Code - Ordinance 4232, S/S 3, 2015
2015 Int'l Energy Conservation Code - Ordinance 4969
2008 National Electrical Code - Ordinance 3729
Outdoor Lighting - Ordinance 3430
Hawaiian Revised Statutes
Driveways - Chapter 12.08-
Subdivision & Zoning Ordinances
Public Health regulations
Ch. 20.08 Soil Erosion & Sedimentation Control - Ordinance 3726

1 The Contractor shall visit the project site and thoroughly familiarize themselves with the existing conditions prior to submitting their bid.

2 All grading operations shall be performed in conformance with the applicable provisions of Chapter 54, water quality standards, and Chapter 55, water pollution control, of Title I, administration rules of the State of Hawaii Department of Health.

3. The Contractor shall conform to the latest prevailing codes and ordinances and manufacturer's specifications and standards for all trades of work.

4. All work is to be done by the General Contractor unless otherwise noted. An "Owner-Builder" is in fact the General Contractor and shall bear all of the responsibilities of the General Contractor for this project. An "Owner-Builder" shall read and understand KNOW THE RISKS AND RESPONSIBILITIES OF BEING AN OWNER BUILDER provided by the State of Hawaii Department of Commerce and Consumer Affairs (DCCA), and its Regulated Industries Complaints Office (RICO), 235 S. Beretania Street, Ninth Floor, Honolulu, Hawaii 96813. ww.hawaii.gov/dcca/rico, telephone (808) 587-4272.

5. Burying organic "green" material from the site grading process is common. The Contractor shall locate all green material on the site and make sure that all structures are constructed a minimum of 6' away from all green material. If a structure is to be constructed over a green material location, the green material shall be removed and be replaced with engineered fill with 95% compaction.

6. Termite treat all dimensional structural wood in accordance with the prevailing codes. Termite treat the ground under the building with chemicals acceptable to the local building authority and in accordance with the manufacturer's recommendations.

7. All structural lumber species shall be Douglas Fir-Larch unless otherwise noted.
Structural lumber grades shall be #1 or better for 4 x 6 or larger beams and rafters with a minimum structural value of Fb 1200, and #2 for 2 x floor joists and rafters with a minimum structural value of Fb 900 unless otherwise noted.

posts? material standards.?
studs? plywood?

8. The General Contractor is responsible for coordinating all work of the sub-contractors.

9. The Contractor shall verify that the soil conditions can accommodate the foundation design. If there is any question regarding the soil conditions and foundation design, the Owner or Contractor shall retain a Hawaii licensed Geotechnical Engineer and comply with all of the Hawaii Licensed Geotechnical Engineer's recommendations.

10. All engineered fill, base course and ground under concrete slabs and concrete footings shall be compacted to a minimum of 95%.

11. The Contractor shall slope all finished grades away from the building.

12. The Contractor shall verify all dimensions, conditions and details prior to beginning construction and contact the Architect if there are any questions.

13. The Contractor shall field verify all work and coordinate among trades prior to fabrication and installation. All products, unless otherwise noted, shall be pre-approved by the Owner prior to ordering, fabrication, installation and execution of the product.

14. Where figures or dimensions have been omitted from the drawings, the drawings shall not be scaled. The Contractor shall immediately contact the Architect regarding any omissions.

15. The Contractor shall use adequate numbers of skilled workman who are trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and methods needed for proper performance of all aspects of this work.

16. The Contractor shall examine all areas and conditions under which this work will be performed and correct all conditions detrimental to the timely and proper completion of the work prior to beginning the work.

17. The Contractor shall provide other material not specifically described but needed for a complete and proper installation as selected by the Contractor and subject to the approval of the Owner.

18. The Contractor shall protect products scheduled for use on this project. Maintain packaged materials with seals unbroken and labels intact until time of use. Promptly remove damaged material and unsuitable items from the job site, and promptly replace with material meeting the specified requirements, at no additional cost to the Owner.
In the event of any damage to the job site, promptly make replacements and repairs to the approval of the Owner at no additional cost to the Owner.

19. The Contractor shall keep the construction area in a neat, safe and orderly condition at all times during the execution of this work, free from the accumulation of dust and debris.

20. The Contractor is to file and secure all approvals, permits, tests, inspections and certificates of compliance as required.

21. The Contractor shall keep a full set of up-to-date plans available on the job site at all times.

22. The Contractor is responsible for initiating, maintaining and supervising all safety precautions and programs necessary for completion of the work.

23. All materials and labor shall be guaranteed for one year from the date of final payment.

24. The Contractor shall repair, replace, patch and match any materials, areas or systems as required or called for to obtain the proper installation and neat appearance of the work, connect new work to existing work in a neat and approved manner, and restore existing work, in making such connections, to perfect condition.

25. The Contractor shall keep all operations and maintenance manuals and related paperwork in a marked envelope to be turned over to the Owner upon the completion of the project.

26. The Contractor shall make a careful inspection of the construction and make sure that the project is ready for final acceptance prior to calling the Owner for a final inspection.

27. All work shall conform to ADA and ADAAG requirements where applicable.

28. The Contractor shall verify that the project site topography can accommodate the building design.

29. All structural wood shall have a moisture content of 19 percent or less (measured at the center of the specific structural wood member).

30. The Contractor shall not use Fiber Mesh as a substitute for wire mesh or steel in concrete slabs and concrete footings.

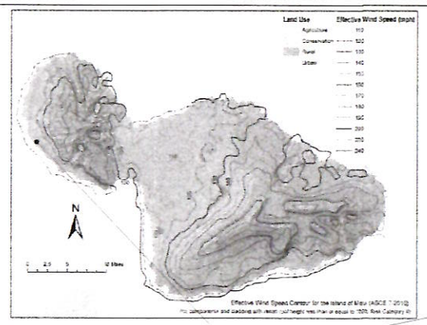
31. The Contractor shall remove all red cinder from formed areas prior to pouring concrete slabs and concrete footings.

32. Nailing Schedule Unless Otherwise Noted:
A) 5/8", 19/32" and 9/16" thick structural panels:
10d at 6" o.c. at edges and 12" o.c. in field.
B) 1/2", 7/16" and 3/8" thick structural panels:
8d at 6" o.c. at edges and 12" o.c. in field.
C) 5/16" thick structural panels:
6d at 4" o.c. at edges and 8" o.c. in field.

material standards?
IAC 2303.1.5

33. All anchor bolts, hold down straps and ties, column bases and all other metal connectors embedded in concrete shall be galvanized.

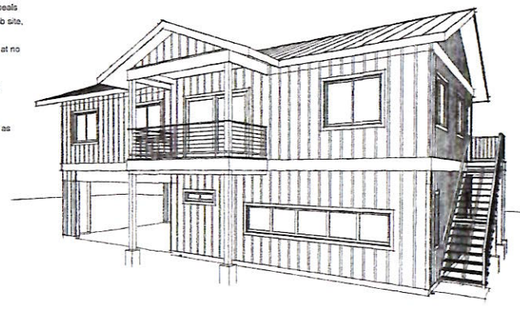
34. A valid building permit is, in no way, a guarantee that the County of Maui Building Department will not, without just cause or notice, demand partial or total building redesign at the Owner's expense.



Project Location
ASCE 7 Wind speed: 116 Vmph

PROJECT SUMMARY

INFORMATION	SCOPE OF WORK
403 PAUWALA PL LAHAINA HI 96761 TMK: (2) 4-6-027:011 0000 Lot Area = 6,011 Sq Ft	Construction of new 3 bedroom dwelling with attached 1 bedroom ADU Area Tabulations: Main House: Main House Living Area = 1458 Sq Ft Carport & Storage Area = 505 Sq Ft Covered Lanai Area = 75.5 Sq Ft Uncovered Rear Patio = 73.5 1 Bedroom ADU: ADU Living Area on 2nd floor = 343 Sq Ft ADU Uncovered Landing = 15.75 Sq Ft
PROPERTY ZONE DESCRIPTION	**CONTACT INFORMATION**
State District: Urban County Zoning: R-1 SMA Zone: No FEMA Flood Info: Zone-X Water Supply: DWS Sewer: County Sewer Distance to Hydrant: 150ft Sprinkler System: N/A	Drafting: Balance Design LLC (808) 250-2552 / amanda@balancemaui.com Architect: Robert Smelker, AIA rcse@hawaii.rr.com Owner: E. GRUMLING & C. WOODFIN



missing:- soil design values
- design criteria
- structural observation notes
- special inspection notes
- structural general notes
- concrete general notes
- truss general notes
- standards imaging (e.g. NDS, ACI, etc.)
- fire fab engg. notes

IBC 1603.
Loads, Wind, Seismic
Lat. Force Resisting System

HAWAII REVISED STATUTES 196-6.5
A Solar Water Heater System is required for all new Single Family Dwellings

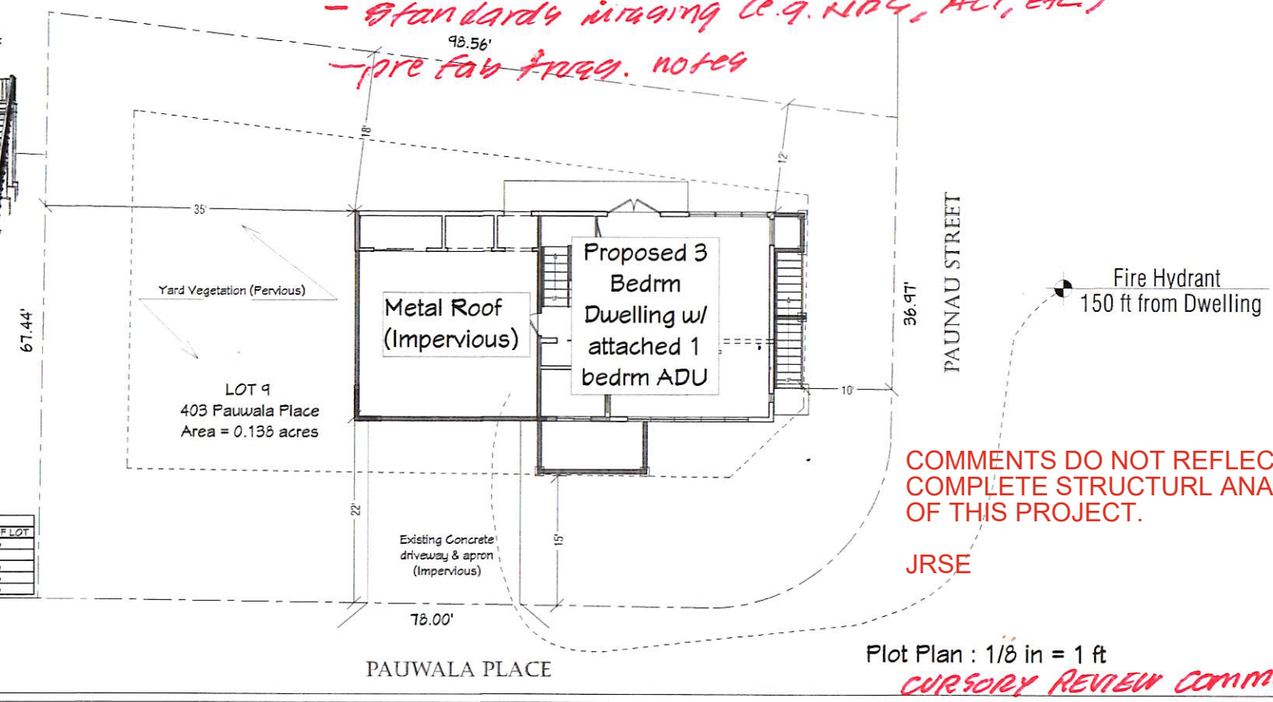
COUNTY OF MAUI
MAUI COUNTY CODE, CHAPTER 16.18C ENERGY CODE
RESIDENTIAL PROVISIONS

COMPLIANCE METHOD
Check applicable method

- ☐ R401.3 through R404 (Prescriptive)
- ☐ R401.2(2) R405, R401 through R404 labeled Mandatory (Simulated Performance Alternative)
- ☐ R401.2(3) R406 (Energy Rating Index Compliance Alternative)
- ☐ R401.2(4) R401.2.1 (Tropical Zone)
- ☐ R102.1 (Alternative)

To the best of my knowledge, this project's design substantially conforms to the Energy Code.

Signature: _____ Date: 5/1/24
Name: ROBERT C. SMELKER, AIA
Title: ARCHITECT
License No.: 3660



IMPERVIOUS SURFACES (LOT SIZE 6011 SQ FT)			
MATERIAL	AREA (SQ FT)	IMPERVIOUS / PERVIOUS	% OF LOT
ROOF METAL	1440	IMPERVIOUS	24%
CONCRETE DRIVEWAY & PATIO	455	IMPERVIOUS	7%
YARD VEGETATION	4166	PERVIOUS	69%
TOTAL IMPERVIOUS	1845		31%
TOTAL PERVIOUS	5817		69%

Plot Plan : 1/8 in = 1 ft

COMMENTS DO NOT REFLECT A COMPLETE STRUCTURL ANALYSIS OF THIS PROJECT.

JRSE

CURSORY REVIEW COMMENTS
J.R JRSE, LLC 10/23/2024

ROBERT C. SMELKER
LICENSED PROFESSIONAL ARCHITECT
No. 3660
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

Signed: 4/30/2026

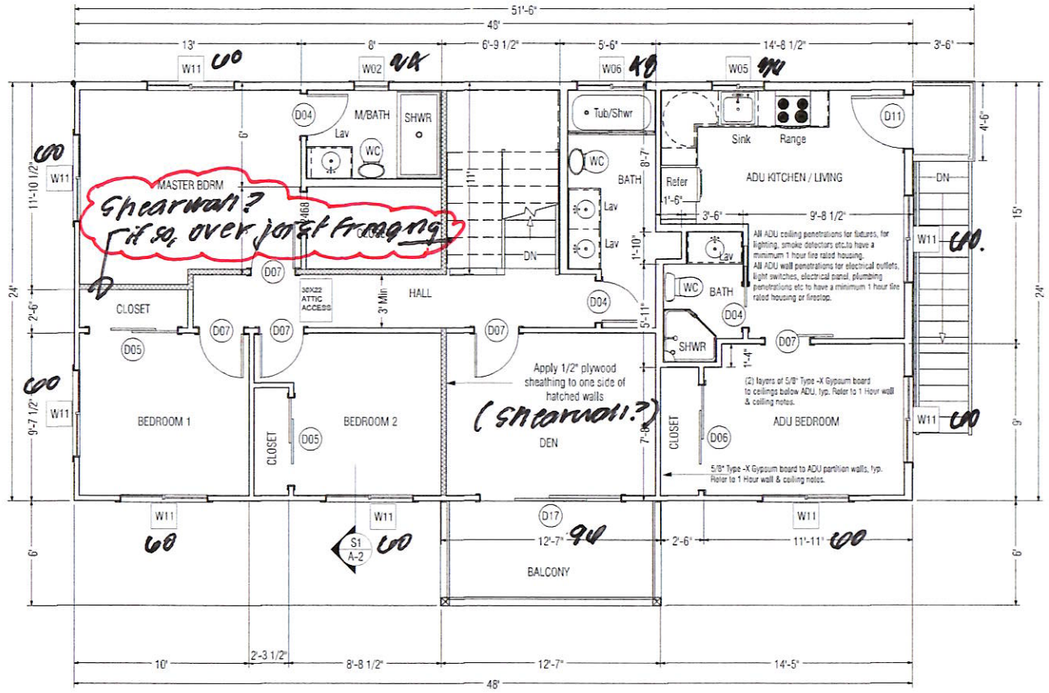
REVISION TABLE		
REV #	DATE	REVISED BY: DESCRIPTION

Plot Plan

DRAWINGS PROVIDED BY: HONSADOR LUMBER

DATE: 5/9/2024
SCALE: 1/4" = 1'-0"
SHEET: T-1

Kilohana Modified



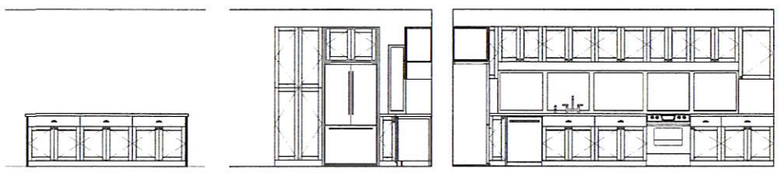
Door & Window Schedules

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	FIRE	DESCRIPTION	MANUFACTURER
D01	1	1	72"	80"		2 PANEL SMOOTH BI-PASS	MASONITE
D02	2	1	28"	80"		POCKET-DOOR P04	
D04	3	2	28"	80"		2 PANEL SMOOTH	MASONITE
D05	2	2	60"	80"		2 PANEL SMOOTH BI-PASS	MASONITE
D06	1	2	72"	80"		2 PANEL SMOOTH BI-PASS	MASONITE
D07	5	2	30"	80"		2 PANEL SMOOTH	MASONITE
D08	1	1	30"	80"	YES	LAUAN SLAB SC	MASONITE
D11	1	2	36"	80"		EXT. PULSE	THERMATRU
D14	1	1	72"	80"		VINYL GLASS SLIDER	MILGARD
D17	1	2	96"	80"		VINYL GLASS SLIDER	MILGARD

NOTE: ALL WINDOWS TO BE LOW E GLAZING
ALL EXTERIOR GLASS SHALL BE SHGC MAX 0.25

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

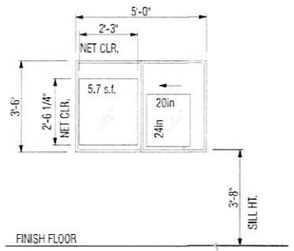
WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	MANUFACTURER
W01	1	1	48"	12"			LEFT SLIDING	MILGARD
W02	1	2	24"	36"			SINGLE HUNG	MILGARD
W03	1	1	37"	30"			FIXED GLASS	MILGARD
W04	4	1	32"	30"			FIXED GLASS	MILGARD
W05	1	2	36"	36"	YES		LEFT SLIDING	MILGARD
W06	1	2	48"	18"			LEFT SLIDING	MILGARD
W07	4	1	36"	48"			SINGLE HUNG	MILGARD
W08	1	1	12"	48"			FIXED GLASS	MILGARD
W11	8	2	60"	48"	YES		LEFT SLIDING	MILGARD



Kitchen Elevations- Please verify design with owners : 1/4 in = 1 ft

2nd Floor : 1/4 in = 1 ft

TYPICAL EGRESS WINDOW FOR BEDROOMS

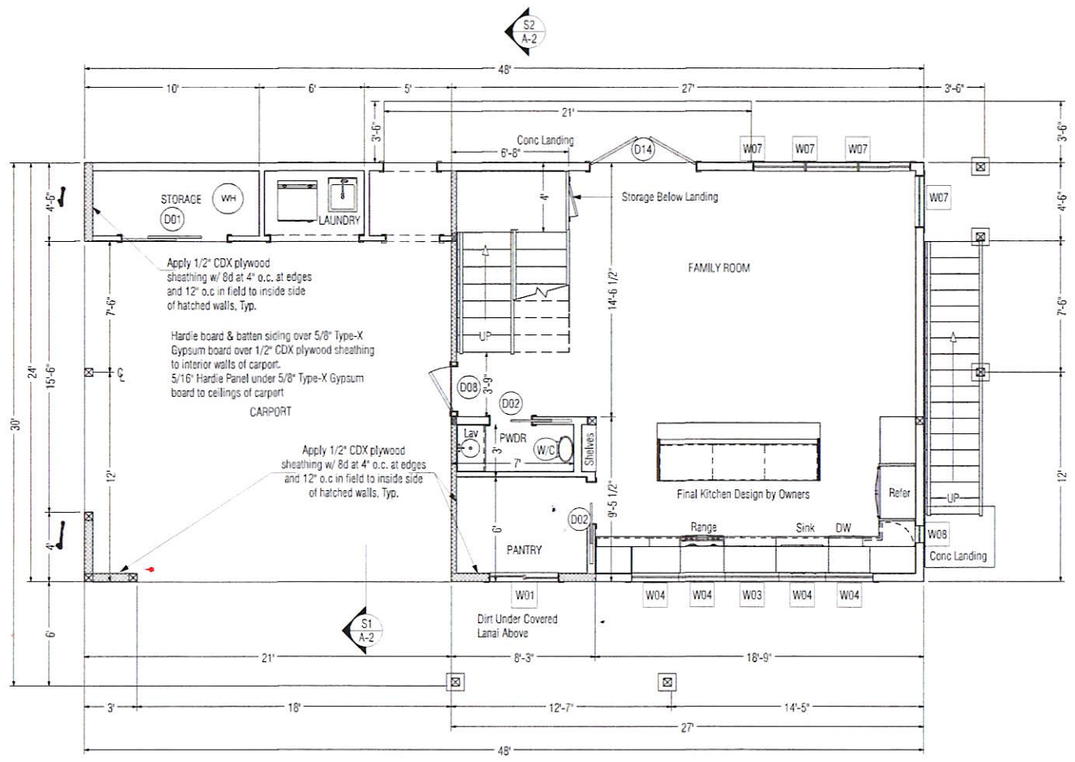


ALL GLAZING TO BE LOW E, TYP.
SIMPSON STORM PANEL SCREW & 7/16" THK WOOD STRUCTURAL PANEL FOR ALTERNATIVE STORM GLAZING REQ. IN WIND-BORNE DEBRIS REGIONS

DOOR NOTES:
1. ALL EXTERIOR DOORS ARE TO BE 1-3/4" THK.
2. ALL INTERIOR DOORS ARE TO BE 1-3/8" THK.
3. CAULK W/ SEALANT AROUND TOPS AND SIDES OF INTERIOR AND EXTERIOR DOOR (SEE EXTERIOR ELEVATION OF CLEAR OR OBSCURE GLAZING, AS NOTED).
4. ALL GLASS IN DOORS TO BE TEMPERED GLASS.
5. WOOD ON DOORS SHOULD BE OF QUALITY THAT THE FINISHED CAN BE EXPOSED.
6. ALL GLAZING WITHIN 60" OF STAIRWAY SHOULD BE TEMPERED SAFETY GLASS.
7. ALL GLAZING IN THE BATHROOM LESS THAN 60" FROM THE SHOWER SHALL BE TEMPERED SAFETY GLASS.
8. ALL PATIO, DECK AND LANAI SLIDING GLASS DOORS SHALL BE TEMPERED GLAZING.

WINDOW NOTES:
1. ALL WINDOWS SHALL HAVE INSULATED GLAZING. (SAFETY GLASS AS NOTED), WITH SHGC ≤ 0.25
2. ALL WINDOWS SHALL BE WHITE VINYL FRAME OR APPROVED EQUAL.
3. SEAL AROUND TOPS & SIDES OF WINDOWS TRIMS (WINDOW SIZES ARE NOMINAL).

EMERGENCY EXITS (SAFETY EGRESS) AT ALL BEDROOMS
20" MIN. WIDTH
24" MIN. HEIGHT
5.7 SQ. FT. OPENING
44" MAX. SILL HEIGHT@ BOTTOM OF SILL WINDOWS



1st Floor : 1/4 in = 1 ft

consultation/garion
JR 4pgs 10/29/2024

ROBERT C. SMELKER
LICENSED PROFESSIONAL ARCHITECT
No. 3580
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

DATE: 4/30/2025

REVISION TABLE			
REV #	DATE	REVISED BY	DESCRIPTION

Floor Plans

DRAWINGS PROVIDED BY: HONSADOR LUMBER

DATE: 5/9/2024

SCALE: 1/4" = 1'-0"

SHEET: A-1

Kilohana Modified

1 HOUR FIRE WALL & CEILING NOTES:
Applies to all walls and ceilings in 2nd floor ADU

Exterior Walls:
IBC Table 721.1(2) Item # 16-1.1

2" x 4" wood studs at 16" centers with double top plates, single bottom plate; interior side covered with 5/8" Type X gypsum wallboard, 4' wide, applied horizontally unblocked, and fastened with 2-1/4" Type S drywall screws, spaced 12" on center, wall-board joints covered with paper tape and joint compound, fastener heads covered with joint compound. Exterior covered with min. 21/32" wood structural panels, applied vertically, horizontal joints blocked and fastened with min. 10d common nails (galv.) - 12" on center in the field, and 6" on center panel edges. Cavity to be filled with 3-1/2" mineral wool insulation. Rating established for exposure from interior side only.

2x4 called out. per plan. verify.
5/8"

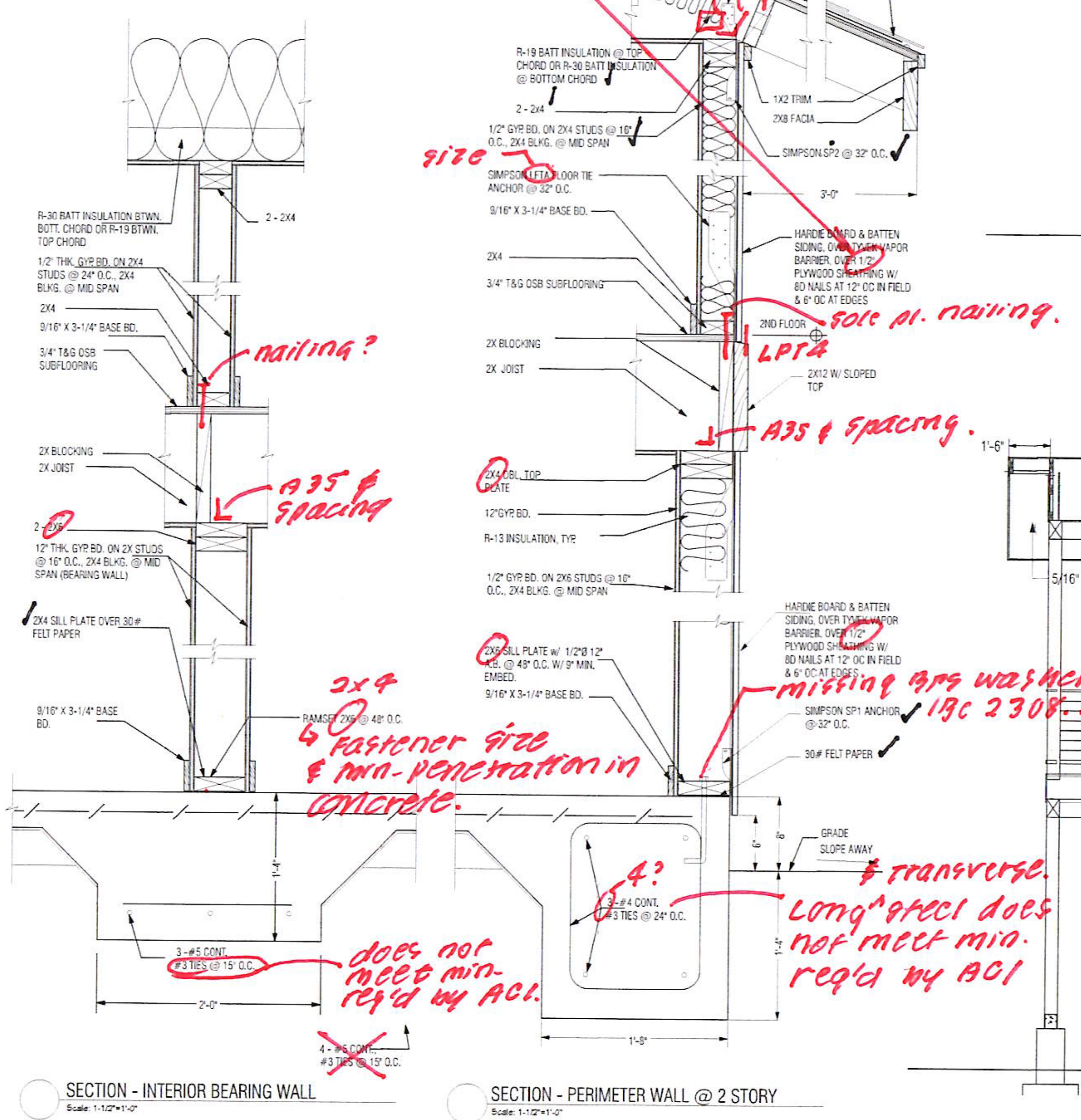
Interior Walls:
IBC Table 721.1(2) Item # 14-1.3

2" x 4" wood studs 24" on center with 5/8" Type X gypsum wallboard applied vertically or horizontally nailed with 2-1/4" Type S drywall screws at 7" on center with end joints on nailing members. Stagger joints each side.

differ.

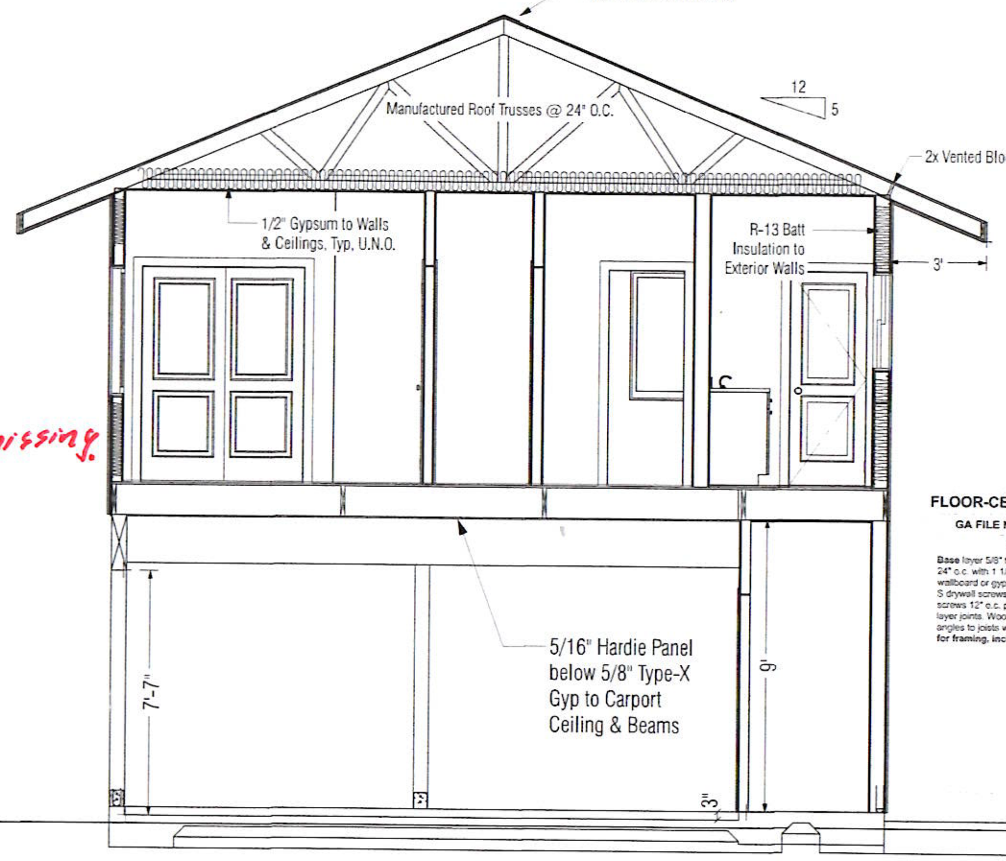
Ceiling Assembly:
GA File # FC 5406

Base layer 5/8" type X gypsum wallboard applied at right angles to 2x10 wood joists @ max 24" o.c. with 1¼" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints & intermediate joists & 1-1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood Joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides 1 hour of fire resistance protection for framing, including trusses.

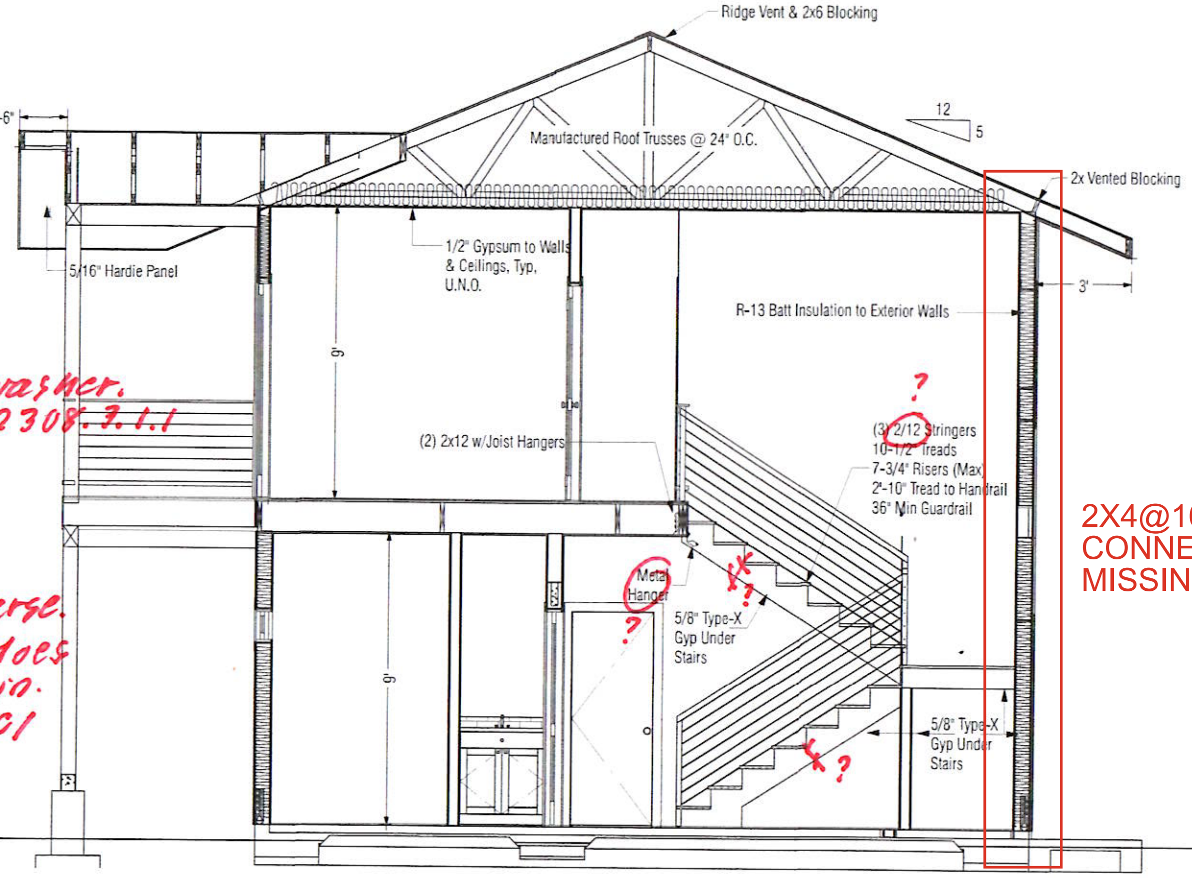


SECTION - INTERIOR BEARING WALL
Scale: 1-1/2"=1'-0"

SECTION - PERIMETER WALL @ 2 STORY
Scale: 1-1/2"=1'-0"



Section 1 : 3/8 in = 1 ft



Section 2 : 3/8 in = 1 ft

2X4@16 FAILS
CONNECTIONS
MISSING

consult/opinion JR HBSE 10/23/2024

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5406	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. **Face** layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. **Ceiling provides one hour fire resistance protection for framing, including trusses.**

Approx. Ceiling Weight:	5 psf
Fire Test:	FM FC 172, 2-25-72; ITS, 8-6-98
Sound Test:	Estimated

ADU NOTES

All ADU ceiling penetrations for fixtures, for lighting, smoke detectors etc.to have a minimum 1 hour fire rated housing.
All ADU wall penetrations for electrical outlets, light switches, electrical panel, plumbing penetrations etc to have a minimum 1 hour fire rated housing or firestop.

(2) layers of 5/8" Type -X Gypsum board to ADU ceiling, typ. Refer to 1 Hour wall & ceiling notes.

5/8" Type -X Gypsum board to ADU walls, typ. Refer to 1 Hour wall & ceiling notes.

ROBERT C. SMELKER
LICENSED PROFESSIONAL ARCHITECT
No. 3580
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
Expires: 4/30/2026

REV #	DATE	REVISED BY	DESCRIPTION

REVISION TABLE

Kilohana Modified

Building Sections

[redacted]

DRAWINGS PROVIDED BY: HONSADOR LUMBER

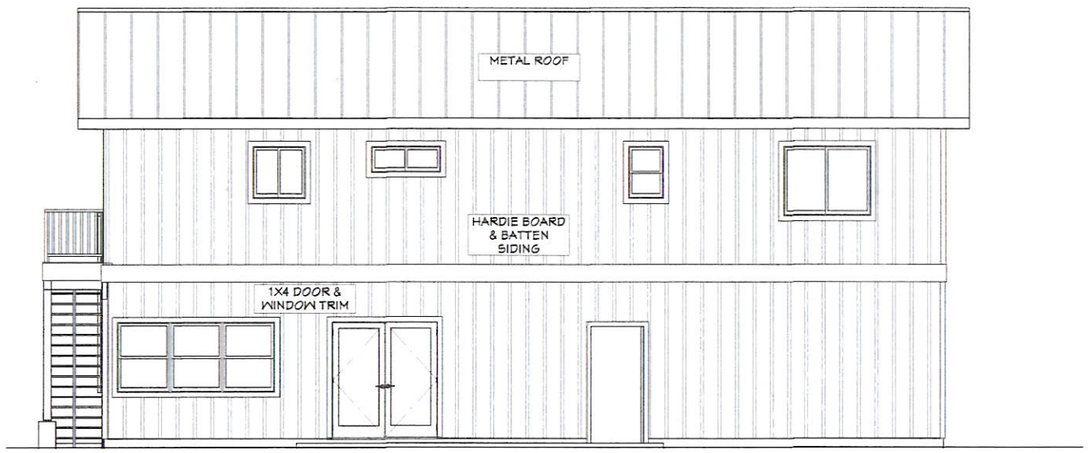
DATE: 5/9/2024

SCALE: AS SHOWN

SHEET: A-2

Front Elevation : 1/4 in = 1 ft

Right Elevation : 1/4 in = 1 ft



Rear Elevation : 1/4 in = 1 ft

PROVIDE SOUTH FACING SOLAR
HOT WATER SYSTEM

Left Elevation : 1/4 in = 1 ft

Consult Commission
JR / Date / 10/23/2024

ROBERT C. SMELKER
LICENSED PROFESSIONAL ARCHITECT
No. 3580
HAWAII, U.S.A.

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Expires: 4/30/2026

REVISION TABLE

REV #	DATE	REVISED BY	DESCRIPTION

Elevations

[redacted]

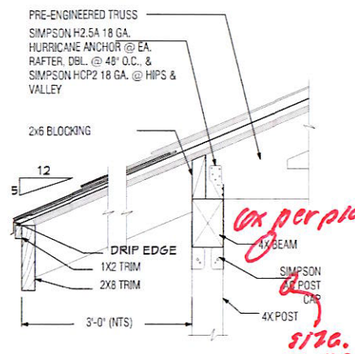
DRAWINGS PROVIDED BY: HONSADOR LUMBER

DATE: 5/9/2024

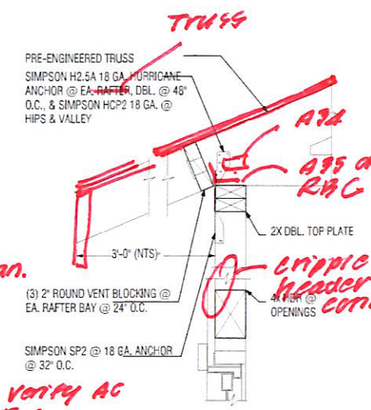
SCALE: 1/4" = 1'-0"

SHEET: A-3

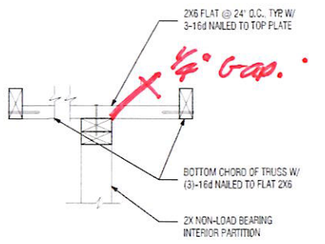
Kilohana Modified



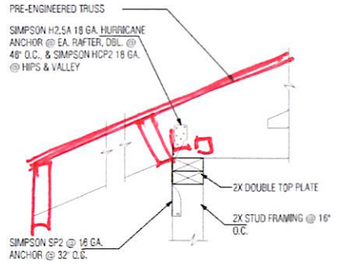
EAVE @ COVERED OPEN AREA
Scale: 1-1/2" = 1'-0"



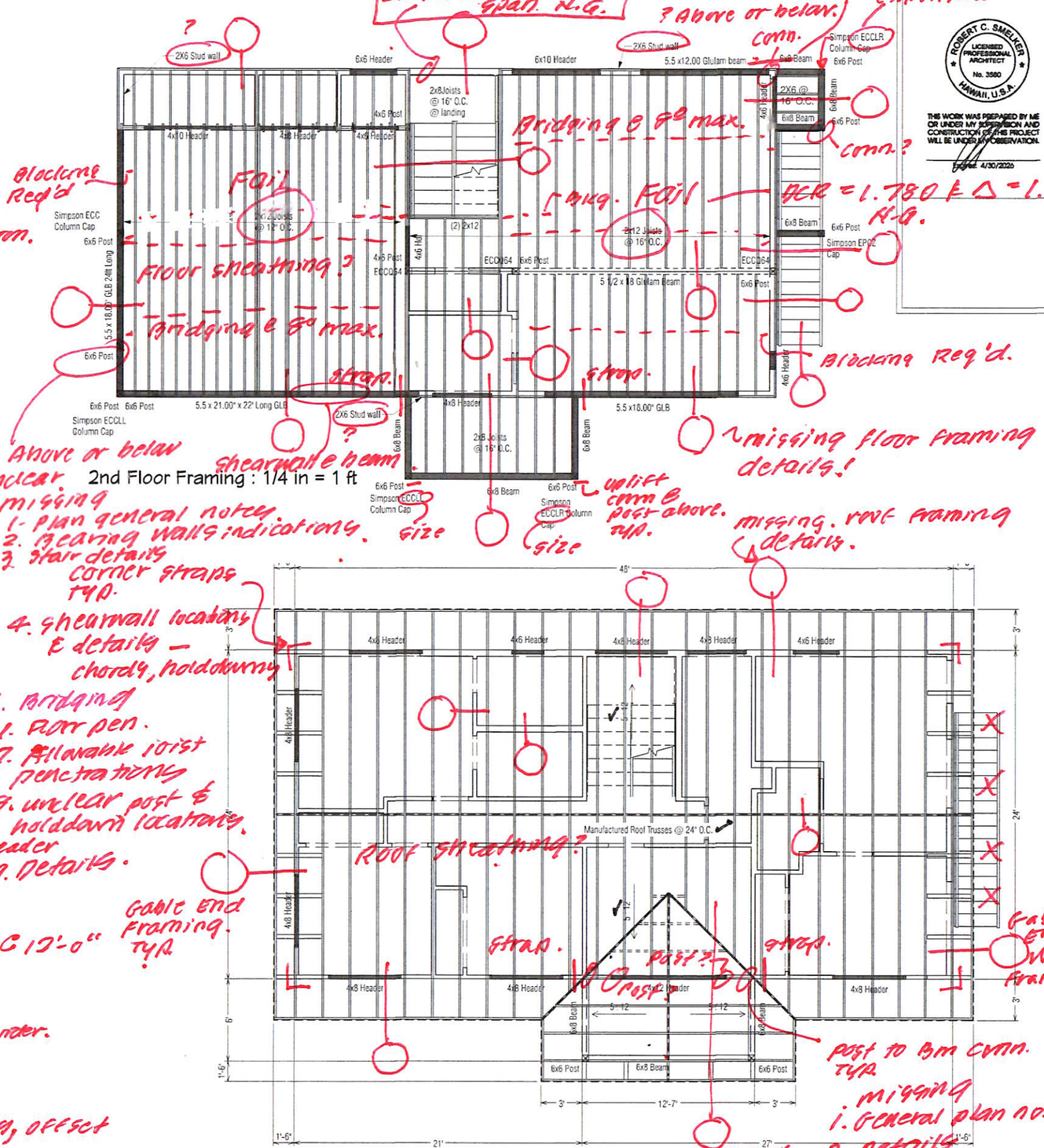
EAVE @ WINDOW/DOOR OPENINGS
Scale: 1-1/2" = 1'-0"

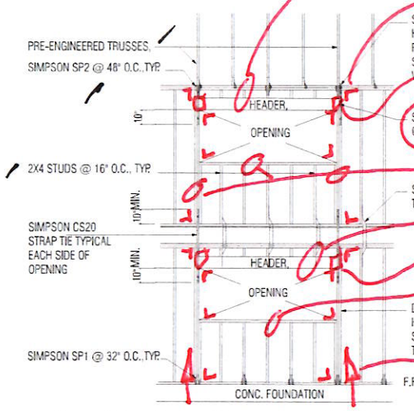


INT. N.L.B. WALL CONN., TYP.
Scale: 1-1/2" = 1'-0"



EAVE @ PERIMETER WALLS
Scale: 1-1/2" = 1'-0"





Load Path for 2 Stories, Slab on Grade
1/4 in = 1 ft

ROBERT C. SMELKER LICENSED PROFESSIONAL ARCHITECT No. 3580 HAWAII, U.S.A.
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.
EXPIRE: 4/30/2025

REV #	DATE	REVISED BY	DESCRIPTION

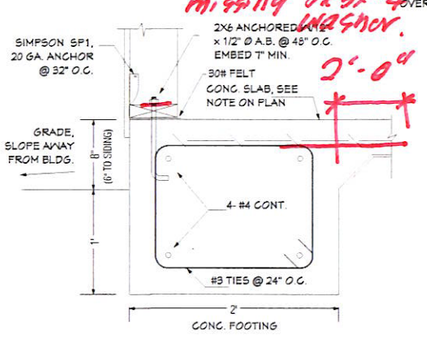
Framing Plans

DRAWINGS PROVIDED BY: HONSADOR LUMBER

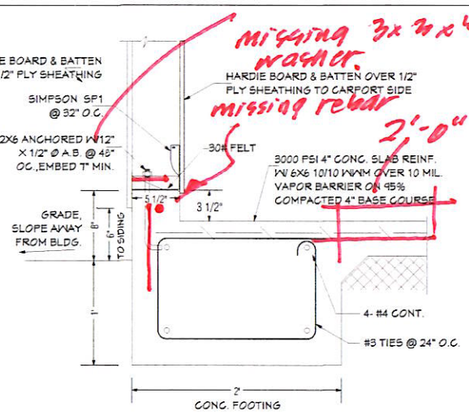
DATE: 5/9/2024
SCALE: AS SHOWN
SHEET: S-2

Kilohana Modified

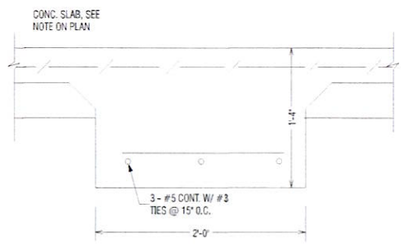
6



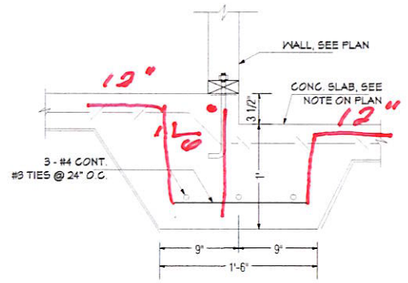
F1 FOOTING @ SLAB ON GRADE
Scale: 1-1/2"=1'-0"



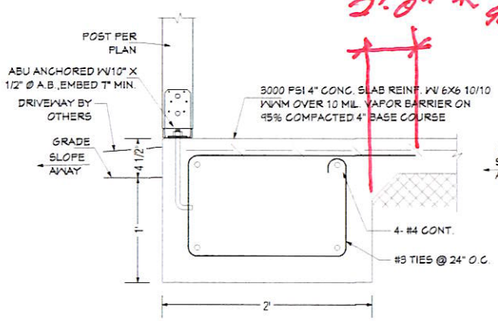
F2 FOOTING @ CARPORT / GARAGE CURB WALL
Scale: 1-1/2"=1'-0"



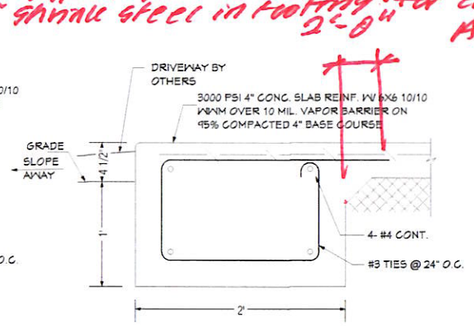
F3 SLAB DETAIL - INTERIOR
Scale: 1-1/2"=1'-0"



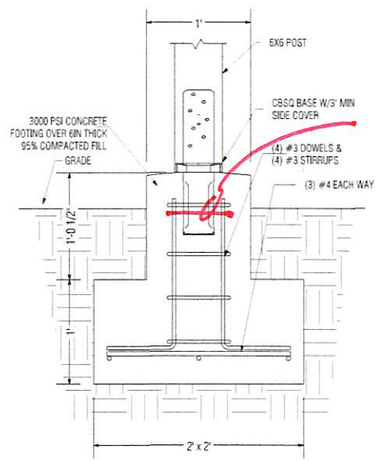
F4 STEPPED FOOTING @ SLAB ON GRADE
Scale: 1-1/2"=1'-0"



F5 FOOTING DETAIL - CARPORT POSTS
Scale: 1-1/2"=1'-0"

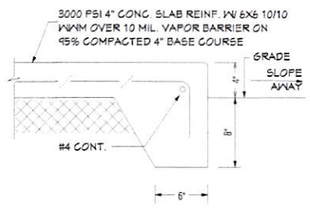


F6 FOOTING DETAIL - GARAGE OPENINGS
Scale: 1-1/2"=1'-0"



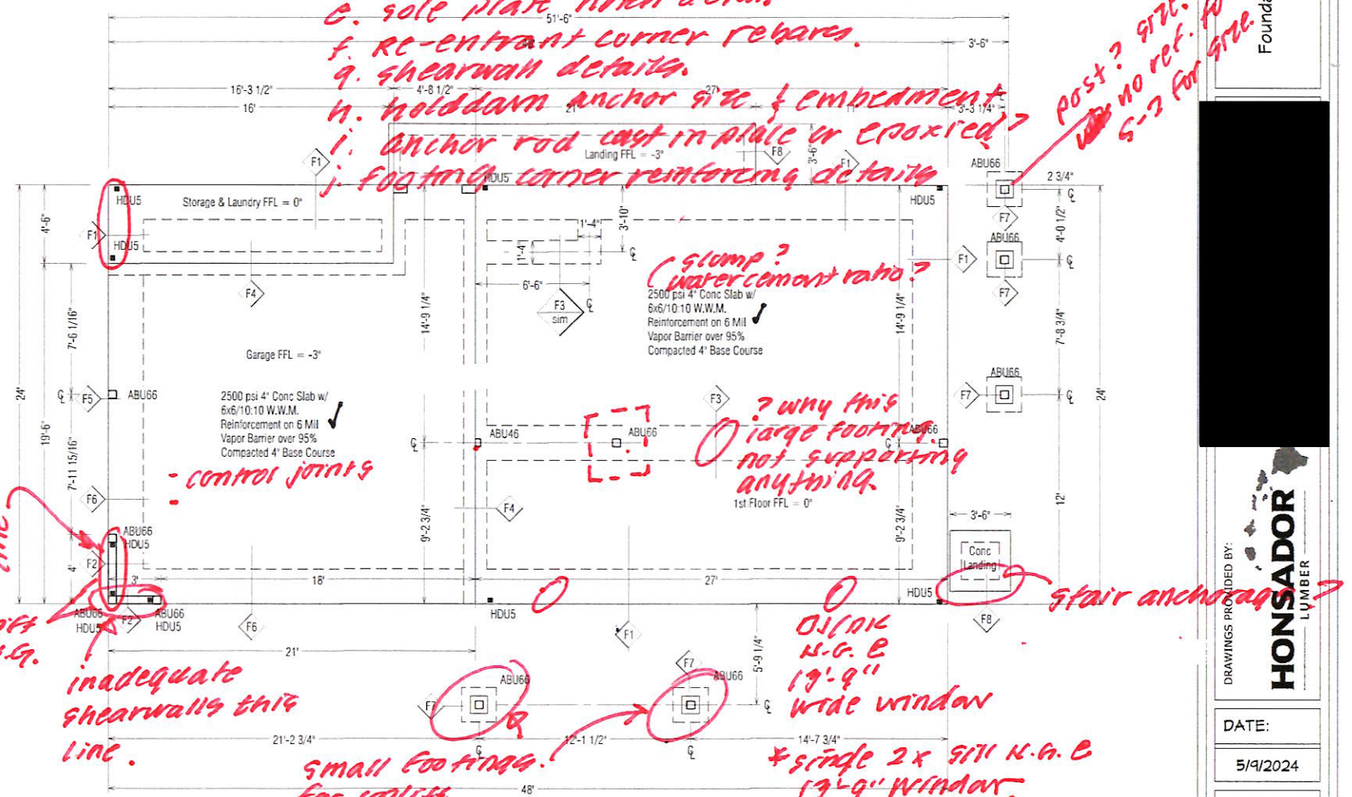
(2)-#4 ties or (3)-#3 ties w/in top.

F7 FOOTING DETAIL @ EXTERIOR POST
Scale: 1-1/2"=1'-0"



F8 SLAB DETAIL - LANDING
Scale: 1-1/2"=1'-0"

Missing:
a. Rebar lap & bend details
b. Pipe penetrations. - slab & footings.
c. slab on grade details
d. control joint details
e. sole plate notch detail
f. RE-entrant corner rebares.
g. shearwall details.
h. holddown anchor size & embedment
i. anchor rod cast in place or epoxied?
j. footing corner reinforcing details



Foundation Plan : 1/4 in = 1 ft

inadequate shearwalls this line.

- control joints

lateral anch. 7 Hd400 N.G.

inadequate shearwalls this line.

small footings for uplift

? why this large footing not supporting anything

O/SOK N.G.E 19'-9" wide window

* single 2x sill N.G.E 19'-9" window.

post? size? see no ref. to S-2 for size.

stair anchorage?

1. missing posts
2. missing holddowns @ window jambs.
3. shear walls
4. missing bearing walls!
5. General plan notes.

Contact info.

ROBERT C. SMELKER
LICENSED PROFESSIONAL ARCHITECT
No. 3580
HAWAII, U.S.A.

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Expires: 4/30/2026

REVISION TABLE			
REV.#	DATE	REVISED BY	DESCRIPTION

Foundation Plan & Details

DRAWINGS PROVIDED BY: HONSADOR LUMBER

DATE: 5/9/2024

SCALE: AS SHOWN

SHEET: S-1

Kilohana Modified

Contr if / opinion JR/JRSE/ 10/23/2024

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

LIGHTING REQUIREMENTS :
> 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE CFL, LED, OR T-8 OR SMALL DIAMETER LINEAR FLUORESCENT LAMPS (R404.1).

"ENERGY STAR" RATED FANS OR ROUGH-IN SHALL BE INSTALLED IN EACH BEDROOM & LIVING ROOM (R401.2.1 AMENDMENT)

*HIGH EFFICIENCY LAMPS ARE DEFINED AS :
- T-8 OR SMALLER DIAMETER FLUORESCENT
- COMPACT FLUORESCENT
- 60 LUMENS / WATT IF > 40W
- 50 LUMENS / WATT IF > 15W AND ≤ 40W
- 40 LUMENS / WATT IF ≤ 15W

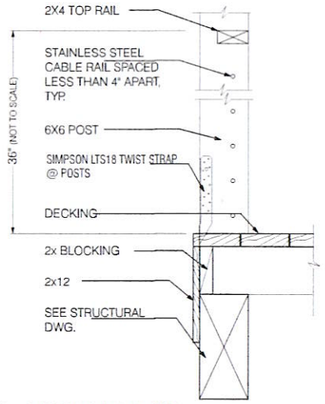
MOST, BUT NOT ALL, LED LAMPS WILL QUALIFY. APPLIED TO PERMANENTLY INSTALLED FIXTURES.
LOW VOLTAGE LIGHTING IS EXEMPT.

ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

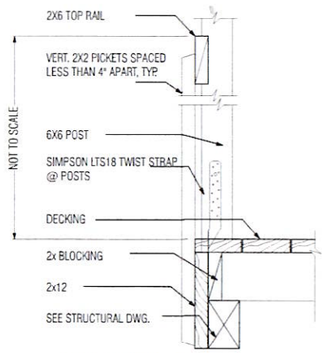
ELECTRICAL NOTES:
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:
1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR.
2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER.
3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

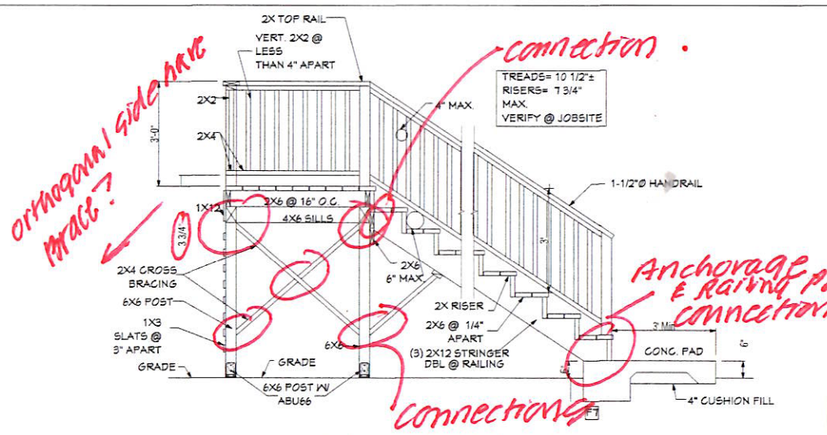
DATA / CABLE:
LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.



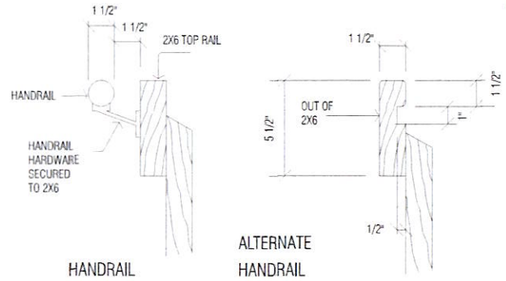
CABLE RAILING OPTION
Scale: 1-1/2" = 1'-0"



PICKET RAILING OPTION
Scale: 1-1/2" = 1'-0"

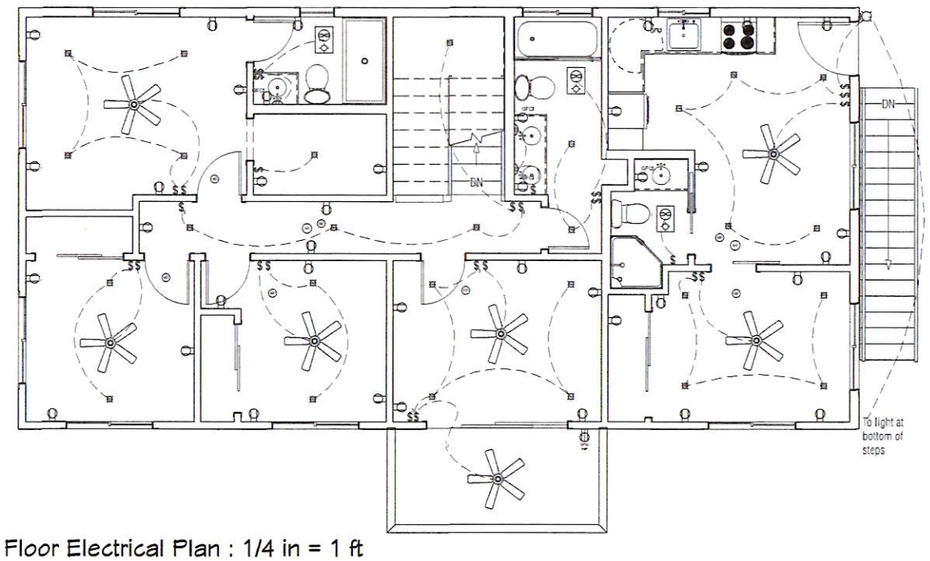


Stair Detail : 1/2 in = 1 ft

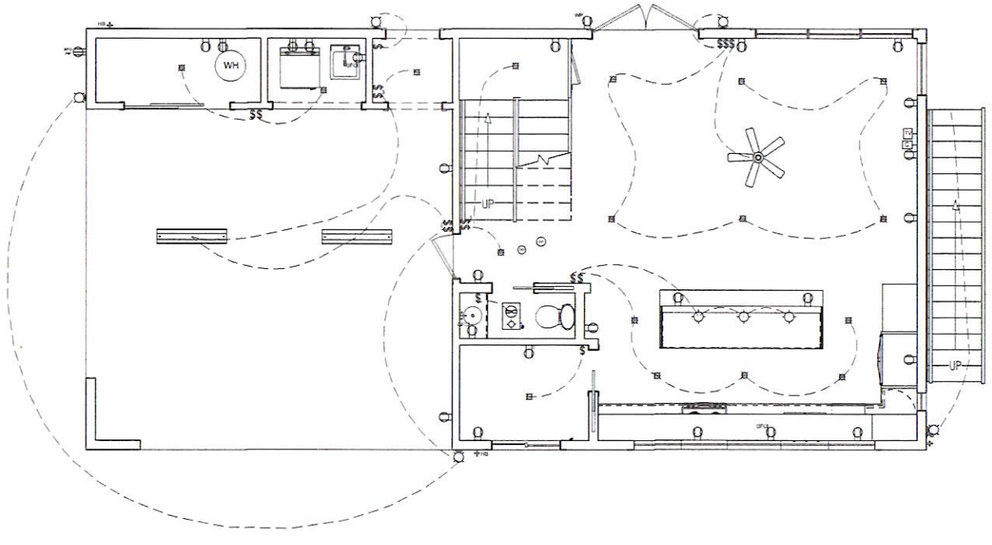


HANDRAIL DETAIL
SCALE: 3" = 1'-0"

ALTERNATE HANDRAIL DETAIL
SCALE: 3" = 1'-0"



2nd Floor Electrical Plan : 1/4 in = 1 ft



1st Floor Electrical Plan : 1/4 in = 1 ft

consult / opinion
JR JRSE 10/23/2024

ROBERT C. SMELKER
LICENSED PROFESSIONAL ARCHITECT
No. 3560
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

Signed: 4/30/2026

REVISION TABLE		
REV #	DATE	REVISED BY / DESCRIPTION

Electrical Plans & Stair Detials

DRAWINGS PROVIDED BY: HONSADOR LUMBER

DATE:	5/9/2024
SCALE:	AH SHOWN
SHEET:	E-1

Kilohana Modified

4LEAF, INC. ENGINEERING • CONSTRUCTION MANAGEMENT • INSPECTION • PLAN CHECK • PLANNING

September 20, 2024

Caleb Woodfin

Email: [redacted]

Project: Main Dwelling w/ Attached ADU
Address: [redacted]
TMK:
Application #:

4LEAF, INC. has completed the first plan review of the below listed documents on behalf of the County of Maui Development Services Administration, Building Plans Review Section:

1. Plans: Total Number of Sheets in Set (7)

   Architectural Sheets dated 05.09.24 by Honsador Lumber

   Structural Sheets dated 05.09.24 by Honsador Lumber

   Electrical Sheets dated 05.09.24 by Honsador Lumber

2. Other: Water Meter Sizing Worksheet dated 09.16.24 by Caleb Woodfin

   Wastewater Verification Form dated 08.26.24by Caleb Woodfin

   Special Inspection Form dated 04.30.24 by Robert Smelker

The basis of the review is the following: MCC 16.26C modifying the 2018 International Building Code (IBC), MCC 16.08A modifying the 2018 International Residential Code (IRC), MCC 16.10 amending 2018 International Existing Building Code (IEBC), MCC 16.18B modifying the 2020 National Electrical Code (NEC), MCC 16.20C modifying the 2018 Uniform Plumbing Code (UPC), and the unamended 2018 International Energy Conservation Code.

Please note that 4LEAF, INC.'s plan review is limited only to the provisions regulated and enforced by the Building Plans Review Section and delegated authority. Check your cases for additions. **Please contact all Divisions/Departments for their review comments. Please do not return plans until all comments from all applicable divisions/departments have been addressed.**

The building plan review comments are attached.

Respectfully Submitted,

Eriselda "Eddy" Nanchy
Plans Examiner

Re:	Occupancy:	R3/U
	Type of Construction:	V-B
	Sprinklers:	No
	Stories:	2
	Floor Area (s.f.):	1st Floor (R3): 648, 2nd Floor (R3): 810 2nd Floor ADU (R3): 342, Carport (U): 505
	Flood Zone:	X

INSTRUCTIONS:

A. Please resubmit entire plan sets only. When submitting a revised set of plans, please send the plans to pickup@4leafinc.com; multiple emails may be used to separately attach response letters and supplemental documents. If plans exceed 10 MB, please instead upload all files to a Box, Dropbox, or 1drive folder and email pickup@4leafinc.com a link to the revised documents.

Please accompany your set of revised plans with a building permit transmittal form, detailing the changes made in the revised set of plans.

B. All plans, specifications, maps, reports, surveys, and every sheet in a set of design drawings prepared by or under the supervision of a licensed professional engineer, architect, land surveyor, or landscape architect shall be stamped with the authorized seal or stamp when filed. **[HAR 16-115-9]** Below the seal of stamp, the authentication shall state: "This work was prepared by me or under my supervision", be signed by the licensee, and state the expiration date of the license.

C. Provide an **itemized list** which clearly indicates how each review comment(s) is addressed and the specific location on the plans, specifications or calculations where the correction(s) is provided. Include on the **itemized list** any changes to the plans or previously submitted documents that are not the result of the plan check correction process. Changes made to the plans not a result of responses to the plan review comments may result in additional comments on future rounds.

GENERAL COMMENTS:

G1. Upon resubmittal, if any changes have been made to the plan documents unrelated to those items identified in the comment lists, please list the changes on a separate sheet and include in your submittal documentation.

G2. Revisions shall be clouded, dated, and initialed by the design professional.

ZONING COMMENTS:

Z1. Sheet T-1: Each ADU shall have one carport, garage, or other off-street parking space to be used by residents of the ADU. Carport and parking cannot exceed a total of 500 s.f. **[MCC 19.35.070]**

Z2. Sheet T-1: The impervious surface area of a zoning lot must not exceed 65% of the total zoning lot area. Show all pervious and impervious surfaces on the site plan. Provide a table on the site plan containing the following information:
1) Square footage of each impervious surface by general type (pavement, roof, etc.) and square footage for each pervious square footage for each type
2) For each of the impervious surface types and for the pervious surface, provide their respective percentage of total parcel area.
3) Provide totals for all impervious surface types combined, and for the pervious surface, as well as the percentage of total parcel area for both.

GRADING AND DRAINAGE COMMENTS:

GD1. Sheet T-1: Please provide spot elevations on plans to demonstrate at least 6 inches of fall within 10 feet of the edge of the house, garage and all other structures for drainage. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. **[R401.3]** Impervious surfaces within 10 feet of the building foundation shall be sloped not less than 2 percent away from the building. **[R401.3, Exception]**

FIRE COMMENTS:

No Comments.

ARCHITECTURAL COMMENTS:

A1. Sheet T-1: Under general notes, revise the Code references on the cover sheet: MCC 16.26C modifying the 2018 International Building Code (IBC), MCC 16.08A modifying the 2018 International Residential Code (IRC), MCC 16.10 amending 2018 International Existing Building Code (IEBC), 2020 National Electrical Code (NEC), MCC 16.20C amending the 2018 Uniform Plumbing Code (UPC), and the 2018 International Energy Conservation Code.

A2. Sheet T-1: Show the approximate locations of the points of connection to public utility services (electricity, gas, water and sewer). Show the proposed route of the utility lines to the residence.

A3. Sheet A-2: Please specify attic ventilation meeting 1/150 ventilation area to roof area, or provide a design professional statement on plans requiring an unventilated attic. Attic spaces shall be permitted to be unvented when the design professional determines states on plans that it would be beneficial to eliminate ventilation openings for one of the following reasons:
- to reduce salt-laden air and maintain relative humidity 60 percent or lower to avoid corrosion to steel components
- to avoid moisture condensation in the attic space, OR
- to minimize energy consumption for air conditioning or ventilation by maintaining satisfactory space conditions in both the attic and occupied space below. **[MCC 16.26C.1202.3.1]**

ENERGY COMMENTS:

En1. All single family dwellings constructed after January 1, 2010 shall include a solar hot water system. **[HAR 196-6.5]** Solar water heater variance is processed by the State of Hawaii Department of Business, and Economic & Tourism (DBEDT) Hawaii State Energy office https://energy.hawaii.gov/what-we-do/energy-efficiency/solar-water-heat-variance/. Please include a Solar Hot Water Heating system with your next submittal, or a DBEDT approval to omit the solar hot water system.

En2. Sheet E-1: Under lighting requirements, note all (or at least 90%) of lighting as high efficacy. Not less than 90 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps. **[RE 404.1]**

MECHANICAL COMMENTS:

M1. Sheet E-1: At main dwelling, please specify an IAQ fan or fans totaling 45 cfm on plans. **[Table M1505.4.3(1)]** One of the other fans can do double duty as the IAQ fan if desired.

M2 Sheet E-1: At ADU, please specify an IAQ fan or fans totaling 30 cfm on plans. **[Table M1505.4.3(1)]** One of the other fans can do double duty as the IAQ fan if desired.

M3. Sheet E-1: The kitchen range hood minimum airflow must be 100 cfm intermittent or 25 cfm continuous. **[M1505.4.4]**

PLUMBING COMMENTS:

P1. Sheet T-1: Provide a plumbing fixture count on the coversheet of plans.

P2. Sheet T-1: The water supply point of contact (usually a water meter) must be indicated on plans. Also show existing and proposed cleanouts on plans.

P3. Sheet A-1: At ADU, please note that shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30-inch circle. The minimum required area and dimensions shall be measured at a height equal to the top of the threshold and at a point tangent to its centerline. The area and dimensions shall be maintained to a point of not less than 70inches above the shower drain outlet. **[UPC 408.6]**

ELECTRICAL COMMENTS:

E1. Sheet E-1: Note on plans that outdoor lighting must be full shielded and down directed with no light shining above the horizontal. **[MCC 20.35.060.E]**

E2. Sheet E-1: At main dwelling and ADU kitchens, all countertop electrical outlets shall have ground-fault circuit interrupter (GFCI) protection. **[NEC 210.8(A)]** Provide additional kitchen countertop receptacle outlets, so that no point along the wall line is more than 24-inches measured horizontally from a receptacle outlet in that space. **[NEC 210.52(C)(1)]**

E3. Sheet E-1: At the laundry room, electrical outlet shall have ground-fault circuit interrupter (GFCI) protection that supply washing machine. **[NEC 210.8(A)(10)]**

E4. Sheet E-1: At the kitchen island, all electrical outlets shall have ground-fault circuit interrupter (GFCI) protection. **[NEC 210.8(A)]**

STRUCTURAL COMMENTS:

S1. Please complete the design criteria and correct the soil bearing. Construction documents for buildings constructed in accordance with the conventional light-frame construction provisions of Section 2308 shall indicate the following structural design information: **[MCC 16.26C.1603.1]** Floor and live loads are already correct; provide the following:

1. Basic design wind speed, V, miles per hour (mph) (km/hr) and allowable stress design wind speed, $V_{eff\text{-}asd}$ as determined in accordance with section 1609.3.1 and wind exposure.
2. Design spectral response acceleration parameters, S_{DS} and S_1. (S_{DS} = 0.729 and S_1= 0.229)
3. Seismic design category and site class. (SDC = D_1, Site Class is D-Default, unless a soils report is provided.)
4. Flood design data, if located in flood hazard areas. (Not required – appears to be Flood Zone X.)
5. Design load-bearing values of soils. (Define the soils – 1500 psf is typical without a soils report; see Table R401.4.1.)

S2. Sheet S-2: Please define braced wall lines or shear walls to resist lateral (wind and earthquake) forces. If designed by an engineer, provide a full set of structural calculations for the shear walls. If specifying a braced wall system, please define all braced wall lines, and identify braced wall panel lengths and types (such as WSP, CS-WSP, ABW, etc.). Important restrictions of braced wall systems: The maximum on center spacing of braced walls is 25'. [Table R602.10.1.3] Braced walls must begin within 10 feet of each end of the braced wall line and be a minimum of 4' wide. **[Table R602.10.2.2].**

If you need clarification or have any questions regarding the above plan review comments, please contact **Eriselda Nanchy** [redacted] of 4LEAF, Inc. at [redacted], or by email.

[END]

NOTICE TO ALL APPLICANTS AND DESIGN PROFESSIONALS

1. To track the progress of your building permit case, please visit our Maui's Automated Planning & Permitting System (MAPPS) Customer Self Service (CSS) https://mapps.co.maui.hi.us/EnerGov_Prod/SelfService#/home.
2. For building permit cases which started through MAPPS, revised documents and/or a complete set of the revised construction plans must be submitted through MAPPS CSS after all reviewing agencies have reviewed and entered a decision. Please see MAPPS' User Guide on how to review comments and resubmit documents https://hi-mauicountymapps.civicplus.com/DocumentCenter/View/226/MAPPS-CSS-Guide---How-to-respond-to-review-comments--070622?bidId=.
3. All revisions require a completed DSA Building Permits' Transmittal Form: https://hi-mauicountymapps.civicplus.com/DocumentCenter/View/137/MAPPS-Building-Permits-Transmittal-Form
4. The applicant and/or design professional shall update the construction plans by replacing and inserting revised sheets.
5. Revisions shall be clouded, dated, and initialed by the design professional.
6. Note that upon re-review of your corrected construction plans, additional comments may be made.

DATE 2024	TIME	Contact	PERSON(S)/COMPANY	SUMMARY OF CONVERSATION
10/16	1400	[redacted]	Caleb Woodfin	Caleb Woodfin contacts JRSE to solicit structural engineering services for structural calculations; JRSE request drawings for review; CW emails plans and 4LEAF comment; JRSE review and informs CW that the plans are structurally unsound and incomplete and non-code compliant; JRSE gives examples of non-compliant aspects and missing details – gable end wall bracing, footing size, footings that are not needed; insufficient out of plane framing at openings, shear walls atop beams.
10/16	1436			Sent email to mayors office requesting meeting or call to discuss 4LEAF permitting process
10/16			4LEAF	JRSE speaks to 4LEAF principal structural engineer and inquires to the amount of listed comments compared to actual amount of discrepancies. 4 LEAF engineer informs JRSE that the COM has explicity informed them not to review structural in depth; he does provide plans to his structural engineering staff because a long list of issues would be generated; they are getting push back from COM and professionals for 4LEAF submitted review comments; 4LEAF yields to pressures which subverts their ethical responsibility

				as professonals; they are lawyered up; they have gotten push back for suggesting structural; observation notes; and there are more instances inferred; COM building department and officials that are pushing back and critical of 4LEAF were not named; stamping professionals and others that are pushing back on 4LEAF were not explicity named. 4LEAF principal concurs with JRSE's position and opinions on this matter.
10/17	1537	[redacted]	HONSADOR LUMBER-Suzette Felicilda	JRSE contacted HONSADOR LUMBER and informs SF that the building kit drawings he was provided are structurally unsound. SF pushes back on JRSE about the nature of the drawings and questions the drawings in JRSE's position are generated by HONSADOR. JRSE emails them to SF.
10/17			COM Building Permitting Department – Kristen Shimata	JRSE shares with KS his discussion with 4LEAF principal and CW. KS states that the Maui County Ordinance 5507 Section 107.3.1 stating buildings shall be designed by a prescriptive method or engineered method is the reason why 4LEAF does not need to check structural and that has been the standard for the COM to date. The stamping professional is responsible. She suggested speaking to legistators who make the ordinance.

10/17		[redacted]	Elle Cochran	JRSE contacts EC and summarizes his findings to date. EC states she will review the ordinance and look into what is transpiring.
10/17		[redacted]	Mayors office: John Smith	JRSE contacts JS and leaves message. No call back to date.
10/17		[redacted]	Mayors office: Jordan Molina	JRSE contacts JM and leaves message. No call back to date.
10/17			Kaleb Markstrom Crescent Home Construction	JRSE informs KM, a local contractor, about his experience and notifies him that drawings are being approved that are structurally unsound and non building code compliant. KM informs JRSE he has a whole stack fo these drawings on his desk and seeing it as well.
			Mayors office secretary	JRSE speaks to secretary and she transfers him. JRSE asks why no call backs and when he will expect to get a call back to what he understands as an important issues. Secretary tells him that the office is busy all the time and all he can do is wait.
		[redacted]	Office of Tom Cook	• JRSE leaves messages and receives call back from his executive assistance Jared. Jared hears JRSE information and states he will inform Tom Cook.
			Scott Martin 4LEAF	• JRSE contacts 4LEAF to complain that the received to comment letters with structural comments that are boiler plate and request information

				that is already shown the submitted plans delaying the review process and wasting time and asks them to be more through in their review. • JRSE shares his conversation that he had with another 4LEAF principal and SM agrees to what is happening. • JRSE asks does the COM mandate supersceed 4LEAF ethical responsibility as proffessionals and SM agrees it should not. • SM concurs will JRSE positions • SM does not know what to do to solve the problem. • SM stated all these rushed permits are just going to cause issues down the line.
10/21	1343	[redacted]	MAYOR RICK BISSEN	• JRSE summarizes 4 LEAF permitting process and approving non-compliant plans. • JRSE summarizes he received plans and 4LEAF comments from a Lahaina resident. Comments address 2 structural line items; however the drawings are structurally incomplete and a lot of unlisted structural issues are present. • JRSE tells RB he informed Elle Cochran and spoke to Tom

				Cooks executive assistant. • JRSE tells RB that he attempted to contact the mayor's office and left messages with John Smith and Jordan Molinda. JRSE did not receive a call back. • RB informs JRSE that he thinks EC will go to media and JRSE will be contacted by media and COM as an expert witness.
10/22	1400		Wade Shimokura, DSA Lance Nakamura,DSA Both were instructed to call me by Jordan Molina	• JRSE told them the history. • JRSE was informed that they understood, and they are going to speak with 4LEAF. • JRSE gave them the permit number for the CW project for their review • JRSE offered to meet and walk them through the problems. •
10/23			Wade Shimokura, DSA	• Received email for plan comments on Woodfin residential building 10/22. Took 4 hours to redline, I submitted.

maui dune $75- ½ hr. - mornings.- 10-17-2024
cash
- surette
- Regulated compic
[redacted]

10-17-2024
1. Google Business
2. Maui Business Park. Lot 5
3. Bldg permit → 6507 Maui County ordinance
4. § 107.3:1 prescrip or E.O.R.
5. Kristen. Shimata.
1-808-[redacted]
• 6. P.V.C.
• 7. State Legislature: Democrat ~~Takatsuki~~
Takayama, Gregg.
- Doc. -
- normal, unengaged.
- no docs.
- not formal.
[redacted]
Elle Cochran. (Lahaina)
(★John Smith:) *(Jordan Molina)
[redacted] - 808-[redacted]
Board of Structural Engineers [redacted]
~~Stephanie Vernie 1-808-737-1300~~
~~(3) Lessons~~
(?)
**(*) MIKE REINER.
(*) Scott Martin
+ Leaf
[• Homsador Lumber]
[• Tom Cook [redacted]]
David Sellers → [redacted]
AIA president

10-22-2024

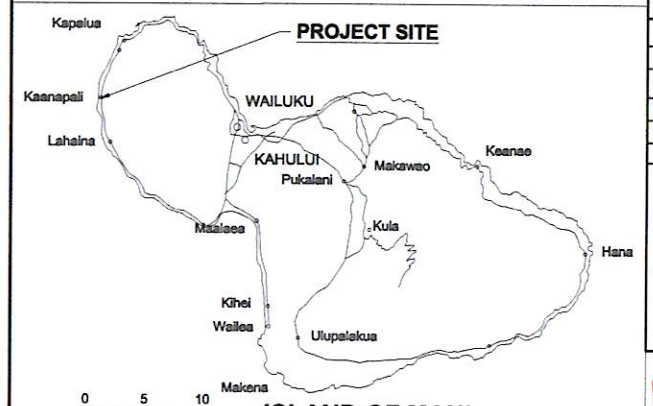
~1400 Director: Jordan Molina
Wade Shimokura DSA
[redacted]
Lance Halcamura DSA

- Told story, going to contact Neuf, gave building permit #

THE MARONEY RESIDENCE

[redacted]

VICINITY MAP



COUNTY
MAUI COUNTY CODE, CHAP[redacted]
RESIDENTIAL PROVISIONS

COMPLIANCE METHOD
CHECK APPLICABLE METHOD

- [X] R401.2(1) R401.3 through R404 (Prescriptive)
- [ ] R401.2(2) R405, R401 through R404 labeled Mandatory (Simulated Performance Alternative)
- [ ] R401.2(3) R406 (Energy Rating Index Compliance Alternative)
- [ ] R401.2(4) R401.2.1 (Tropical Zone)
- [ ] R102.1 (Alternative)

TO THE BEST OF MY KNOWLEDGE, THIS PROJECTS' DESIGN SUBSTANTIALLY CONFORMS TO THE ENERGY CODE.

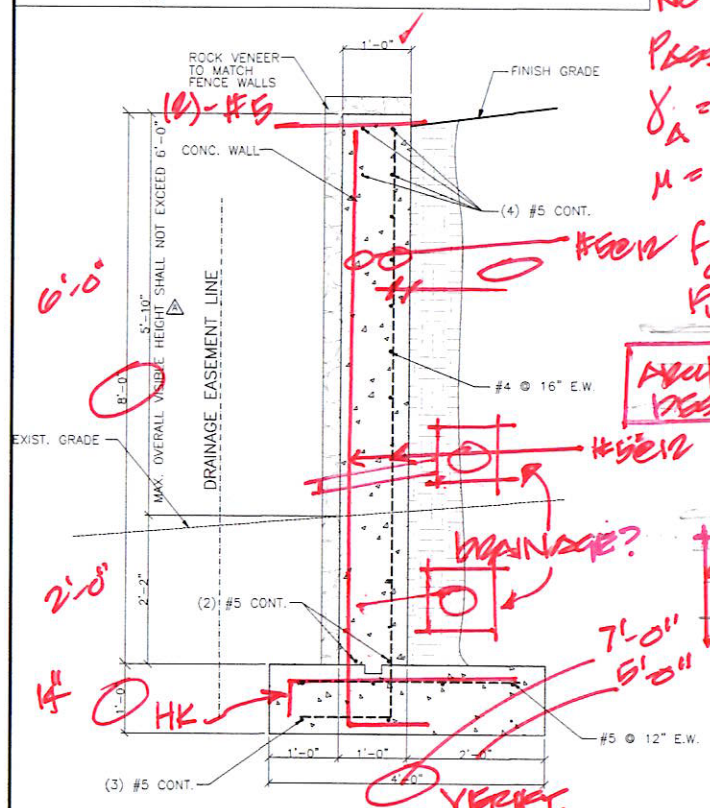
SIGNATURE — 2/25/2021 DATE

George R. Hlavenka
NAME

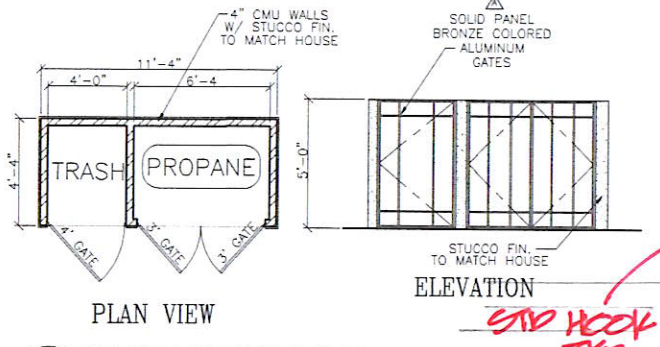
Architect
TITLE

AR-15207
STATE OF HAWAII LICENSE No.

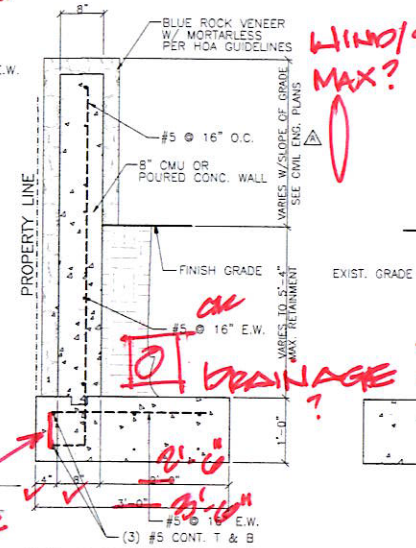
DESIGN CRITERIA:
NO SURCHARGE: (RECOMMEND 125 PSF EQUIVALENT.)
PASSIVE = 125 PSF/FT
γ_A = 35 PCF
μ = 0.45
f'_c = 2500 PSI
F_y = 60KSI
ARCH VERIFY IF WALLS DESIGNED FOR HYDRAULIC PRESSURE
#5@12 (TWO MATS PER CODE) FOR Tw ≥ 10"
DRAINAGE?
ARCH. SHALL REVIEW/VERIFY RET. WALL.
VERIFY.
WIND/SEIS. MAX?
STD HOOK TYP.
STD HOOK
DRAINAGE?
DRAINAGE
6'-0"
2'-0"
14"
7'-0"
5'-0"



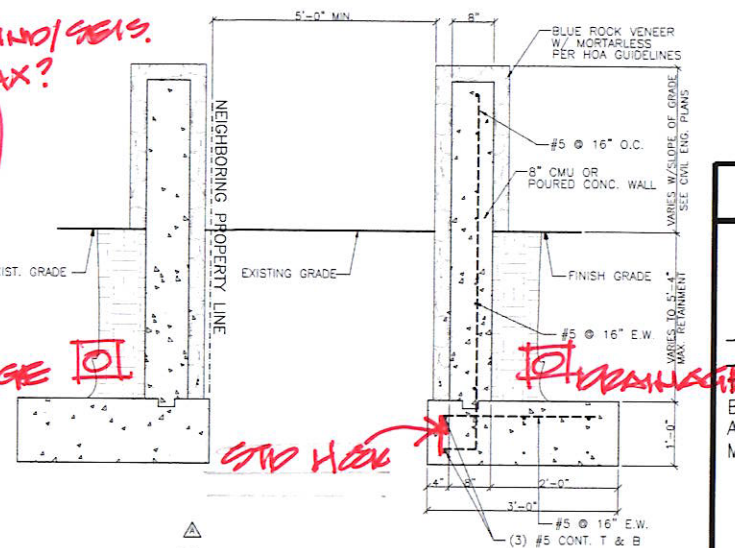
2 **RETAINING WALL DETAIL**
SCALE: 3/4" = 1'-0"



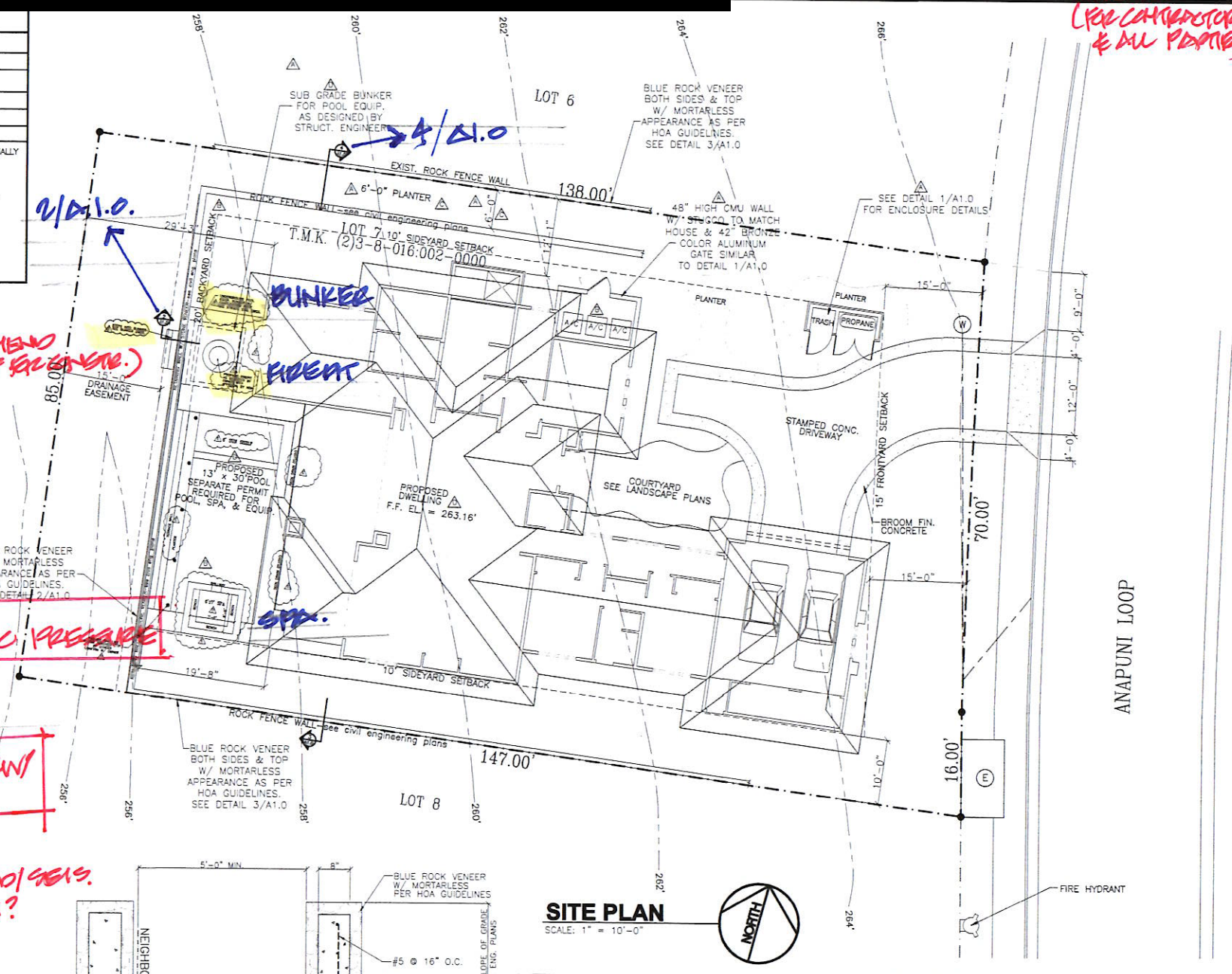
1 **PROPANE /TRASH ENCL. DETAIL**
SCALE: 1/4" = 1'-0"



3 **SOUTH FENCE WALL**
SCALE: 3/4" = 1'-0"



4 **NORTH FENCE WALL**
SCALE: 3/4" = 1'-0"



SITE PLAN
SCALE: 1" = 10'-0"

CONTACT INFO? (FOR CONTRACTOR & ALL PARTIES)

AREA TABULATION

LIVING AREA =	2626 S.F.
GARAGE PARKING AREA =	462 S.F.
GARAGE STORAGE AREA =	104 S.F.
COVERED LANAI AREA =	429 S.F.
LOT COVERAGE AREA=	3621 S.F.
TOTAL LOT AREA:	12,081 S.F.
BUILDING LIMIT AREA:	6,948 S.F.
ALLOWABLE LOT COVERAGE:	3,624 S.F.
MAX. PEAK ROOF ELEVATION:	282 FT.

BUILDING CODE ANALYSIS

OCCUPANCY = SINGLE FAMILY DWELLING

ALL CONSTRUCTION SHALL COMPLY WITH THE 2006 IBC, 2006 IRC, AND CURRENT MAUI COUNTY AMMENDMENTS, AND 2015 ENERGY CODE COMPLIANCE.

DRAWING INDEX

REVISIONS	
No.	REV. DATE
1	6-10-2021
2	9-13-2021
3	12-26-2021
4	5-11-2022
5	10-11-2022

GEORGE R. HLAVENKA
LICENSED PROFESSIONAL ARCHITECT
Lic. # AR-15207
HAWAII, U.S.A.

EXPIRATION DATE OF LICENSE
4/30/2024

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION WHEN REQUIRED BY H.A.R. 16-115-9

Note:
[redacted]

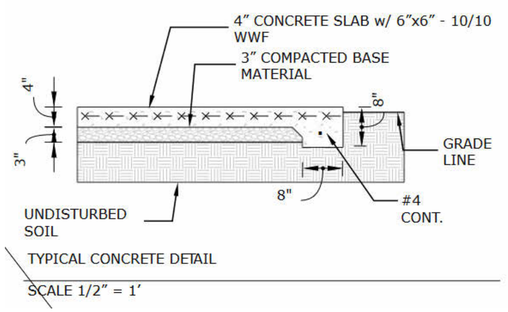
A CUSTOM RESIDENCE FOR:
[redacted]

SITE PLAN COVER SHEET

FILE NAME: MARONEY-A1.0
DATE: 3-9-2021
SHEET NO.
A1.0

PROPOSED IN-GROUND SWIMMING POOL & SPA FOR HEATHER TOMINC

[redacted]



Should historic sites such as walls, platforms, pavements, or mounds, or remains such as artifacts, burials, concentration of shell or charcoal be encountered during construction activities, work shall cease immediately in the immediate vicinity of the find and the find shall be protected from further damage. The contractor and/or landowner shall immediately contact the State Historic Preservation Division (243-5169), which will assess the significance of the find and recommend any appropriate mitigation measure, if necessary.

COUNTY OF MAUI
MAUI COUNTY CODE, CHAPTER 16.16C ENERGY CODE
RESIDENTIAL PROVISIONS

COMPLIANCE METHOD
Check applicable method

[X]	R401.2(1) R401.3 through R404 (Prescriptive)
[ ]	R401.2(2) R405, R401 through R404 labeled Mandatory (Simulated Performance Alternative)
[ ]	R401.2(3) R406 (Energy Rating Index Compliance Alternative)
[ ]	R401.2(4) R401.2.1 (Tropical Zone)
[ ]	R102.1 (Alternative)

To the best of my knowledge, this project's design substantially conforms to the Energy Code.

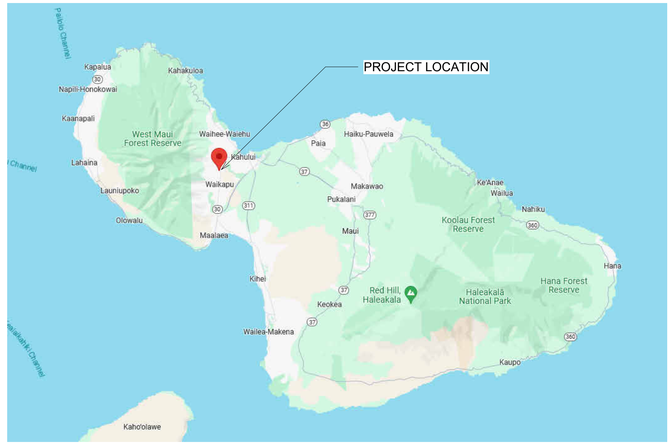
Signature: _____ Date: 08-01-2024

Name: WILL MCTHEWSON

Title: ARCHITECT

License No.: AR-10232

Department of Public Works
County of Maui
APPROVED
Permit Number: B2024-02429
The approved plans shall not be changed, modified or altered without authorization from the building official.



VICINITY MAP NOT TO SCALE

1 Site Plan
scale: 1/8" = 1'-0"

23

Pursuant to Maui County Code Section 3.44.015(C), the County of Maui is not responsible for any park, roadway, easement, (including but not limited to drainage, sewer, access, reclaimed water, or avigation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County Council has accepted its dedication by a resolution approved by a majority of Council's members at a regular or special meeting of the Maui County Council.

N

PROJECT LEGEND

- PROPERTY LINE
- PROPERTY SETBACK
- DRAINAGE FLOW
- (N) RETAINING WALL
- BMP SILT FENCE

SHOULD HISTORIC SITES SUCH AS WALLS, PLATFORMS, PAVEMENTS, OR MOUNDS, OR REMAINS SUCH AS ARTIFACTS, BURIALS, CONCENTRATION OF SHELL OR CHARCOAL BE ENCOUNTERED DURING CONSTRUCTION ACTIVITIES WORK SHALLL CEASE IMMEDIATLEY IN THE IMMEDIATE VICINITY OF THE FIND AND THE FIND SHALL BE PROTECTED FROM FURTHER DAMAGE. THE CONTRACTOR AND/OR LANDOWNER SHALL IMMEDIATLEY CONTACT THE STATE HISTORIC PRESERVATION DIVISION (243-5169), WHICH WILL ASSES THE SIGNIFICANCE OF THE FIND AND RECOMMEND ANY APPROPRIATE MITIGATION MEASURE IF NECESSARY.

SCOPE OF WORK:
CONSTRUCT NEW 36'-0" X 19'-5" SWIMMING POOL, IN-GROUND CONCRETE ON-GRADE WITH RAISED 8" X 8' SPA
CONSTRUCT NEW CONCRETE PATIO 1550 S.F.

[redacted]

10,568 SF
LOT SIZE: 10,568 SF
POOL SIZE: 32'-0" X 19'-5"
POOL DEPTH: 3'-6" TO 7'-0"
POOL AREA: 820 S.F.
CONCRETE POOL DECK: 1550 S.F.
SPA SIZE: 8'-0" X 8'-0"
SPA DEPTH: 3'-6"
GRADING AREA: 2016 S.F.
EXCAVATION MAX DEPTH: 7'-6"
EXCAVATION VOLUME: N/A*
* SPOILS FROM EXCAVATION TO BE RE-PURPOSED AND USED ON SITE

1. POOL TO BE FILLED BY HOSE BIB ONLY
2. POOL SHALL NEVER DRAIN TO SEWER
3. POOL SHALL HAVE NO RAISED AREA BEYOND THE MIN. SETBACK LINES

WILLIAM C. MCTHEWSON
LICENSED PROFESSIONAL ARCHITECT
Expires 4-30-26
No. 10232
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

A SET OF PLANS SHALL BE AVAILABLE ON JOBSITE DURING CONSTRUCTION

SHEET INDEX

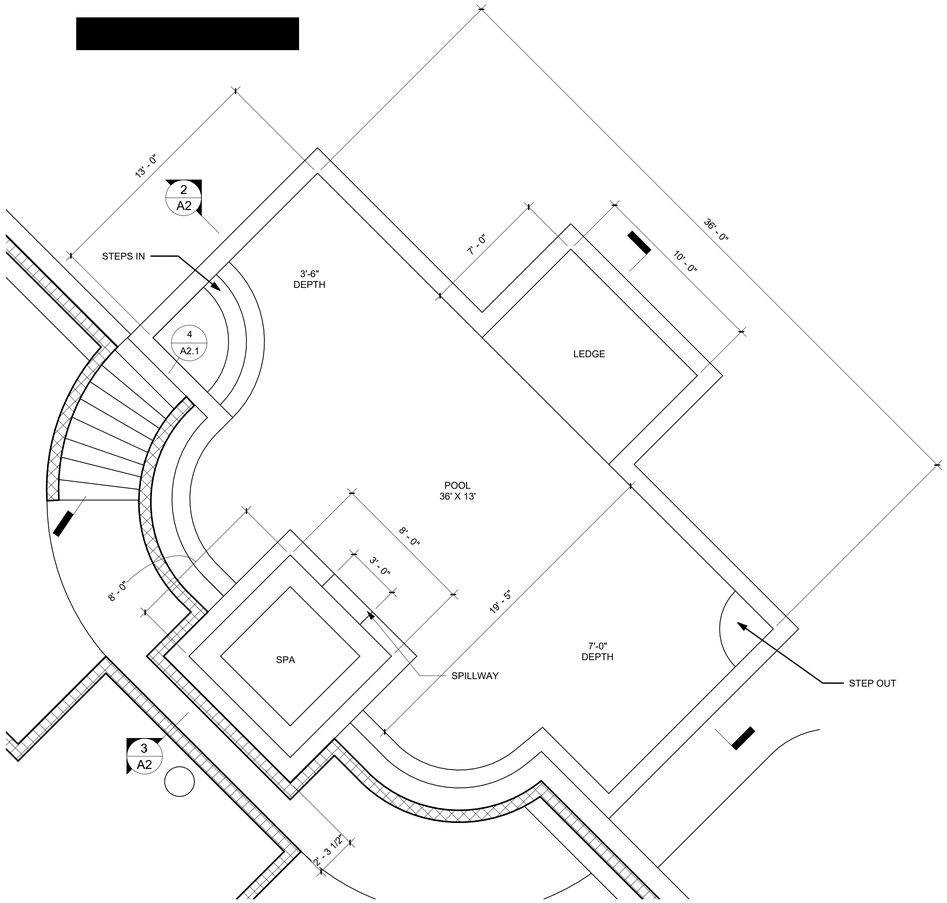
3.b.

www.autodesk.com/revit

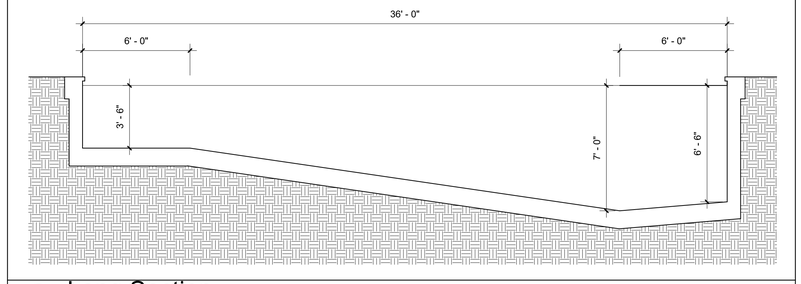
Issue Date
For Review Only

A1
sheet no.

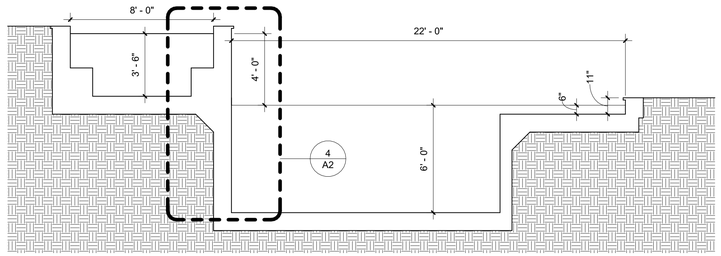
5/15/2024 11:07:24 AM



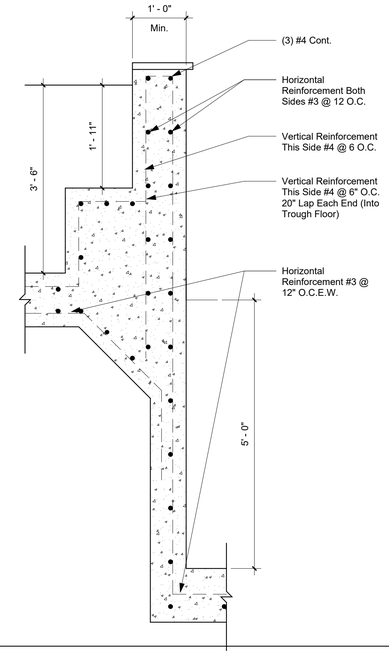
1 Site Plan
scale: 1/4" = 1'-0"



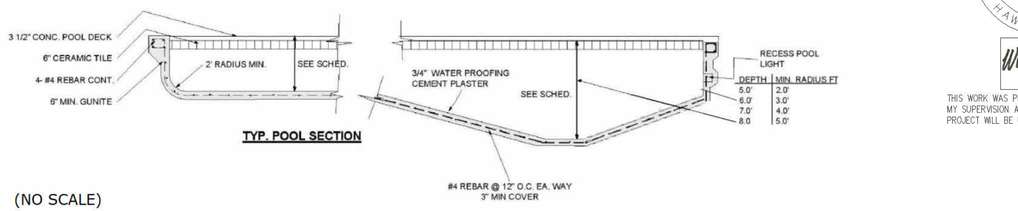
2 Long Section
scale: 1/4" = 1'-0"



3 Short Section
scale: 1/4" = 1'-0"



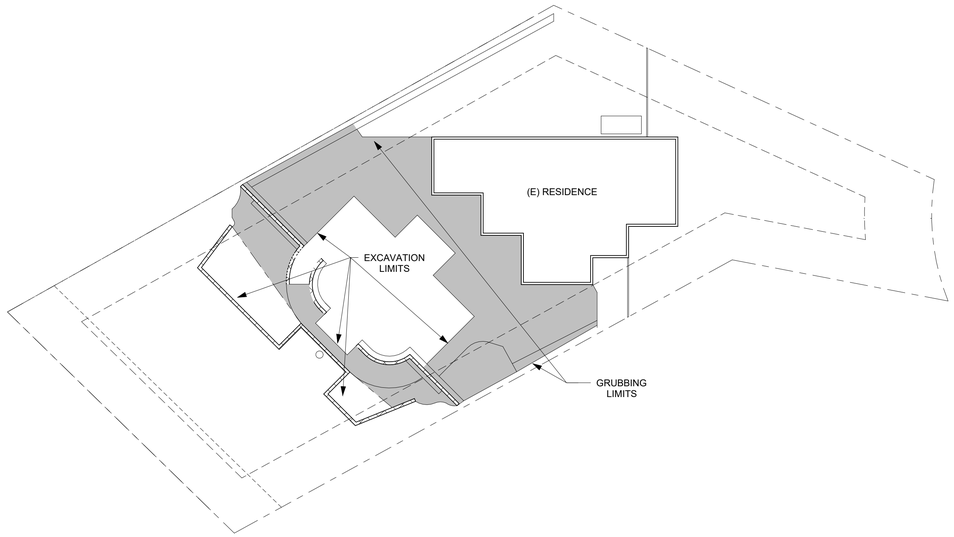
4 Spa Wall Detail
scale: 3/4" = 1'-0"



TYP. POOL SECTION

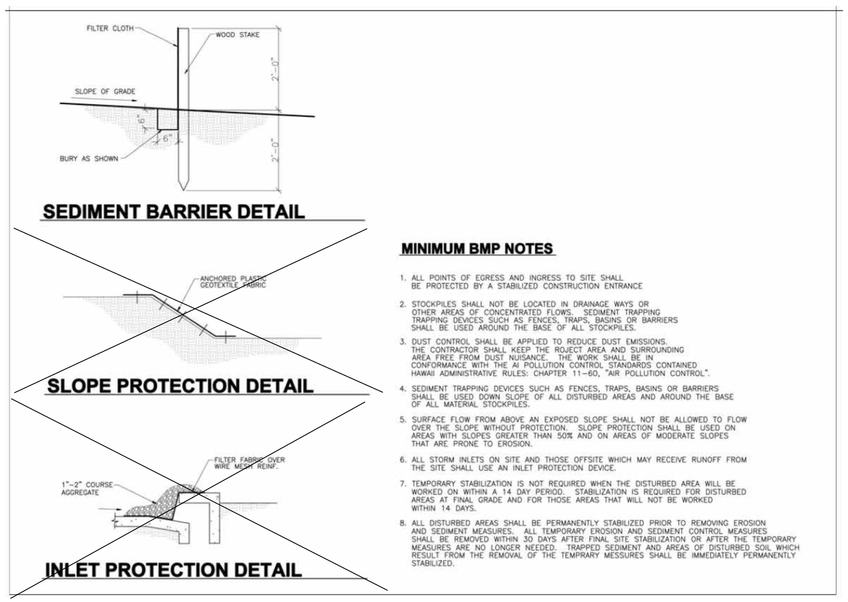
(NO SCALE)

5 Typ. Pool Section
(No Scale)



GRADING & GRUBBING
GRUBBED AREA: 2,016 S.F.
CUT AREA: 1,201 S.F.
MAX CUT DEPTH: 6'-0"
CUT VOLUME: 165 YARDS
EXCAVATED MATERIAL REMOVED FROM SITE

6 Grading Plan
scale: 1/16" = 1'-0"



MINIMUM BMP NOTES

1. ALL POINTS OF EGRESS AND INGRESS TO SITE SHALL BE PROTECTED BY A STABILIZED CONSTRUCTION ENTRANCE
2. STOCKPILES SHALL NOT BE LOCATED IN DRAINAGE WAYS OR OTHER AREAS OF CONCENTRATED FLOWS. SEDIMENT TRAPPING TRAPPING DEVICES, SUCH AS FENCES, TRAPS, BASINS OR BARRIERS SHALL BE USED AROUND THE BASE OF ALL STOCKPILES.
3. DUST CONTROL SHALL BE APPLIED TO REDUCE DUST EMISSIONS. THE CONTRACTOR SHALL KEEP THE ROJECT AREA AND SURROUNDING AREA FREE FROM DUST NUISANCE. THE WORK SHALL BE IN CONFORMANCE WITH THE AI POLLUTION CONTROL STANDARDS CONTAINED HAWAII ADMINISTRATIVE RULES: CHAPTER 11-60, "AIR POLLUTION CONTROL".
4. SEDIMENT TRAPPING DEVICES SUCH AS FENCES, TRAPS, BASINS OR BARRIERS SHALL BE USED DOWN SLOPE OF ALL DISTURBED AREAS AND AROUND THE BASE OF ALL MATERIAL STOCKPILES.
5. SURFACE FLOW FROM ABOVE AN EXPOSED SLOPE SHALL NOT BE ALLOWED TO FLOW OVER THE SLOPE WITHOUT PROTECTION. SLOPE PROTECTION SHALL BE USED ON AREAS WITH SLOPES GREATER THAN 50% AND ON AREAS OF MODERATE SLOPES THAT ARE PRONE TO EROSION.
6. ALL STORM INLETS ON SITE AND THOSE OFFSITE WHICH MAY RECEIVE RUNOFF FROM THE SITE SHALL USE AN INLET PROTECTION DEVICE.
7. TEMPORARY STABILIZATION IS NOT REQUIRED WHEN THE DISTURBED AREA WILL BE WORKED ON WITHIN A 14 DAY PERIOD. STABILIZATION IS REQUIRED FOR DISTURBED AREAS AT FINAL GRADE AND FOR THOSE AREAS THAT WILL NOT BE WORKED WITHIN 14 DAYS.
8. ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED PRIOR TO REMOVING EROSION AND SEDIMENT MEASURES. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND AREAS OF DISTURBED SOIL WHICH RESULT FROM THE REMOVAL OF THE TEMPRARY MESSURES SHALL BE IMMEDIATELY PERMANENTLY STABILIZED.

WILLIAM C. McTHENSON
LICENSED
PROFESSIONAL
ARCHITECT
Expires 4-30-26
No. 10232
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

3.b.

Issue Date
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A2
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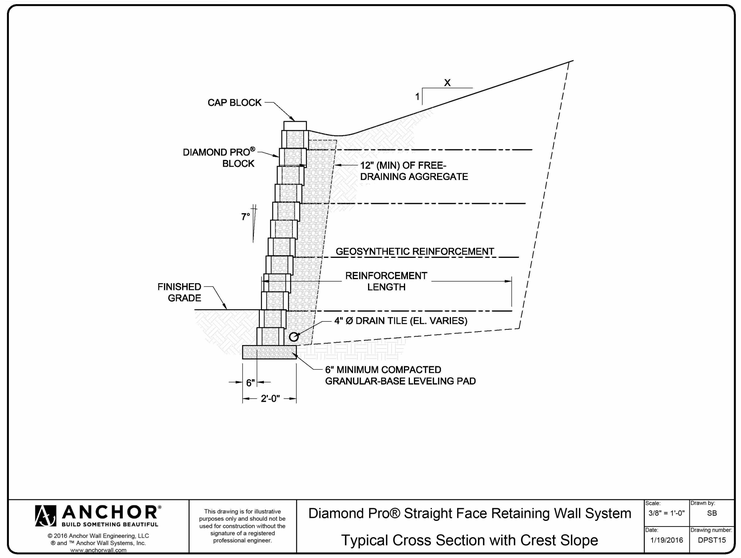
5/15/2024 11:07:25



ANCHOR® BUILD SOMETHING BEAUTIFUL

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Diamond Pro® Straight Face Retaining Wall System

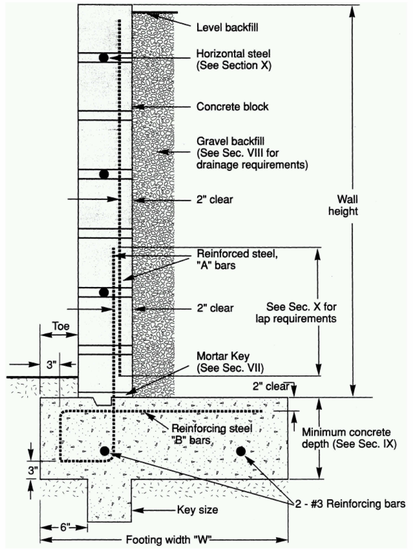
Typical Cross Section with Crest Slope

Scale:	Drawn by:
3/8" = 1'-0"	SB
Date:	Drawing number:
1/19/2016	DPST15

1 Typ. Unreinforced Modular Block Gravity Retaining Wall Detail

(No Scale)

TYPE IV WALL – 8" BLOCK



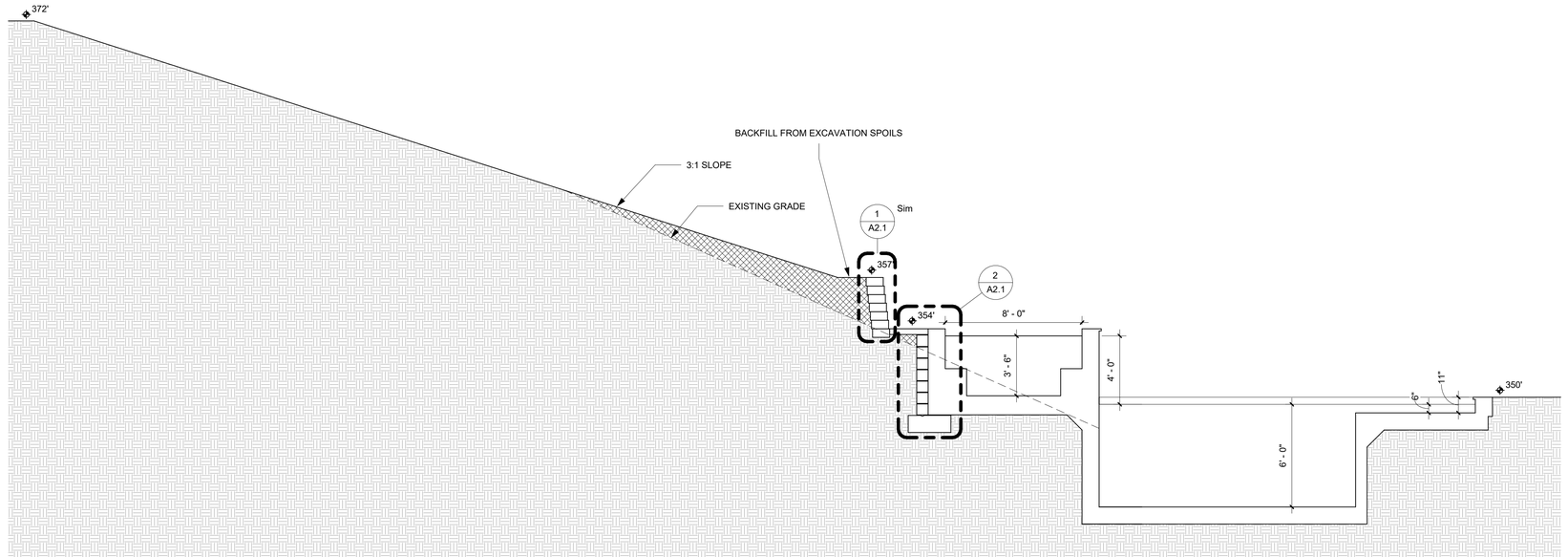
NOTE: The bottom leading edge of all retaining wall footings shall be 7'-0" minimum from FACE of slopes where the ground slopes away from the wall.

TABLE A

Wall height	Wall type	Toe	Footing width	Key size	Reinforcing Steel	
					A bars	B bars
1'-4"	III	2"	1'-3"	None	#3 @ 24" o.c.	None
2'-0"	III	2"	1'-6"	None	#3 @ 24" o.c.	None
2'-8"	III	3"	1'-10"	None	#3 @ 24" o.c.	#3 @ 48" o.c.
3'-4"	III	4"	2'-1"	None	#3 @ 24" o.c.	#3 @ 48" o.c.
4'-0"	IV	6"	2'-6"	None	#4 @ 24" o.c.	#3 @ 32" o.c.
4'-8"	IV	11"	2'-11"	None	#4 @ 24" o.c.	#4 @ 24" o.c.
5'-4"	IV	12"	3'-2"	6"x6"	#4 @ 16" o.c.	#4 @ 24" o.c.
6'-0"	V	16"	3'-10"	8"x8"	#4 @ 16" o.c.	#4 @ 24" o.c.
6'-8"	V	16"	4'-4"	8"x8"	#4 @ 16" o.c.	#4 @ 16" o.c.
7'-4"	V	16"	5'-0"	12"x12"	#5 @ 16" o.c.	#4 @ 16" o.c.
8'-0"	V	20"	5'-8"	12"x12"	#6 @ 16" o.c.	#4 @ 16" o.c.

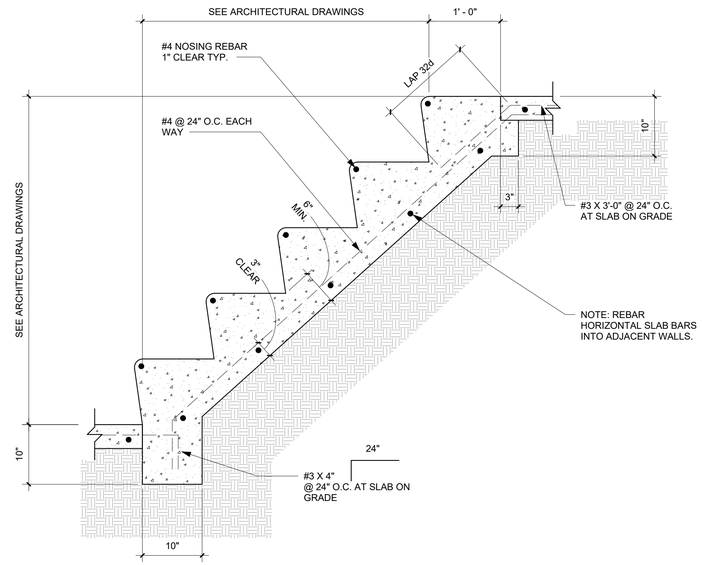
2 Type IV Wall Section Typ.

(No Scale)



3 Site Section

scale: 1/4" = 1'-0"



4 Conc. Stairs on Grade

scale: 1" = 1'-0"

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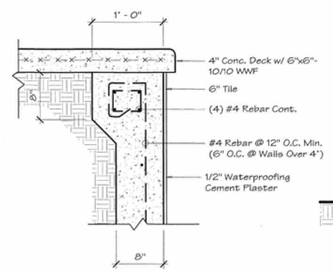
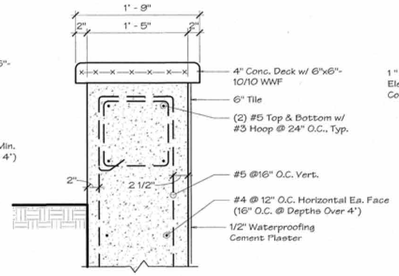
5/15/2024 11:07:25 AM

[redacted]

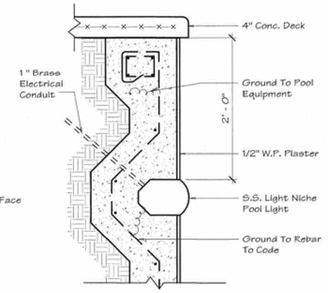
DATE	PAGE
12/14/21	A-3



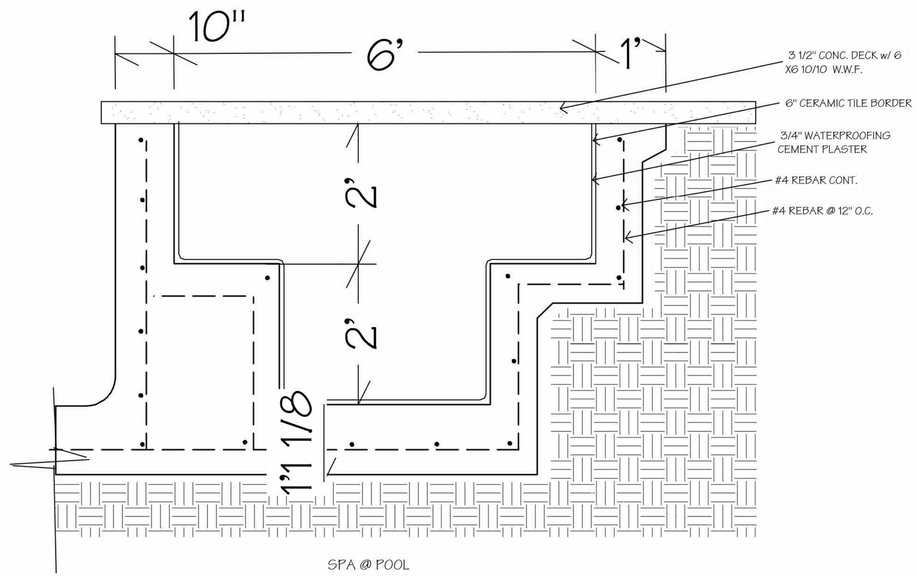
2 Coping/ Bond Beam



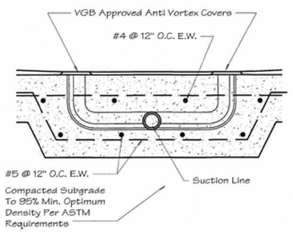
3 Coping/ Bond Beam @ Wall



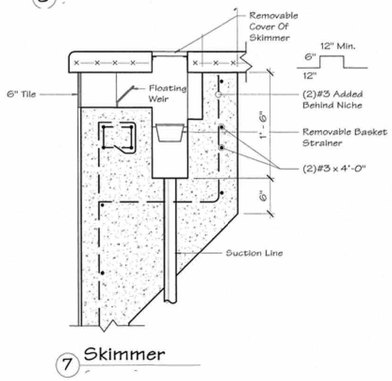
4 Light Niche



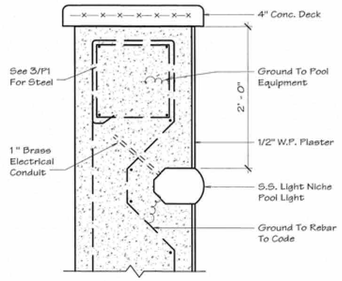
SPA @ POOL



6 Main Drain



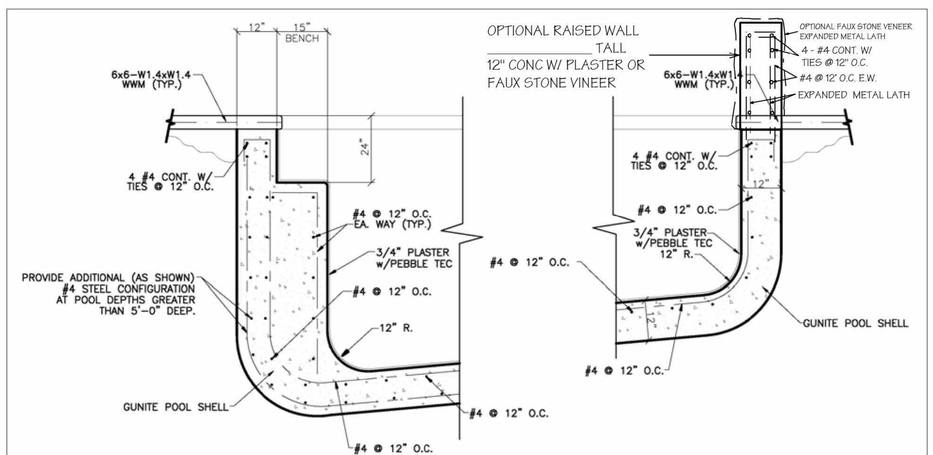
7 Skimmer



5 Light Niche @ Wall

TYPICAL POOL DETAILS 1/2"=1'

Pool General Notes
Steel Reinforcing:
Standard Floor & Wall #4 @ 12" O.C. Each Way, Wall Over 4'-0" Deep, #4 @ 6" O.C. Vertically Extending 2'-0" Into Floor Rebar Shall Be Grade 40. All Steel To Be Grounded Electrically.
Concrete:
All Concrete To Be 3,000 PSI @ 28 Daye. Minimum Concrete Thickness To Be 8" With Minimum Thickness @ Radius, And Below 4'-0" Depth, Shall Be 12". Compact All Areas Below And Around Pool To 95% Of Optimum Density.
Electrical:
All Electrical Works Shall Conform To The Requirement Of Maui County And N.E.C. Art 680 Latest Edition. All Equipment Shall Comply With The N.E.C. And Shall Be U.L. Approved. Bonding And Grounding Shall Be With A.W.G. #8 Copper Conductor. No Electrical Attachment, Receptacle Or Overhead Wiring Shall Be Within 10' Of The Pool Or Spa. All Receptacles Located Between 10' And 15' From The Pool Or Spa Shall Be Protected With A Ground Fault Circuit Interrupter (GFI)
Pool Equipment Room:
Refer To Architectural Plan(s) For Location And Structural Information
Swimming Pool Contractor Shall Be Responsible For:
1. Obtaining All Necessary Permits And Approvals To Install And Complete The Pool And Spa As Shown On These Plans
2. Coordinating All Work with Other Trades
3. Any And All Damage Done To Existing Utilities, Therefore Shall Verify All Utility Locations Prior To Any Excavation



TYPICAL STEEL REINFORCING DETAIL
TYPICAL SECTION NOT TO SCALE

Issue Date
For Review Only

A3
sheet no.

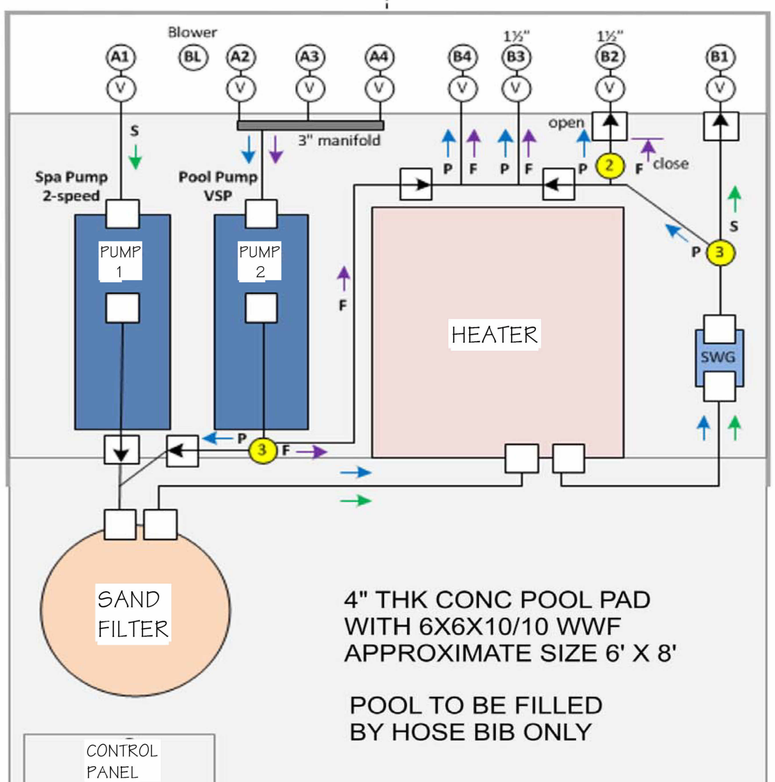
5/15/2024 11:07:26 AM

POOL TO BE FILLED BY HOSE BIB ONLY
POOL SHALL NEVER DRAIN TO SEWER
POOL SHALL HAVE NO RAISED AREA
BEYOND THE MIN SETBACK LINES

A1) 2.0" Spa Floor Drains
BL) Blower
A2) 2.0" Skimmer
A3) 2.0" Pool Floor Drains
A4) 2.0" Pool Wall Suction?

B1) 2.0" (6) Spa Wall Jets
B4) 2.0" (4) Pool Wall Return
B2) 1.5" Spa Floor Return
B3) 1.5" Bubbler?

PVC piping from equipment pad to pool and spa → Pool & Spa



Manual ball valve

Check-valve

Automated 3-port

Automated 2-port

Spa flow (S)

Features flow (F)

Pool flow (P)

Spa Mode
Pump 1 on (pump 2 off)
Actuators in spa position
Primary flow from spa drain
through filter and heater
to spa jets

Spa Mode with Features
Pump 1 and 2 on
Actuators in spa position
Primary flow from spa drain
through filter and heater
to spa jets
Secondary flow provides
circulation from pool
to pool (and features)

Pool Mode
Pump 2 on (pump 1 off)
Actuators in pool position
Primary flow from pool
through filter and heater
to pool

TYPICAL POOL PAD
NOT TO SCALE

WILLIAM C. McTHENSON
LICENSED PROFESSIONAL ARCHITECT
Expires 4-30-26
No. 10232
HAWAII, U.S.A.

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A4

Issue Date
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A4
sheet no.

5/15/2024 11:07:30 AM

Sheena R. Choy

From: John Ritchey [redacted]
Sent: Wednesday, January 8, 2025 6:05 PM
To: DCCA EASLA
Subject: [EXTERNAL] JRSE Another project.
Attachments: Outlook-wy4qx2wk; 20241231_091715_VIELA RES MARKED UP DWGS.PDF

Hi Sheena

Please submit these plans to the board as well.

JRSE was approached by a Lahaina owner who requested a second opinion of framing drawings, dated July 30, 2024, he was provided by a licensed Maui architect. JRSE conducted a review of the permitted drawings for construction and numerous structural and code deficiencies were observed. The owner informed JRSE that the building was designed by the architect's in-house structural engineer. The owner also stated he paid $12,000.00 for them. The owner stated he informed the architect and engineer of the noted discrepancies; however, they informed him the submitted plans would not be changed to address the listed deficiencies.

Respectfully,

John Ritchey, PE
Principal

John Ritchey, Structural Engineer, LLC
Structural Engineering and Consulting
W: [redacted]

Sheena R. Choy

From: DCCA EASLA
Sent: Tuesday, December 17, 2024 12:32 PM
To: John Ritchey
Subject: RE: Info for EASLA Board meeting

Hi John,

Board's laws (Hawaii Revised Statutes "HRS" 464) and rules (Hawaii Administrative Rules "HAR" 16-115) are available here: https://cca.hawaii.gov/pvl/boards/engineer/statute_rules/

Also per our phone call this morning, confirming that we have received your emails and documents for the 2/6 board meeting. Please note that we are unable to "advertise" the board meetings to specific individuals/organizations. However, schedule for Board meetings are available through 2025 on the Board's website and the agenda for each meeting is always posted at least 6 calendar days before the meetings on the State Calendar.

We will have public packets available for those who come in-person, and a link to a digital public packet available on the Board's website as the meeting approaches.

Mahalo,
Sheena

From: [redacted]
Sent: Tuesday, December 17, 2024 11:51 AM
To: DCCA EASLA <easla@dcca.hawaii.gov>
Subject: [EXTERNAL] Re: Info for EASLA Board meeting

Sheena

Can you please send me the licensure laws for architectural and structural professionals.

I spoke with Lance Nakamura, DSA, and I forwarded the board meeting information. He stated his team is also looking into this matter and his inspectors are also bringing information to his attention.

JRSE

From: DCCA EASLA <easla@dcca.hawaii.gov>
Sent: Monday, December 16, 2024 3:58 PM
To: John Ritchey [redacted]
Subject: Info for EASLA Board meeting

Aloha John,

Per our phone conversation today, please see information below regarding attending the EASLA Board's next meeting:

Meeting information:

- **Date**: Thursday, February 6, 2025
- **Time**: 10am HST start
- **Agenda**: Will be filed on the State calendar within 6 days of the meeting - https://calendar.ehawaii.gov/calendar/
- **Zoom link**: Link will be updated on the Board's website as the meeting date approaches - https://cca.hawaii.gov/pvl/boards/engineer/board-meeting-schedule/
- **In-person location**: I understand that you are located on Maui and would be joining and testifying virtually, but should you happen to be on O'ahu and wish to attend in-person or if there are other stakeholders who would like to join in-person, the in-person meeting address is:

  HRH King Kalakaua Building
  King Kalakaua Conference Room, 1st Floor
  335 Merchant St
  Honolulu, HI 96813

Per our call, thank you for also sending a brief letter to the Board summarizing what you plan to testify on. I will distribute copies for the Board's information and review prior to the meeting. Kindly request that you send the letter at least 10 business days in advance of the 2/6 meeting so I have time to prepare it for Board and public distribution.

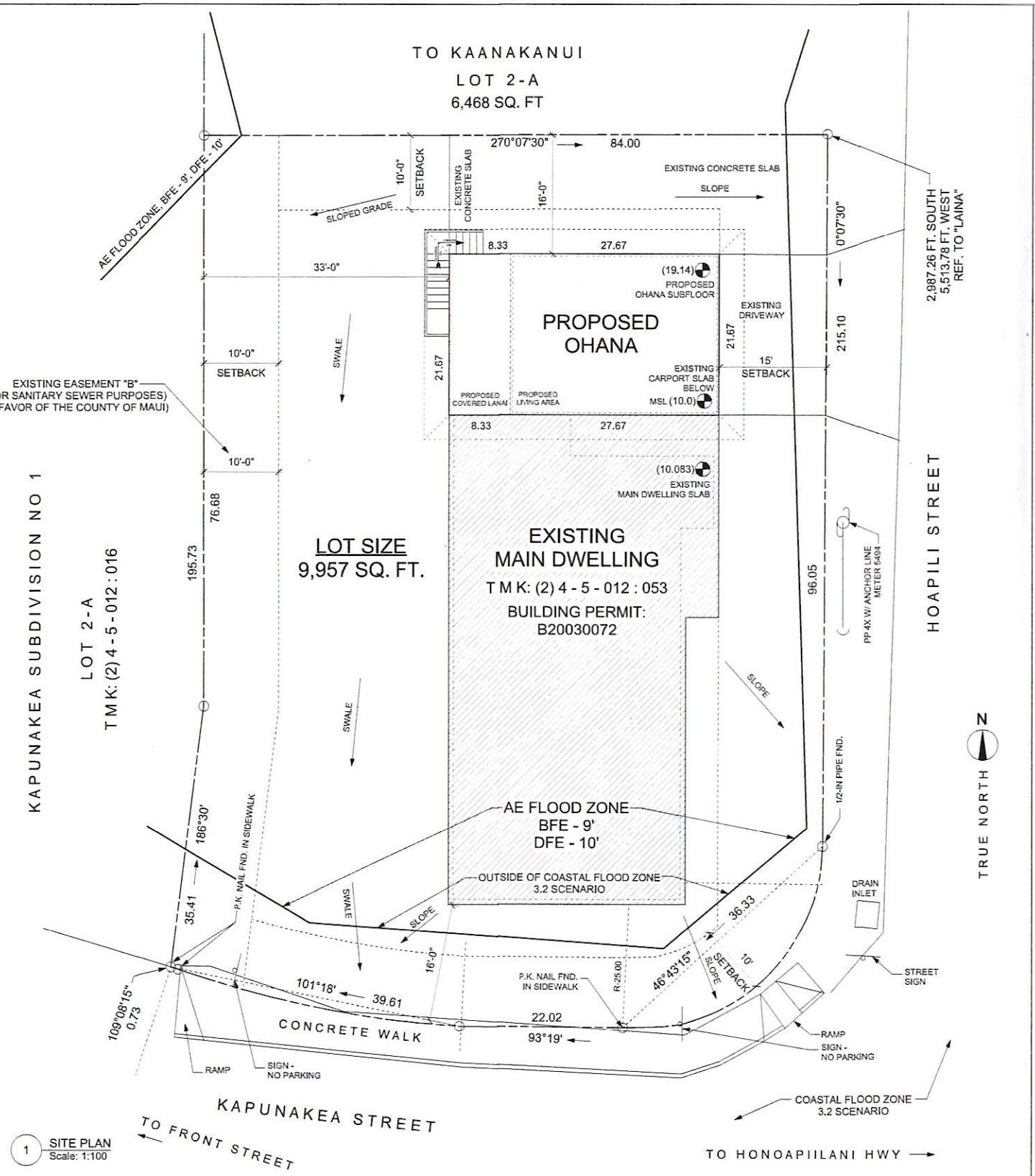
The Board is committed to protecting the health, safety, and welfare of the public. We appreciate both your interest in the same mission, as well as your understanding that the Board is limited by its laws and rules as to the extent to which it can take certain action.

I understand that you are already familiar with the Regulated Industries Complaints Office ("RICO"), but just including their website here again for your convenience if you would like to file a complaint against any current licensee: https://cca.hawaii.gov/rico/.

Please let me know if you have any questions and you are welcome to stay in touch ahead of the February meeting.

Mahalo,
Sheena

Sheena Choy
Executive Officer
Department of Commerce and Consumer Affairs
Professional and Vocational Licensing Division
P.O. Box 3469
Honolulu, HI 96801
Fax: (808) 586-2874



1 SITE PLAN
Scale: 1:100

COUNTY OF MAUI
MAUI COUNTY CODE, CHAPTER 16.16B ENERGY CODE RESIDENTIAL PROVISIONS

COMPLIANCE METHOD	
☐	R401.2(1) R401.3 Through R404 (Prescriptive)
☐	R401.2(2) R405, R401 Through R404 labeled Mandatory (Simulated Performance Method)
☐	R401.2(3) R406 (Energy Rating Index Compliance Alternative)
☑	R401.2(4) R401.2.1 (Tropical Zone)
☐	R102.1 (Alternative)

To the best of my knowledge, this project's design substantially conforms to the Energy Code.

Signature: Date: 07/01/2024
Name: Mary Colette Rixey
Title: Architect
License No.: AR-19008

INDEX OF DRAWINGS

Hawaii Revised Statutes 196-6.5
A solar water heater system is required for all new single family dwellings unless the chief energy officer of the Hawaii state energy office approves a variance.

— a/c for P.E. #
—

OWNER:	CHAD VIELA
ADDRESS:	1305 HOAPILI STREET, LAHAINA, HI 96761
TAX MAP KEY:	(2) 4-5-012:053
ZONING:	R-3 (RESIDENTIAL)
CONSTRUCTION TYPE:	TYPE V
OCCUPANCY GROUP:	R-3 (DWELLING)
BUILDING CODE:	ALL CONSTRUCTION SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE OR THE 2018 INTERNATIONAL BUILDING CODE > SPECIFY ONE, NOT BOTH.
LIVING AREA:	599 SQ. FT.
COVERED LANAI	179 SQ. FT.
COVERED WALKWAY / STAIR	62 SQ. FT.
GARAGE / STORAGE	0
OTHER	0
TOTAL AREA:	840 SQ. FT.
WIND DESIGN DATA:	BASIC WIND SPEED: V = 110 ULTIMATE. USED 'V' ONLY
	ALLOWABLE STRESS DESIGN WIND SPEED: V_{asd} = 85
	RISK CATEGORY: II
	EXPOSURE CATEGORY: C OR D FOR ONSHORE WIND DIRECTIONS) 'C' W/ IN 600' OF COASTLINE.
	TOPOGRAPHIC FACTOR: 1 Kzt Contour
	SEIZMIC DESIGN CATEGORY: D_0
	INTERNAL PRESSURE COEFFICIENT: GCpi = +.18/ -.18 (PARTIALLY OPEN)
	DIRECTIONALITY FACTOR: MAIN WIND FORCE RESISTING SYSTEM (MWFRS): Kd = .85
	DIRECTIONALITY FACTOR: COMPONENTS AND CLADDING: Kd = .85

FLOOD ZONE:
PANEL 1500030361F, EFF, 9/19/2012
BFE = 9' MSL BASE FLOOD ELEV.
DFE = 10'
ELEVATION AT STREET LEVEL = 7'

NOT SEISMIC. DESIGN CRITERIA - IV, IV...

PROTECTION OF OPENINGS:

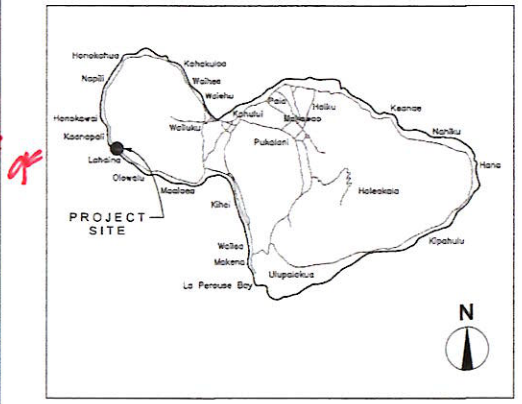
2018 International Building Code (IBC) county amendments
Maui County Code, Chapter 16.26C Building Code
County Ordinance 5508

1609.2 Protection of Openings:
Exceptions:
Wood structural panels with a minimum thickness of Via inch (11.1 mm) and maximum panel span of 8 feet (2438 mm) shall be permitted for opening protection in buildings with a mean roof height of 33 feet (10 058 mm) or less that are classified as a Group R-3 or R-4 occupancy. Panels shall be precut so that they shall be attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be predrilled as required for the anchor- age method and shall be secured with the attachment hardware provided. Attachments shall be designed to resist the components and cladding loads determined in accordance with the provisions of ASCE 7, with corrosion-resistant attachment hardware provided and anchors permanently installed on the building. Attachment in accordance with Table 1609.2 with corrosion-resistant attachment hardware provided and anchors permanently installed on the building is permitted for buildings with a mean roof height of 45 feet (13 716 mm) or less where [Vasd] Ve/t-asd determined in accordance with Section 1609.3.1 does not exceed 140 mph (63 m/s).

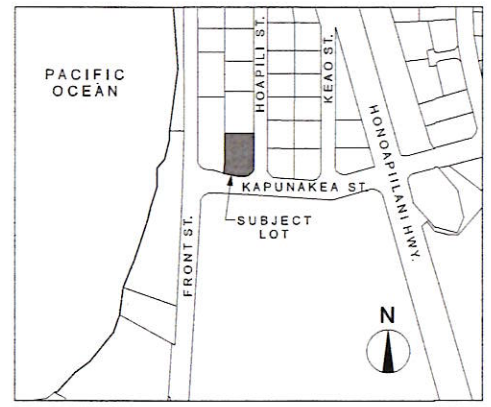
TABLE 1609.2
WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE
FOR WOOD STRUCTURAL PANELS a,b,c,d

FASTENER TYPE	FASTENER SPACING		
	Panel span ≤ 4 feet	Panel span < 4 feet and ≤ 6 feet	Panel span < 6 feet and ≤ 8 feet
No. 8 Wood screw based anchor with 2-inch embedment length	16"	10"	8"
No. 10 Wood screw based anchor with 2-inch embedment length	16"	12"	9"
1/4-inch lag screw based anchor with 2-inch embedment length	16"	16"	16"

USE FEMALE PANELMATE STAINLESS STEEL HEADS AND CARBON STEEL FASTENER ANCHORS & SIDEWALK BOLTS. 1/4" X 3-1/4" - ENW325 AND 1/4" OR EQUAL. PREDRILL PANELS TO FIT, LABEL WITH NUMBER AND LOCATION.



2 LOCATION MAP
NOT TO SCALE



3 VICINITY MAP
NOT TO SCALE

VIELA OHANA

[redacted]

COASTAL - USE STAINLESS STEEL OR HDG ASTM A153, CLASS C OR HDG NOT ZMAX, UNLESS THAT'S ALL SIMPSON HAS. (G185 MIN)

— Chris Ohana
— Bldg Inspection office

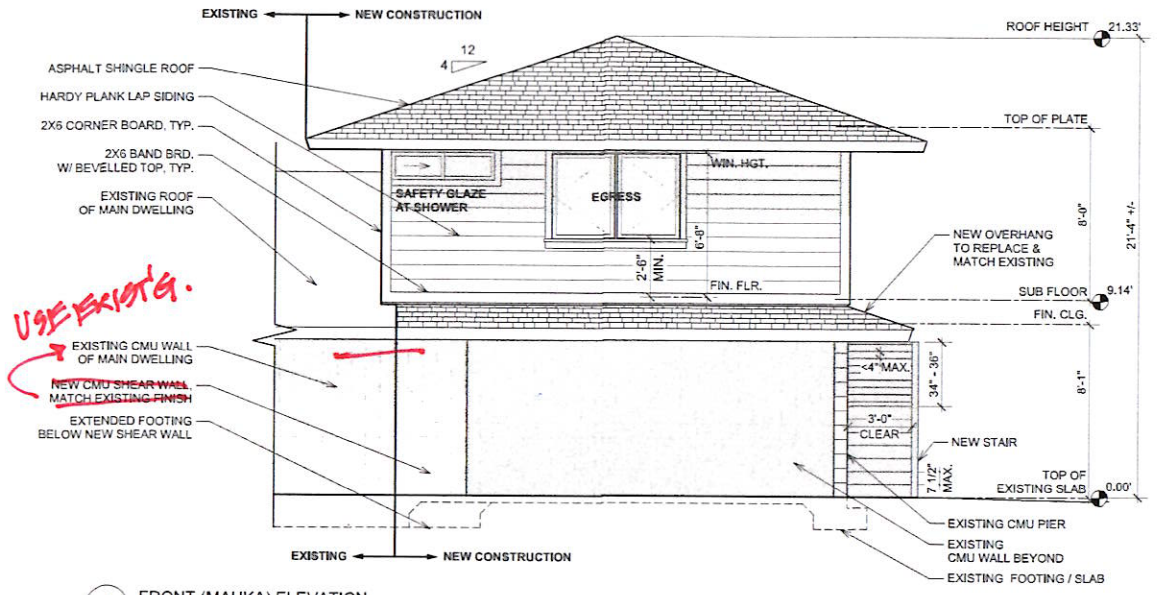
DATE: JULY 30, 2024
REVISED:
DRAWN BY: MCR
SCALE: AS NOTED

VIELA OHANA

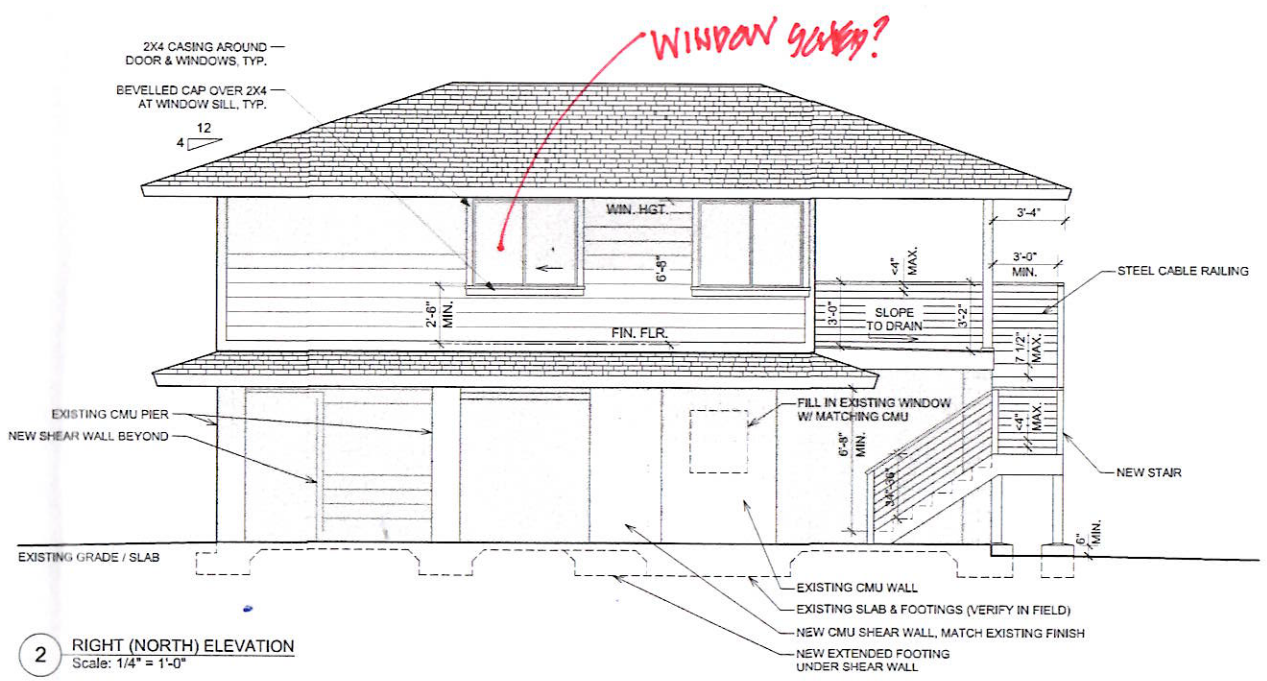
SITE PLAN

MARY C. RIXEY
LICENSED PROFESSIONAL ARCHITECT
AR - 19008
HAWAII, U.S.A.
MARY COLETTE RIXEY, AIA

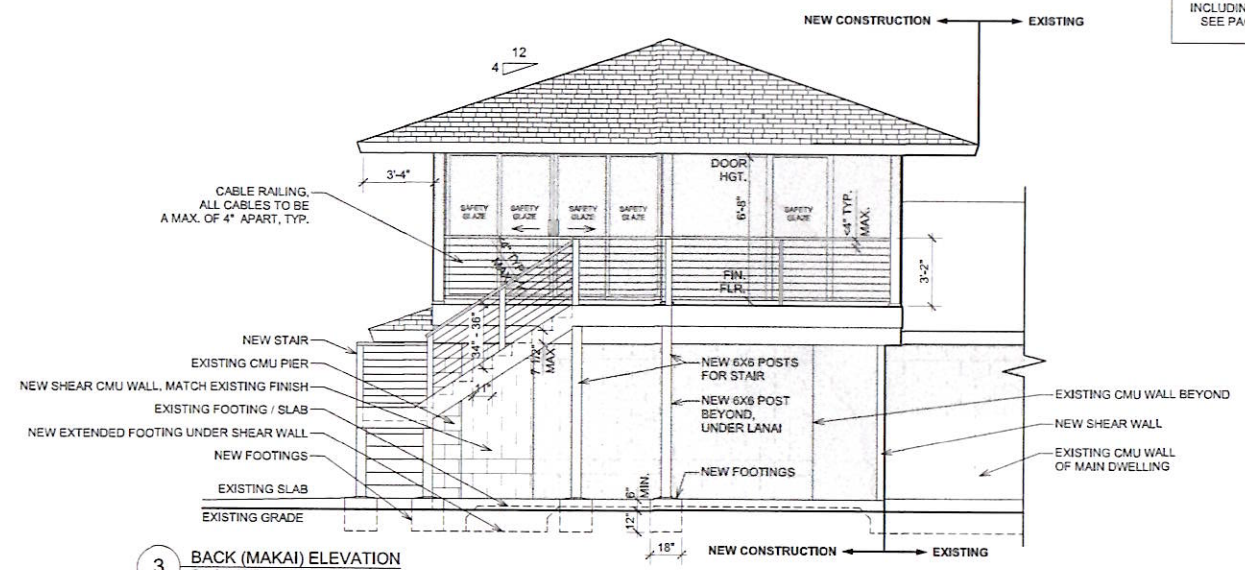
SHEET
A-1
1 OF 5 PAGES



1 FRONT (MAUKA) ELEVATION
Scale: 1/4" = 1'-0"

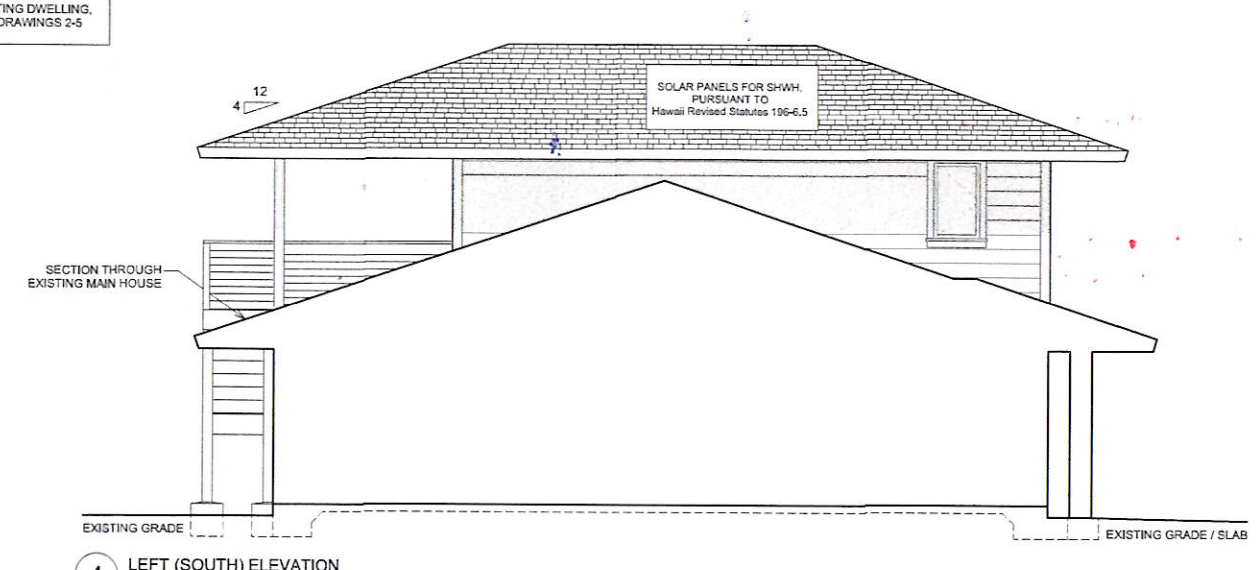


2 RIGHT (NORTH) ELEVATION
Scale: 1/4" = 1'-0"



3 BACK (MAKAI) ELEVATION
Scale: 1/4" = 1'-0"

FOR FULL ELEVATIONS INCLUDING EXISTING DWELLING, SEE PAGE A-5, DRAWINGS 2+5



4 LEFT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0"

LICENSED ARCHITECT. REQ'D.

SPECIAL INSPECTION OBSERVATION.

SPECIFY.

GENERAL NOTES:

1. All means and methods of construction shall be in conformance with the INTERNATIONAL BUILDING CODE 2018 and specific codes, laws, and regulations of the State of Hawaii and the County of Maui, including but not limited to, smoke detectors, egress and ingress, light and ventilation, fire rated construction, wood construction, roofs, plumbing, electrical wiring, mechanical equipment and ductwork.

2. Building, Electrical and Mechanical Component Systems shall be in compliance with County of Maui, Maui County Code, Chapter 16.16C Energy Code.

3. The Architect or Engineer shall not be responsible for construction means, methods, techniques, sequences, or procedures, or safety precautions in connection with the work, for acts or omissions of the contractors, or any other persons performing any of the work or the failure of any of them to carry out the work in accordance with the construction documents.

4. The Building Contractor shall make himself entirely familiar with these working drawings and the site and shall report to the Architect any discrepancies and/or erroneous or contradicting information with regard to the drawings and/or the site prior to the start of construction.

5. Each note on any page shall be considered as one and consistent for all pages, unless otherwise noted.

GENERAL NOTES CONT'D:

6. All dimensions govern over scale. Detail drawings govern over plans, sections, and elevations.

7. All lumber shall be treated in accordance with STATE OF HAWAII rules & regulations and as specified in framing notes.

8. All underground pipe work for water draining purposes shall be P.V.C. schedule #40, glued with primer and sealant at all joints.

9. All operable windows and sliding doors shall be provided with screens, as per MCC, Section 16.08.100 E.

ROOFING:

1. Roofing shall be 2 HR. fire rated asphalt shingles, with stainless steel fastening.

2. Installation shall be in accordance with manufacturer's specifications including but not limited to "polyglass" TU peel and stick underlayment.

3. Use aluminum flashing and drip edges at gutter boards, caps, and upper level lanai decks.

DRYWALL & PLASTER:

1. All interior dry walls and ceilings to be 5/8" thk., screwed to framing, taped, blocked, finished coated, and sanded to a smooth and even finish allowing no pocks or scrapes. All drywall at garage area 5/8" thk., Type X drywall, installed according to 1Hr. fire rated wall construction.

2. Use water resistant (green board) drywall at bathroom walls and (brown board) at ceilings.

EXTERIOR FINISHES:

1. All wood trim surfaces shall be Latex exterior grade painted with 1 primer coat and 2 coats finish paint. Use high quality Benjamin Moore paint or approved equal. All paint color shall be off white as selected by owner and/or architect. On sight samples shall be provided by painting contractor.

2. All surfaces shall be sanded between coats, putty, patch, and finish smooth with no streaks, seams, or smears.

EXTERIOR TRIM WINDOWS & DOORS:

1. All exterior casing, facia, face boards, and trim shall be factory primed cedar (or cedar finger joint laminate). All surfaces (including cuts) to be weather and termite sealed prior to installation.

2. All window units adjacent to bath tubs and showers and all glass doors shall be safety glaze.

INTERIOR FINISHES:

1. All painted interior trim, moldings, casing, base, faces, crowns, caps, and doors, etc. shall receive 1 coat primer and 2 coats finish paint. Use a high quality Latex, semi-gloss matt finish on all surfaces. Color to be separate from walls.

2. Use water resistant finishes at all bath rooms and kitchen.

3. Drywall surfaces shall receive 1 coat primer and 2 coats finish paint. Ceilings to receive flat base paint, (paint color to be similar but not the same as walls). Backroll all sprayed surfaces.

4. All walls and bathroom ceilings shall receive "Egg shell" low sheen paint, (off white on walls with similar color on ceilings). Painting contractor to provide color sample areas on walls and ceilings.

5. All painted finishes shall be caulked, puttied, and sanded smooth between coats as necessary to provide an even, smooth, and consistent finish free of blemishes, streaks, scraps, bubbles, or pock marks.

INTERIOR TRIM & DOORS:

1. All interior trim, moldings, casing, base, faces, crowns, and caps, etc. to be suitable for high quality finish paint.

2. All interior doors to be solid core, 1 3/8"thk.

INSULATION:

1. Fiberglass batt insulation with a minimum 5 1/2" - R19 value to be placed in ceiling, in accordance with Hawaii and Maui County Energy Code Requirements. Contractor may provide alternative types of insulation that have equivalent R value for approval by Owner/Architect.

2. Fiberglass batt insulation with a minimum 3 1/2" - R13 value shall be placed in the stud walls in accordance with the Hawaii and Maui County Energy Code requirements. Contractor may provide alternative types of insulation that have equivalent R value for approval by Owner/Architect.

CERAMIC TILE & MARBLE:

1. All wall, and floor tile or marble to be set on 1/2" thk. "Dur-rok" base glued and screwed to floor sheathing.

2. All tile and marble to be set with thin set. Use a job mixed grout base where leveling is required in excess of 1/4".

?! 2" MIN.

MAYBE DEAD LOAD. FOR JUST THIS. → IBC CH34 5/.4 ALWAYS & RETROFIT EXISTING.

DATE: JULY 30, 2024
REVISED:
DRAWN BY: MCR
SCALE: AS NOTED

VIELA OHANA

[redacted]

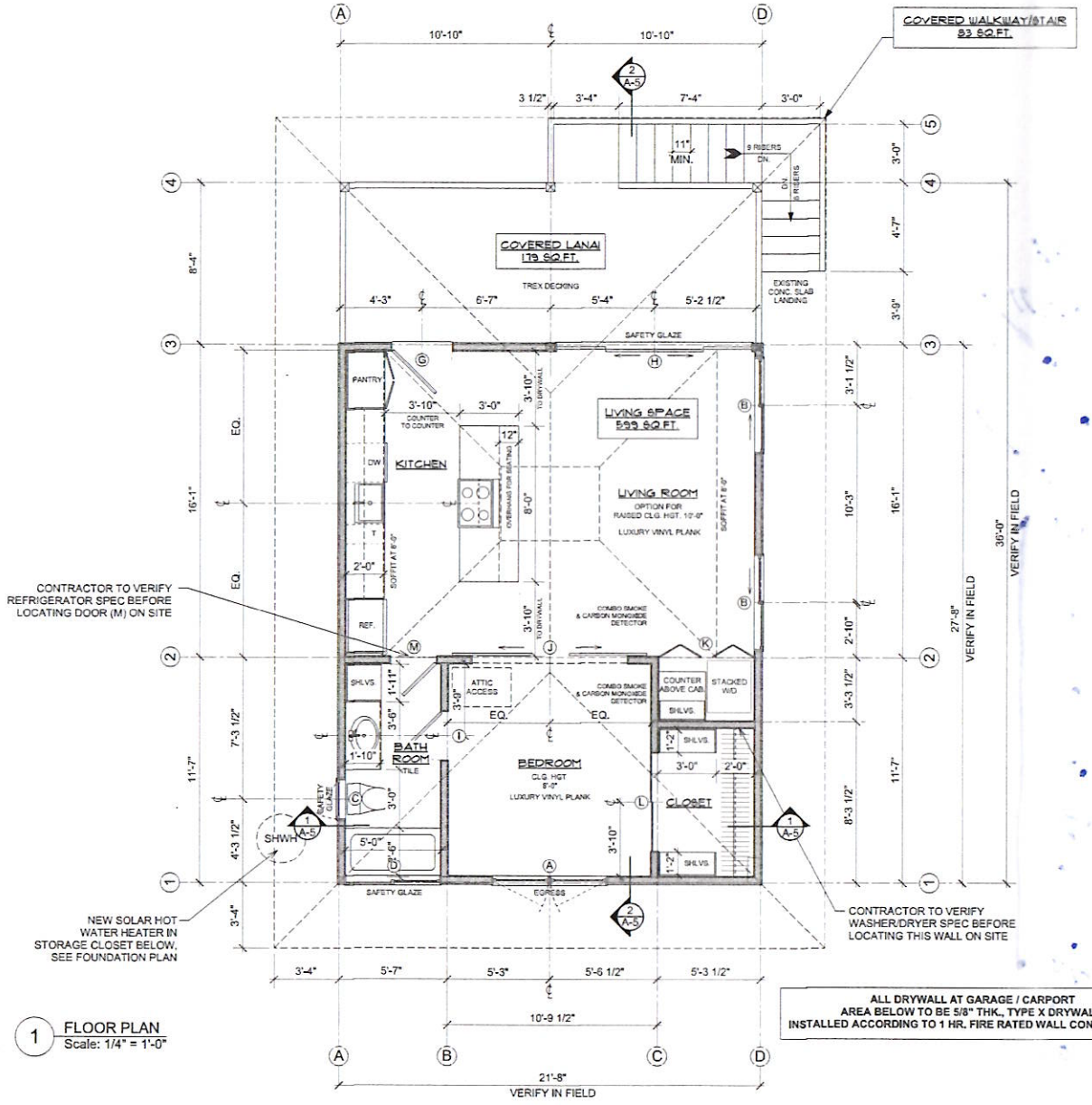
MARY C. RIXEY LICENSED PROFESSIONAL ARCHITECT AR - 19008 HAWAII U.S.A.

MARY COLETTE RIXEY, AIA

SHEET NO.
A-2
2 OF 5 PAGES

EXPIRATION DATE NOVEMBER OF UNEVEN YEARS

3.b.



1 FLOOR PLAN
Scale: 1/4" = 1'-0"

ALL DRYWALL AT GARAGE / CARPORT AREA BELOW TO BE 5/8" THK., TYPE X DRYWALL, INSTALLED ACCORDING TO 1 HR. FIRE RATED WALL CONSTRUCTION

LIGHT & VENTILATION CALCULATIONS
MIN. LIGHT REQUIREMENT TO BE ≥ 8% OF FLOOR AREA
MIN. VENTILATION REQUIREMENT TO BE ≥ 14% OF FLOOR AREA

	AREA SQ. FT.	LIGHT SQ. FT.	%	VENT SQ. FT.	%
LIVING ROOM	298	80.16	**26.8**	60.65	**20.3**
BEDROOM	113	17.9	**15.8**	17.9	**15.8**

PROPOSED SQUARE FOOTAGE BREAKDOWN

LIVING AREA	599 SQ.FT.
COVERED LANAI	179 SQ.FT.
COVERED WALKWAY	62 SQ.FT.
GARAGE/STORAGE	0 SQ.FT.
OTHER	0 SQ.FT.
TOTAL FLOOR AREA	840 SQ.FT.

WINDOW SCHEDULE
ALL HARDWARE TO MATCH, PER OWNERS' SPECIFICATION
CONTRACTOR TO VERIFY ROUGH OPENING SPECIFICATIONS BEFORE FRAMING.

SYMBOL	LOCATION	TYPE	SERIES & STYLE	R.O. WIDTH X HEIGHT	MATERIAL	NOTES
Ⓐ	BEDROOM	DOUBLE CASEMENT	MILGARD, STYLELINE	72" X 48"	ALUMINUM, W/ SCREEN	EGRESS
Ⓑ	LIVING ROOM	SLIDER	MILGARD, STYLELINE	60" X 48"	ALUMINUM, W/ SCREEN	
Ⓒ	BATH ROOM	CASEMENT	MILGARD, STYLELINE	24" X 42"	ALUMINUM, W/ SCREEN	SAFETY GLAZE
Ⓓ	SHOWER	SLIDER	MILGARD, STYLELINE	60" X 16"	ALUMINUM, W/ SCREEN	SAFETY GLAZE

DOOR SCHEDULE
ALL HARDWARE TO MATCH, PER OWNERS' SPECIFICATION
CONTRACTOR TO VERIFY ROUGH OPENING SPECIFICATIONS BEFORE FRAMING.

SYMBOL	LOCATION	TYPE	SERIES & STYLE	R.O. WIDTH X HEIGHT	MATERIAL	NOTES
Ⓖ	KITCHEN	SWINGING PATIO	MILGARD, V400 TUSCANY	37" X 80"	VINYL	SAFETY PANEL, SINGLE PANEL, OPERABLE
Ⓗ	LIVING RM.	SLIDING PATIO	MILGARD, A250 TIA	118 3/4" X 80"	ALUMINUM	4 PANEL, SAFETY GLAZE
Ⓘ	BATH RM.	INT.	BUFFELIN, MDF 2 PANEL, 1 3/8"	UNIT SIZE: 30" X 80"	MDF SOLID FOR PAINT	
Ⓜ	BATH RM.	INT.	BUFFELIN, MDF 2 PANEL, 1 3/8"	UNIT SIZE: 28" X 80"	MDF SOLID FOR PAINT	*
Ⓙ	BEDROOM	SLIDING BARN DOORS	TBD. BY OWNER	UNIT SIZE: 120" X 80"		2 PANEL
Ⓚ	LAUNDRY CLOSET	BI-FOLD ACCORDION	TBD. BY OWNER	UNIT SIZE: 60" X 80"		
Ⓛ	CLOSET	SLIDING	TBD. BY OWNER	UNIT SIZE: 60" X 80"		MIRROR PANELS

* VERIFY REFRIGERATOR SPEC BEFORE DETERMINING THIS DOOR SIZE

DATE: JULY 30, 2024
REVISED:
DRAWN BY: MCR
SCALE: AS NOTED

VIELA OHANA

MARY COLETTE RIXEY, AIA

SHEET NO.
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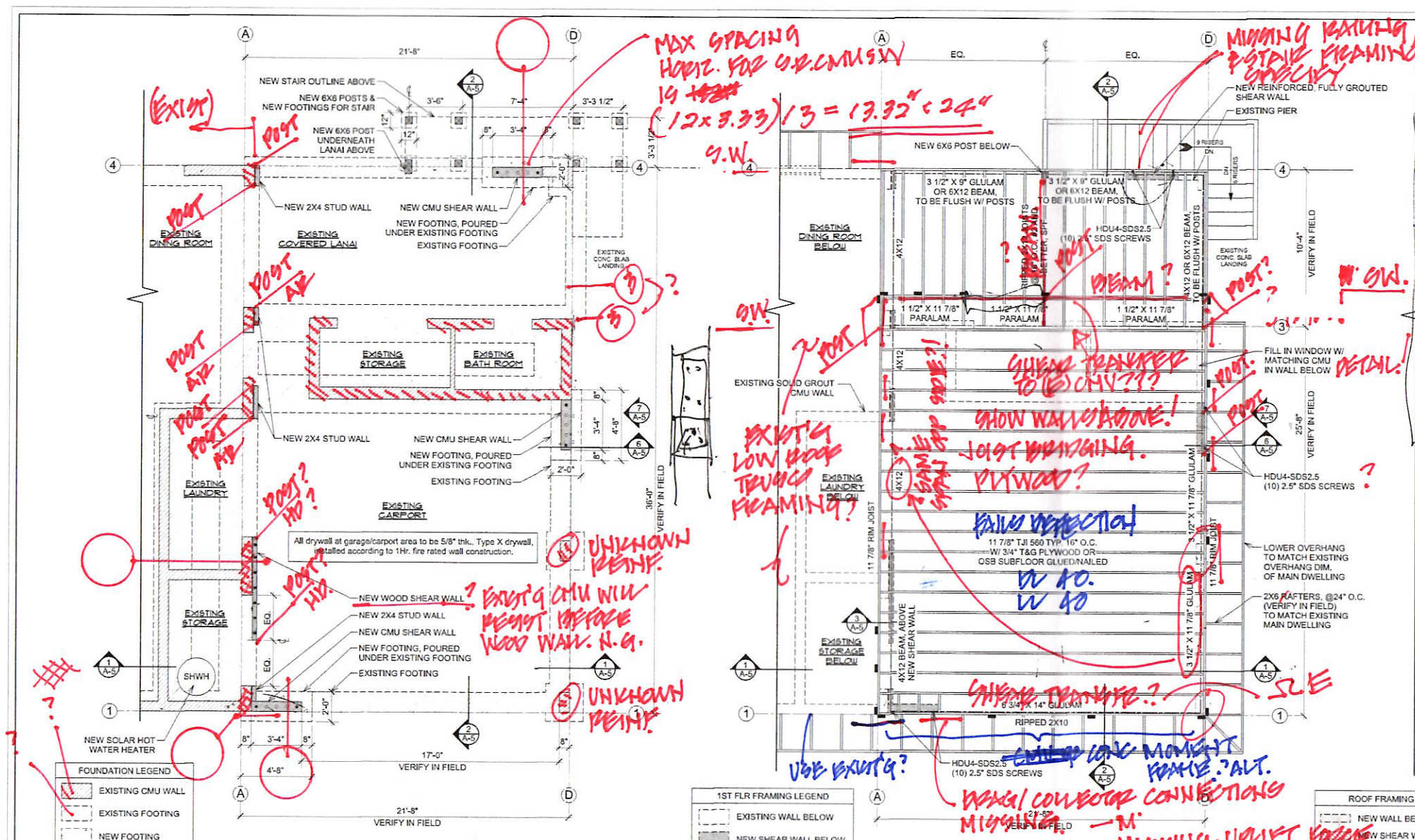

FOUNDATION PLAN NOTES:

1. All footings shall be 3,000 psi ready-mixed concrete.
2. All footings shall be centered below pier or wall it is supporting, unless noted otherwise.
3. All new footings shall be 14" thick, unless noted otherwise, and bear on sound compacted soil a minimum of 18" below adjacent grade.
4. For continuous wall footings provide (3) - #5 continuous at bottom of footing and #5 @ 12" o.c. in the transverse direction. Provide 36" lap splice as required and 3" clear cover to earth form.
5. For square footings provide reinforcing indicated on plan with 3" clear cover to earth form.
6. Vertical reinforcing for CMU piers and walls shall be doweled into its footing with 90 degree hook tied to footing reinforcing.
7. For CMU walls provide (1) - #5 vertical reinforcing at wall ends, corners, and intersections. Provide (1) - #5 vertical reinforcing in between at 16" maximum spacing. Provide (1) - #4 continuous horizontal reinforcing in top course and 24" o.c. below that. Provide 24" lap splice as required and an 180 degree hook at wall ends.
8. Concrete blocks shall be hollow load-bearing concrete masonry units. Mortar shall be type S proportioned in accordance with IBC table 2103.7(1). Grout shall be 3,000 psi ready-mixed.
9. Provide 1/2" minimum clearance between reinforcing/anchor bolts and masonry/shell.
10. • or ◦ - Indicates minimum anchor bolt locations on plan.
    ◦ - Indicates anchor bolt extends to above Dropped Beam as nut and washer. Provide nut and BPS5/8-3 at all drop beams on exterior walls, unless noted otherwise. Provide standard nut and cut washer elsewhere.
    • - Indicates anchor bolts extends to above bottom plate as required for Hold Down anchor or plate washer.
    Anchor bolts indicated on plan shall be A307 hot-dipped glavanized 5/8" diameter with a single nut and washer at bottom cast into CMU. All anchor bolts shall be secured prior to placing grout. Contractor shall coordinate anchor bolt locations to ensure alignment with holddown hardware indicated on the Framing Plan.
12. **See Framing Plan notes for lumber specifications.** Anchor bolts shall extend to at least 3" above top of Dropped Beams and 3" above bottom plate where indicated on Framing Plan.
13. Bolt holes drilled in framing lumber shall be no larger than 1/16" larger diameter than nominal size of bolt. Re-tighten all nuts prior to closing in walls. Counter sink bolt holes where required. Standard galvanized cut washers shall be used under bolt heads and nuts against wood.
14. Provide hot-dipped galvanized termite [illegible] over all CMU piers and walls.
15. At wood shear wall - sheathing nailing shall be 10dx3" long spaced 2" o.c. at wall diaphragm boundary edges, 3" o.c. at other panel edges, and 12" o.c. in the field. Provide continuous horizontal blocking at window/door rough opening top and bott. Provide (2) studs at adjoining panel edges and nails shall be staggered. Provide 5/8" thick threaded rod anchor bolts, epoxied into existing footing, 6" from each end and 12" o.c. between.

FLOOR FRAMING PLAN NOTES:

1. All framing lumber shall be Douglas Fir and graded follows:
   A. 2x - 4x Beams, joists, studs, rafters - No. 2 or Better
   B. Beams greater than 4x - No.1 or Better
   C. Posts - No.1 or Better
2. Glued laminated wood beams shall be Douglas Fir, combination 24F-V8 for all members continuous or cantilevered over supports, and combination 24F-V4 for simple spanning beams. Use only Exterior type adhesives.
3. Plywood shall be Douglas Fir, CDX, conforming to product standard PS-1, unless noted otherwise.
4. All framing lumber, glued laminated beams, and plywood products shall be pressure-preservative-treated to provide protection against decay termites per IBC section 2304.11. All end cuts shall be treated.
5. All deck floor framing lumber shall be CAC brown treated rated for ground contact (Douglas Fir).
6. Minimum nailing shall comply with Table 2304.9.1 of the IBC utilizing galvinized common wire nails. Pre-drill holes are required to prevent splitting.
7. Install solid blocking between joists and rafters at support points and under transverse framing.
8. All connection hardware as specific is Simpson Strong-Tie, refer to latest published catologue. All hardware finish shall be ZMAX minimum or stainless steel.
9. — - Indicates minimum locations of MSTA36 strap. Locate bottom of strap at bottom of Dropped Beam. Fill (10) topmost and (10) bottommost holes and every 3rd hole between. Install strap prior to wall sheathing.
10. • - Indicates HDU4/5-SDS2.5 hold down anchor as indicated on plan. Fill all holes with 2.5" SDS screws.
11. ◦ - Indicates sill plate anchor BPS5/8-3
12. Typical Wall Framing:
    - 2x4 Studs 16" o.c. Provide 4x4 at exterior wall corners, where HDU4/5 is specified, at concentrated loads from roof/attic, and where indicated on plan.
    - For openings smaller than 10' provide (2) trimmers and (2) king stud. For openings smaller than 4' provide (1) trimmer and (1) king stud. For openings greater than 10' provide (1) 4x4 Trimmer and (2) king studs.
    - All exterior walls and interior shear walls shall be 1/2" CDX plywood and nailed with 8d nail at a maximum of 12" o.c. field and 6" o.c. all edges and full length of king studs and studs/posts with holddown anchors, unless closer spacing indicated on plan.

FLOOR FRAMING PLAN NOTES CONT'D:

13. At shear walls - Sheathing nailing shall be 10d x 3" long spaces 3" o.c. at wall diaphragm boundary edges, 3" o.c. at other panel edges, and 12" o.c. in the field. Provide continuous horizontal blocking at window rough openings top and bottom. Provide 3" nominal member (or double studs) at adjoining panel edges and stagger nails to prevent splitting.
14. Floor sheathing shall be 3/4" T&G glued and screws 10" max. o.c. field and 6" max. o.c. edges.
15. Provide 4x4 min. header directly above all framed openings, unless noted otherwise.
16. Use MIU1.56/11 at TJI's.
17. Install blocking between joists and rafter at support points, under partitions transverse to framing, and at hips and ridges.

ROOF PLAN FRAMING NOTES:

1. Roof Sheathing shall be 5/8" thick plywood (or OSB Techshield) with minimum span rating of 24". Fasten sheathing to framing with 8d ring shank nails 4" o.c. at all edges and 6" o.c. in the field.
2. Trusses to be pre-engineered and installed according to truss engineer's layout and specification.
3. Typical deck roof beam to deck post shall be (2) - CBT4Z (concealed hurricane tie) per post, or approved equivalent.
4. Tie pre-engineered trusses to bearing wall top plates with (1) - SDWC15600.
5. — - Indicates minimum locations of MSTA36 strap. Locate top of strap at top of blocking between roof trusses. Fill (10) topmost and (10) bottommost holes and every 3rd hole between. Install strap prior to wall sheathing.

DATE: JULY 30, 2024
REVISED:
DRAWN BY: MCR
SCALE: AS NOTED

MARY COLETTE RIXEY, AIA
LICENSED PROFESSIONAL ARCHITECT
AR - 19
HAWAII

VIELA OHANA

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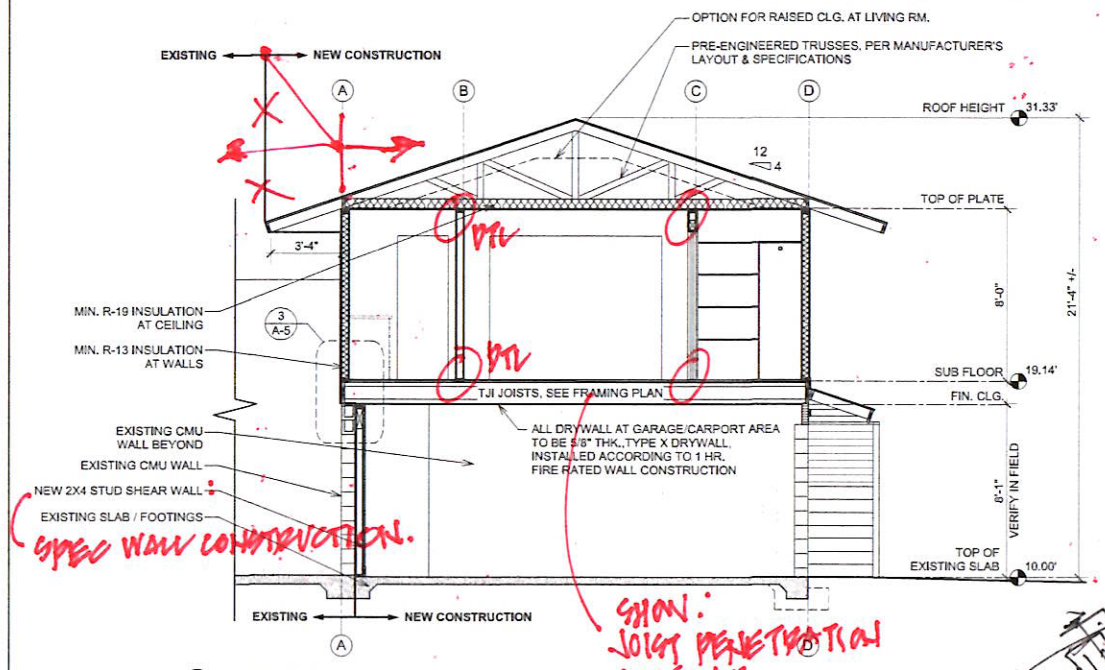
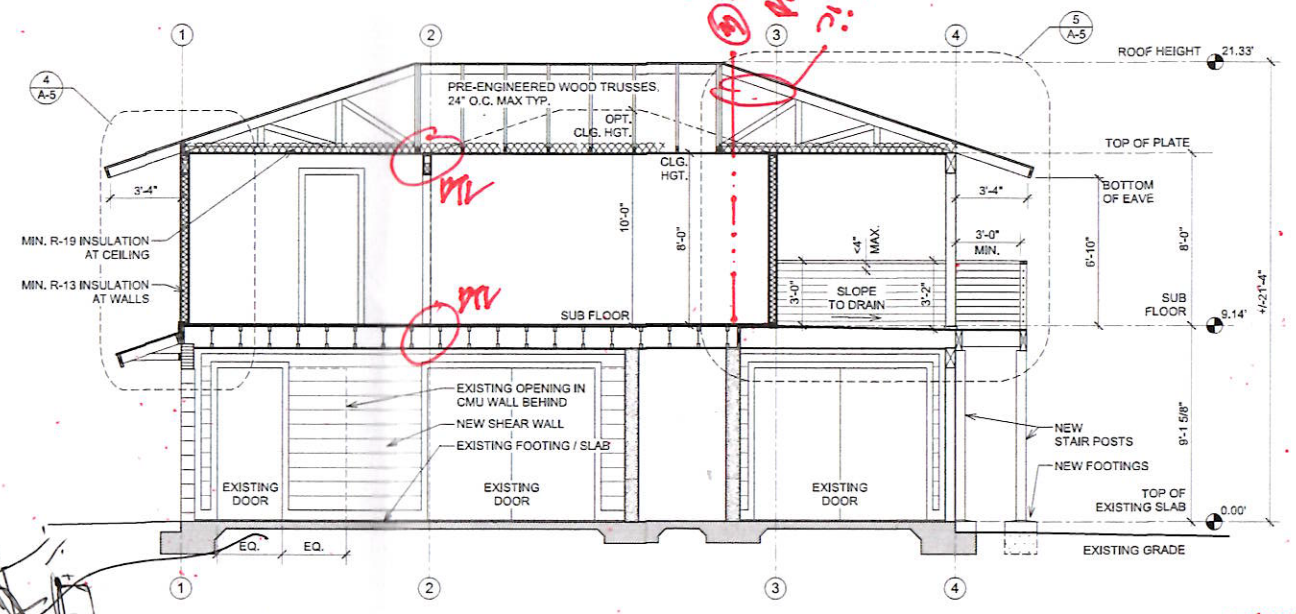
3.b.



1 TRANSVERSE SECTION
Scale: 1/4" = 1'-0"



2 TRANSVERSE SECTION
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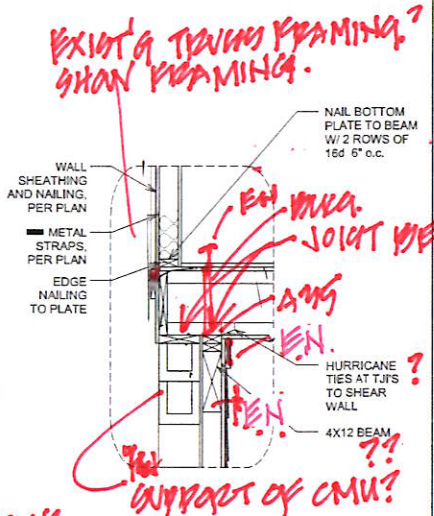
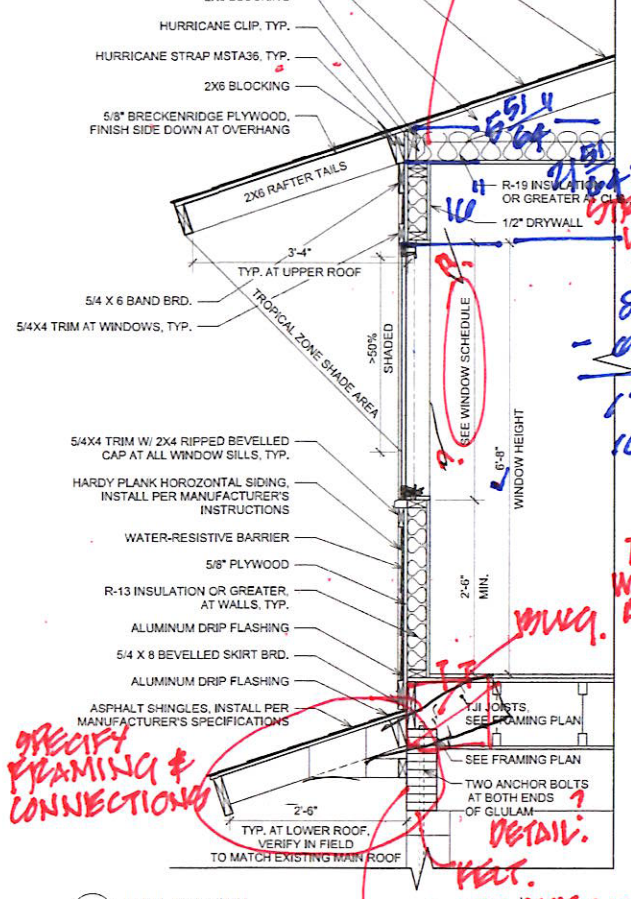
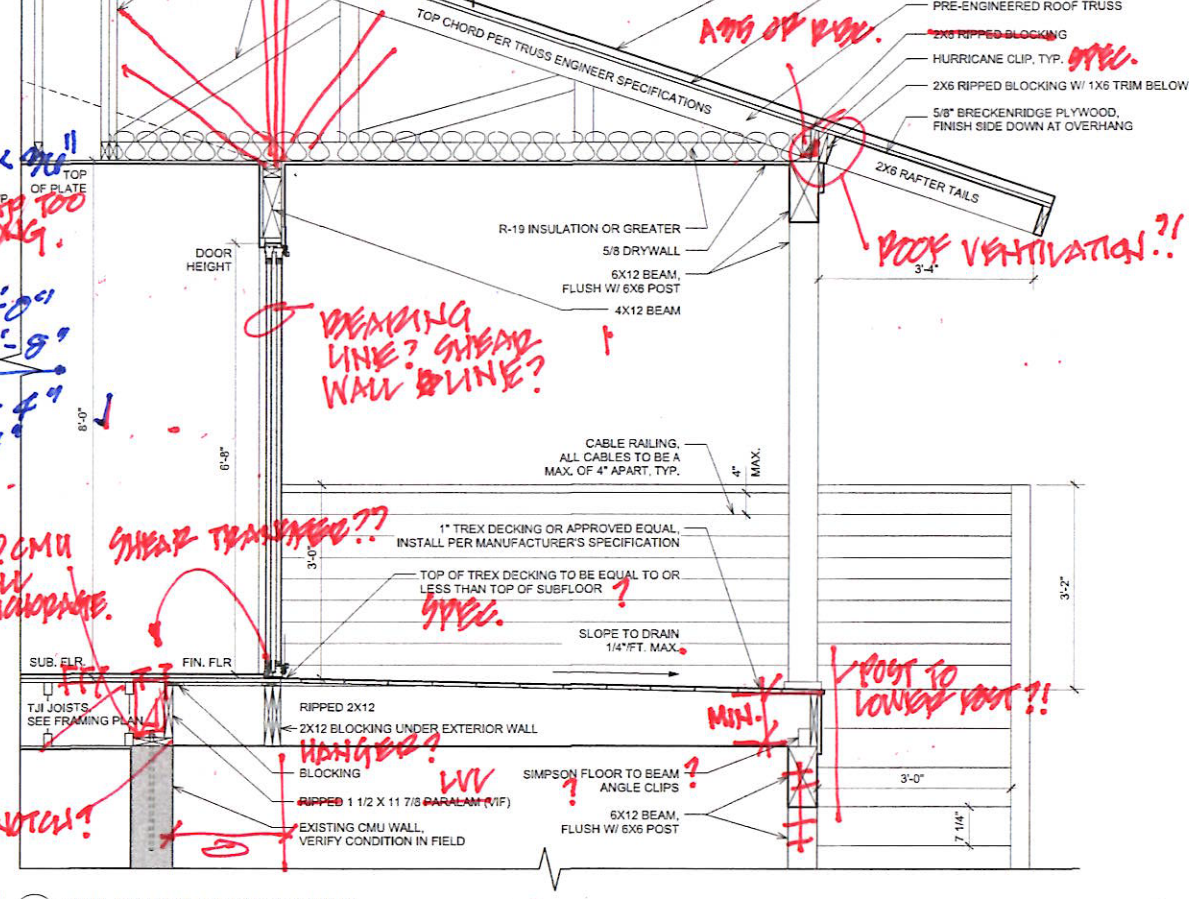


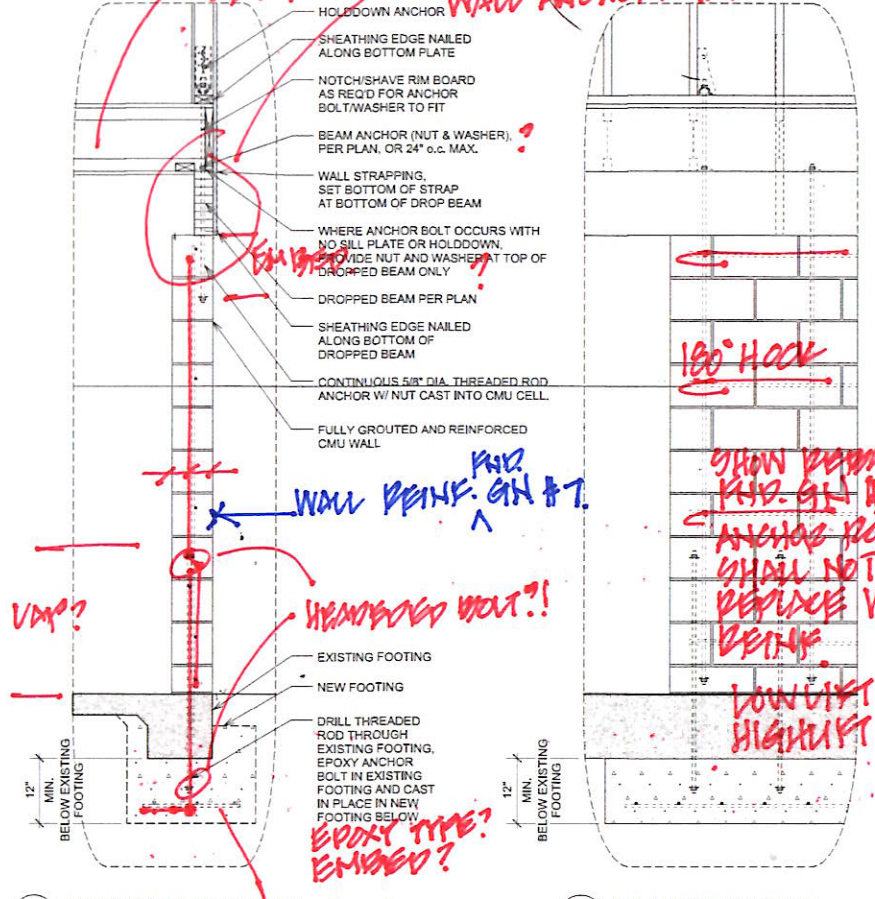
3 SHEAR WALL AT SOUTH WALL
Scale: 3/4" = 1'-0"



4 WALL SECTION
Scale: 3/4" = 1'-0"



5 WALL SECTION AT COVERED LANAI
Scale: 3/4" = 1'-0"



6 SHEAR WALL AT NORTH WALL
Scale: 3/4" = 1'-0"

7 SHEAR WALL ELEVATION
Scale: 3/4" = 1'-0"

DATE: JULY 30, 2024
REVISED
DRAWN BY: MCR
SCALE: AS NOTED

VIELA OHANA

MARY COLETTE RIXEY, AIA
LICENSED PROFESSIONAL ARCHITECT AR - 13
HAWAII

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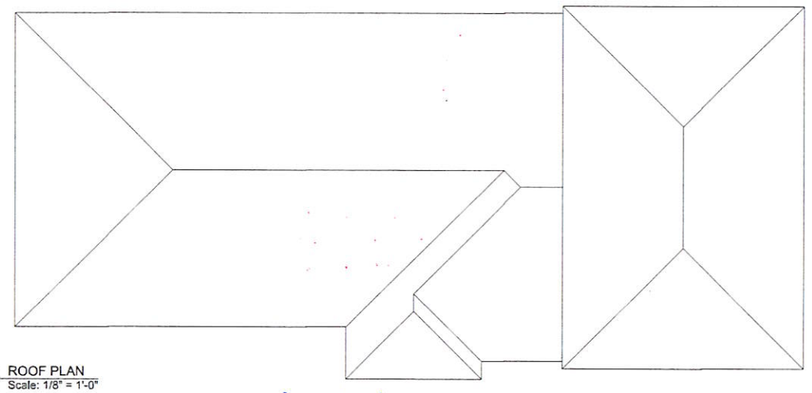
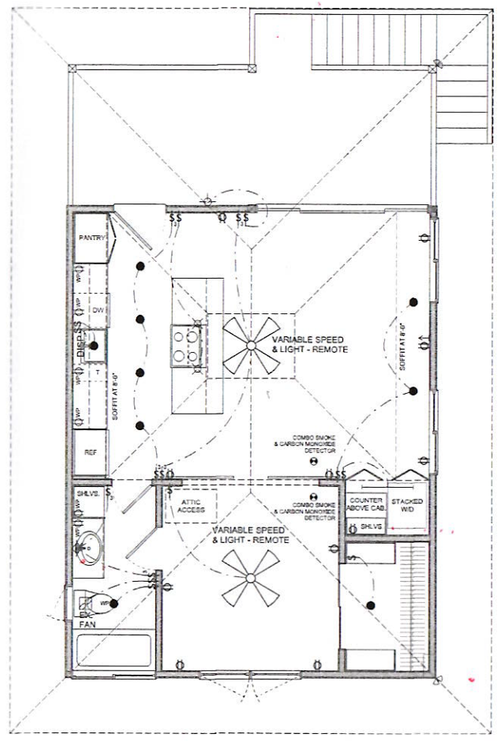


2 ROOF PLAN
Scale: 1/8" = 1'-0"

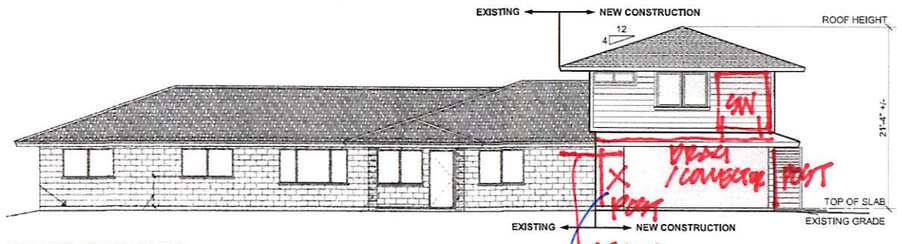


1 ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

ELECTRICAL LIGHTING

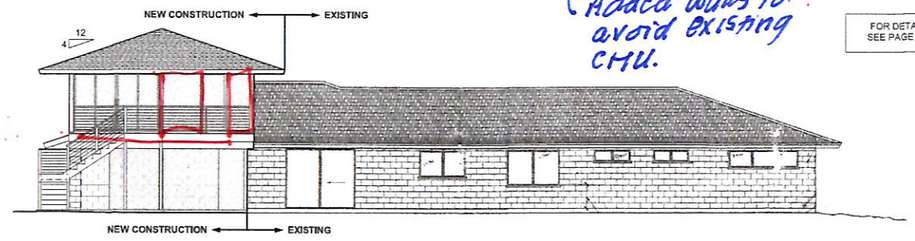
1. LOCATION OF ALL LIGHTING FIXTURES, PLUGS, SWITCHES, AND DIMMERS TO BE DETERMINED ON SITE, AT WALK THROUGH WITH OWNER AND ELECTRICAL CONTRACTOR.
2. DO NOT SCALE ELECTRICAL PLANS.
3. CONTRACTOR TO NOTIFY OWNER OF ANY ALTERATIONS TO ELECTRICAL PLAN PRIOR TO FINAL CONTRACT ESTIMATE.
4. ALL LIGHTING FICTURES TO BE APPROVED BY OWNER PRIOR TO PURCHASE.
5. ELECTRICAL CONTRACTOR TO SUPPLY WATERPROOF OUTLETS, SWITCHES, AND FIXTURES AS REQUIRED.

SYMBOL	DEFINITION
	COMBO SMOKE AND CARBON MONOXIDE DETECTOR
	RECESSED DOWNLIGHT, 6" DIA.
	WALL SCONCE
	CEILING FIXTURE
	DUPLEX OUTLET, WP = WATERPROOF (GFI)
$	SWITCH
$3	THREE-WAY SWITCH
	CABLE TV
	EXHAUST FAN
	VARIABLE SPEED CEILING FAN WITH LIGHT
	CLOSET LIGHT
	FLOOD LIGHT

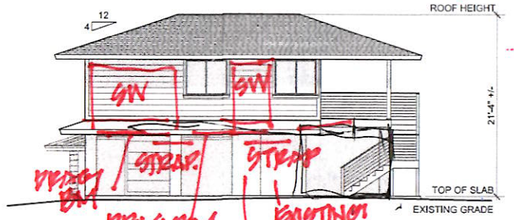


3 FRONT (MAUKA) ELEVATION
Scale: 1/8" = 1'-0"

FOR DETAILED ELEVATIONS, SEE PAGE A-2, DRAWINGS 1-4



4 BACK (MAKAI) ELEVATION
Scale: 1/8" = 1'-0"



5 RIGHT (NORTH) ELEVATION
Scale: 1/8" = 1'-0"

6 LEFT (SOUTH) ELEVATION
Scale: 1/8" = 1'-0"

DATE: JULY 30, 2024
REVISED:
DRAWN BY: MCR
SCALE: AS NOTED

VIELA OHANA

MARY COLETTE RIXEY, AIA

SHEET
A-
5 OF 5 P

THE SENATE
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

S.B. NO. 1625

JAN 23 2025

A BILL FOR AN ACT

RELATING TO LANDSCAPE ARCHITECTS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that the Hawaii board of professional engineers, architects, surveyors, and landscape architects (board) previously voted in favor of adopting a uniform standard for landscape architecture licensure developed in 2022 by the Council of Landscape Architectural Registration Boards (CLARB), of which the board is a member. CLARB is a nonprofit organization that works to protect the public's health, safety, and welfare by establishing and promoting professional licensure standards for landscape architects. Its members are the licensure boards across the United States and Canada.

The legislature further finds that adopting uniform standards for licensure would give the board the ability to reduce the years of experience required for most applicants seeking licensure while continuing to ensure the protection of the public and environment throughout the State. Additionally,

the Hawaii chapter of the American Society of Landscape Architects supports adoption of these uniform standards.

Accordingly, the purpose of this Act is to adopt uniform standards for licensing requirements for the profession of landscape architecture to create consistent requirements across jurisdictions, improve mobility for landscape architects, and provide increased access to the profession.

SECTION 2. Section 464-8, Hawaii Revised Statutes, is amended by amending subsection (d) to read as follows:

"(d) No person shall be eligible for licensure as a professional landscape architect unless:

[~~(1) The person is the holder of an unexpired license issued to the person by any jurisdiction, domestic or foreign, in which the requirements for licensure at the time the person was first licensed are of a standard satisfactory to the board; provided that if the board is in doubt as to whether the standards are satisfactory, or as to whether the holder was required to fully comply with them, it shall require that the holder successfully pass the national landscape architect licensing examination and a written~~

~~examination, prescribed by the board designed to test the holder's knowledge of the State's climatic conditions, native plants and native ecosystems, land use ordinance and special management area requirements, and cultural and historical conditions affecting landscape architecture;~~

~~(2) The person is the holder of a master's degree in landscape architecture from an institution of higher education approved by the board; is a graduate of a school or college approved by the board as of satisfactory standing and has completed a landscape architectural curriculum of four years or more; has had two years of full-time lawful experience in landscape architecture work of a character satisfactory to the board, or part-time experience which the board finds to be the equivalent thereof; and has successfully passed the national landscape architect licensing examination and a written examination, prescribed by the board designed to test the person's knowledge of the State's climatic conditions, native plants and native ecosystems, land~~

~~use ordinance and special management area requirements, and cultural and historical conditions affecting landscape architecture;~~

~~(3) The person is a graduate of a school or college approved by the board as of satisfactory standing, and has completed a landscape architectural curriculum of four years or more; has had three years of full-time lawful experience in landscape architecture work of a character satisfactory to the board, or part-time experience which the board finds to be the equivalent thereof; and has successfully passed the national landscape architect licensing examination and a written examination, prescribed by the board designed to test the person's knowledge of the State's climatic conditions, native plants and native ecosystems, land use ordinance and special management area requirements, and cultural and historical conditions affecting landscape architecture;~~

~~(4) The person is a graduate of a school or college approved by the board as of satisfactory standing, and has completed a pre-landscape architecture or arts and~~

~~science curriculum of four years or more; has had five years of full-time lawful experience in landscape architecture work of a character satisfactory to the board, or part-time experience which the board finds to be the equivalent thereof; and has successfully passed the national landscape architect licensing examination and a written examination, prescribed by the board designed to test the person's knowledge of the State's climatic conditions, native plants and native ecosystems, land use ordinance and special management area requirements, and cultural and historical conditions affecting landscape architecture; or~~

~~(5) The person has had twelve years of full-time lawful experience in landscape architecture work of a character satisfactory to the board, or part-time experience which the board finds to be the equivalent thereof; and has successfully passed the national landscape architect licensing examination and a written examination, prescribed by the board designed to test the person's knowledge of the State's climatic~~

~~conditions, native plants and native ecosystems, land use ordinance and special management area requirements, and cultural and historical conditions affecting landscape architecture.~~

~~(6)~~] (1) The person satisfies the requirements for licensure by endorsement prescribed by the board; or

(2) The person is the holder of a degree in landscape architecture from a school or college approved by the board and has satisfied the examination and lawful experience requirements prescribed by the board.

The applicant shall also certify on the application that the applicant has read, understood, and agrees to comply with the laws and rules that the board determines are required for licensure.

In addition to the foregoing requirements, the board, in its discretion, may also require additional proof that the applicant is competent to practice professionally, and whenever the board is not fully satisfied from the results of an examination that any applicant is competent to practice professionally, it may give the applicant a further examination or examinations.

HOUSE OF REPRESENTATIVES
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

H.B. NO. 124

A BILL FOR AN ACT

RELATING TO PROFESSIONAL LAND SURVEYORS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that Act 207, Session Laws of Hawaii 2007, authorized the establishment of design claims conciliation panels to protect design professionals against frivolous lawsuits. Under chapter 672B, Hawaii Revised Statutes, the definition of design professional includes a professional engineer, architect, surveyor, or landscape architect licensed under chapter 464, Hawaii Revised Statutes (chapter 464).

The legislature further finds that under chapter 464, the professional services provided by architects and professional engineers involve the safeguarding of life, health, or property. However, under chapter 464, the professional service provided by a land surveyor does not. Rather, land surveyors are those who practice land surveying, which is defined in part as involving "the application of specialized knowledge of the principles of mathematics, the physical and applied sciences, and the act of measuring, locating, establishing, or reestablishing lines,

angles, elevations, [and] natural and manmade features on the surface and immediate subsurface of the earth ... for the purpose of determining ... [the] legal or geodetic location or relocation, or orientation of improved or unimproved real property...."

The purpose of this Act is to establish a statute of repose for professional land surveyors by prohibiting the commencement of a civil action if ten years has elapsed since the latter of the completion of a contract or final payment for land surveying work.

SECTION 2. Chapter 464, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§464- Professional land surveyors; contract; statute of repose.** No civil action shall be commenced against a professional land surveyor if ten years has elapsed since the latter of the date of completion of a contract or final payment for professional land surveying work."

SECTION 3. New statutory material is underscored.

SECTION 4. This Act shall take effect upon its approval.

H.B. NO. 124

INTRODUCED BY: David Tarnas

JAN 14 2025

H.B. NO. 124

Report Title:
Professional Land Surveyors; Statute of Repose

Description:
Establishes a ten year statute of repose for land surveyors, after which time a complaint for a civil action cannot be made.

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

No person shall be eligible for licensure as a professional engineer, architect, land surveyor, or landscape architect if the person does not possess a history of honesty, truthfulness, financial integrity, and fair dealing."

SECTION 3. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 4. This Act shall take effect upon its approval.

INTRODUCED BY: _____

S.B. NO. 1625

Report Title:
Landscape Architecture Licensing Requirements

Description:
Adopts a uniform standard for landscape architecture licensure developed by the Council of Landscape Architectural Registration Boards.

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

THE SENATE
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

S.B. NO. 1506

JAN 23 2025

A BILL FOR AN ACT

RELATING TO PROFESSIONAL LAND SURVEYORS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that Act 207, Session Laws of Hawaii 2007, authorized the establishment of design claims conciliation panels to protect design professionals against frivolous lawsuits. Under chapter 672B, Hawaii Revised Statutes, the definition of design professional includes a professional engineer, architect, surveyor, or landscape architect licensed under chapter 464, Hawaii Revised Statutes (chapter 464).

The legislature further finds that under chapter 464, the professional services provided by architects and professional engineers involve the safeguarding of life, health, or property. However, under chapter 464, the professional service provided by a land surveyor does not. Rather, land surveyors are those who practice land surveying, which is defined in part as involving "the application of specialized knowledge of the principles of mathematics, the physical and applied sciences, and the act of measuring, locating, establishing, or reestablishing lines,

angles, elevations, [and] natural and manmade features on the surface and immediate subsurface of the earth . . . for the purpose of determining . . . [the] legal or geodetic location or relocation, or orientation of improved or unimproved real property . . .".

The purpose of this Act is to establish a statute of repose for professional land surveyors by prohibiting the commencement of a civil action if ten years has elapsed since the latter of the completion of a contract or final payment for land surveying work.

SECTION 2. Chapter 464, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§464- Professional land surveyors; contract; statute of repose.** No civil action shall be commenced against a professional land surveyor if ten years has elapsed since the latter of the date of completion of a contract or final payment for professional land surveying work."

SECTION 3. New statutory material is underscored.

S.B. NO. 1506

SECTION 4. This Act shall take effect on July 1, 2025.

INTRODUCED BY: _____

By Request

S.B. NO. 1506

Report Title:
Professional Land Surveyors; Statute of Repose

Description:
Establishes a statute of repose prohibiting the commencement of a civil action against a professional land surveyor if ten years has elapsed since the latter of the date of completion of a contract or final payment for land surveying work.

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

THE SENATE
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

S.B. NO. 74

JAN 15 2025

A BILL FOR AN ACT

RELATING TO STATE CONSTRUCTION PROJECTS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

PART I

SECTION 1. The Hawaii Revised Statutes is amended by adding a new chapter to be appropriately designated and to read as follows:

"CHAPTER

STATE ARCHITECT

§ -1 Definitions. As used in this chapter:

"State agency" means any office, department, board, commission, bureau, division, public corporation, agency, or instrumentality of the State.

"State lands" means all land owned by the State through any state agency.

§ -2 State architect; office established; appointment, tenure, removal; requirements; salary. (a) There is established within the department of accounting and general services the office of the state architect, which shall be headed by a full-time state architect to organize, manage, and

oversee the design review of all state construction projects and issue design approvals before any state construction project commences. The state architect shall be appointed by the governor as provided in section 26-34. The state architect shall report to the comptroller.

(b) No person shall be eligible for the position of state architect who has not held, for at least five years immediately preceding the date of appointment, a valid license under chapter 464.

(c) The state architect shall not engage in the private practice of professional architecture or act in a managing capacity in any private business or enterprise.

(d) The salary of the state architect shall be established by the governor.

§ -3 Duties and responsibilities. The state architect shall have general charge and oversight of the design review of all state construction projects. The state architect shall:

(1) Review all plans, drawings, specifications, and any other documents necessary for state construction projects;

(2) Ensure conformance with all building codes or county, national, or international prescriptive construction standards, including construction, electrical, energy conservation, plumbing, and sidewalk standards, as applicable;

(3) Issue design approvals for all state construction projects before construction commences; and

(4) Assign an inspector to each state construction project for the purpose of observing the work of construction.

§ -4 Assistance and staff. The state architect may employ or contract with qualified architects and engineers as necessary, without regard to chapter 76, to carry out the duties and responsibilities established by this chapter.

§ -5 Costs for services; fees. The cost of all design review services performed by the office of the state architect for a state agency shall be determined by the state architect. In addition, the state architect may set, charge, and collect reasonable fees, without regard to chapter 91, in an amount sufficient to defray the cost of processing design approvals. All payments shall be deposited with the state architect to the

credit of the design review special fund established under section -6.

§ -6 Design review special fund. (a) There is established in the treasury of the State the design review special fund to be administered and expended by the state architect for the purposes of this chapter.

(b) The following shall be deposited into the design review special fund:

(1) Payments for services provided to state agencies pursuant to this chapter and rules adopted pursuant to this chapter;

(2) Appropriations made by the legislature to the special fund; and

(3) Interest earned or accrued on moneys in the special fund.

(c) Moneys on balance in the design review special fund at the close of each fiscal year shall remain in the special fund and shall not lapse to the credit of the general fund.

§ -7 Administrative rules. No later than December 31, 2026, the comptroller, in consultation with the state architect,

shall adopt rules pursuant to chapter 91 to effectuate the purposes of this chapter.

§ -8 Annual report. The state architect shall prepare and submit an annual report to the governor and legislature no later than twenty days prior to the convening of each regular session. The report shall include:

(1) A summary describing the activities of the office of the state architect, including but not limited to a list and description of each state construction project that received a design approval during the preceding fiscal year; and

(2) A financial report on the status of the design review special fund."

SECTION 2. Section 26-6, Hawaii Revised Statutes, is amended by amending subsection (b) to read as follows:

"(b) The department shall:

(1) Preaudit and conduct after-the-fact audits of the financial accounts of all state departments to determine the legality of expenditures and the accuracy of accounts;

(2) Report to the governor and to each regular session of the legislature as to the finances of each department of the State;

(3) Administer the state risk management program;

(4) Establish and manage motor pools;

(5) Manage the preservation and disposal of all records of the State;

(6) Undertake the program of centralized engineering and office leasing services, including operation and maintenance and lease buyback processing pursuant to subsection (d) of public buildings, for departments of the State;

(7) Undertake the functions of the state surveyor;

(8) Establish accounting and internal control systems;

(9) Have the discretion to employ persons within the comptroller's office who shall be exempt from chapters 76 and 89 in support of communications, change management, and business process improvement programs as part of the State's information technology modernization efforts; provided that the persons shall be members of the state employees' retirement system

and shall be eligible to receive the benefits of any state employee benefit program generally applicable to officers and employees of the State;

(10) Provide centralized computer information management and processing services through the chief information officer;

(11) Establish a program to provide a means for public access to public information and develop an information network for state government;

(12) Assume administrative responsibility for the office of information practices; [~~and~~]

(13) Approve state fleet acquisitions; provided that:

(A) Beginning January 1, 2022, all new light-duty motor vehicles that are passenger cars purchased for the State's fleet shall be zero-emission vehicles;

(B) Beginning as soon as practicable but no later than January 1, 2030, all new light-duty motor vehicles that are multipurpose passenger vehicles and trucks for the State's fleet shall be zero-emission vehicles; and

(C) The comptroller may authorize an exemption for new fleet vehicle purchases if zero-emission vehicles are demonstrated to be cost-prohibitive on a lifecycle basis or unsuitable for the vehicles' planned purpose, or if funds are unavailable[~~.~~]; and

(14) Provide exclusive centralized design review services for state construction projects and issue design approvals through the state architect.

For the purposes of this subsection:

"Light-duty motor vehicle" has the same meaning as defined in title 10 Code of Federal Regulations part 490.

"Multipurpose passenger vehicle" has the same meaning as defined in title 49 Code of Federal Regulations section 571.3.

"Passenger car" has the same meaning as defined in title 49 Code of Federal Regulations section 571.3.

"Truck" has the same meaning as defined in title 49 Code of Federal Regulations section 571.3.

"Zero-emission vehicle" has the same meaning as specified in title 40 Code of Federal Regulations section 88.1."

PART II

SECTION 3. Chapter 46, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§46- County building permit, inspection, and certificate of occupancy requirements; exemption; state construction projects.** (a) Notwithstanding any other law to the contrary, state construction projects shall be exempt from county building permit, inspection, and certificate of occupancy requirements when compliant with applicable building codes or county, national, or international prescriptive construction standards, including construction, electrical, energy conservation, plumbing, and sidewalk standards, as applicable, as determined by the State architect pursuant to chapter .

(b) Nothing in this section shall relieve any state construction project from the laws, ordinances, rules, and regulations of the State and county or any departments or boards thereof with respect to the construction, operation, and maintenance of the state construction project, compliance with master plans or zoning laws or regulations, compliance with building and health codes and other laws, ordinances, or rules

and regulations of similar nature applicable to the state construction project.

(c) As used in this section:

"State agency" means any office, department, board, commission, bureau, division, public corporation, agency, or instrumentality of the State.

"State construction project" means any undertaking of work or improvement of state lands or any interest therein, developed, acquired, constructed, reconstructed, rehabilitated, improved, altered, or repaired by a state agency.

"State lands" means all land owned by the State through any state agency."

PART III

SECTION 4. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2025-2026 and the same sum or so much thereof as may be necessary for fiscal year 2026-2027 to be deposited into the design review special fund.

SECTION 5. There is appropriated out of the design review special fund the sum of $ or so much thereof as may be

necessary for fiscal year 2025-2026 and the same sum or so much thereof as may be necessary for fiscal year 2026-2027 for the establishment of one full-time equivalent (1.0 FTE) state architect position pursuant to this Act and full-time equivalent (FTE) positions within the office of the state architect, for the administration and implementation of this Act, and other associated administrative costs.

The sums appropriated shall be expended by the department of accounting and general services for the purposes of this Act.

SECTION 6. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 7. This Act shall take effect on July 1, 2025.

INTRODUCED BY: 

S.B. NO. 74

Report Title:
Governor; DAGS; Office of the State Architect; State Architect; State Construction Projects; Design Approvals; Design Review Special Fund; County Building Permit, Inspection, and Certificate of Occupancy Requirements; Exemptions; Report; Appropriations

Description:
Establishes the Office of the State Architect within the Department of Accounting and General Services to be headed by the State Architect. Authorizes the State Architect to organize, manage, and oversee the design review of all state construction projects and issue design approvals. Establishes the Design Review Special Fund. Requires the State Architect to submit a report to the Governor and Legislature. Authorizes DAGS to provide centralized design review services for state construction projects and issue design approvals through the State Architect. Exempts state construction projects from county building permit, inspection, and certificate of occupancy requirements, subject to certain conditions. Makes appropriations.

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

HOUSE OF REPRESENTATIVES
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

H.B. NO. 971

A BILL FOR AN ACT

RELATING TO STATE CONSTRUCTION PROJECTS.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

PART I

SECTION 1. The Hawaii Revised Statutes is amended by adding a new chapter to be appropriately designated and to read as follows:

"CHAPTER

STATE ARCHITECT

§ -1 Definitions. As used in this chapter:

"State agency" means any office, department, board, commission, bureau, division, public corporation, agency, or instrumentality of the State.

"State lands" means all land owned by the State through any state agency.

§ -2 State architect; office established; appointment, tenure, removal; requirements; salary. (a) There is established within the department of accounting and general services the office of the state architect, which shall be headed by a full-time state architect to organize, manage, and

oversee the design review of all state construction projects and issue design approvals before any state construction project commences. The state architect shall be appointed by the governor as provided in section 26-34. The state architect shall report to the comptroller.

(b) No person shall be eligible for the position of state architect who has not held, for at least five years immediately preceding the date of appointment, a valid license under chapter 464.

(c) The state architect shall not engage in the private practice of professional architecture or act in a managing capacity in any private business or enterprise.

(d) The salary of the state architect shall be established by the governor.

§ -3 **Duties and responsibilities.** The state architect shall have general charge and oversight of the design review of all state construction projects. The state architect shall:

(1) Review all plans, drawings, specifications, and any other documents necessary for state construction projects;

(2) Ensure conformance with all building codes or county, national, or international prescriptive construction standards, including construction, electrical, energy conservation, plumbing, and sidewalk standards, as applicable;

(3) Issue design approvals for all state construction projects before construction commences; and

(4) Assign an inspector to each state construction project for the purpose of observing the work of construction.

§ -4 **Assistance and staff.** The state architect may employ or contract with qualified architects and engineers as necessary, without regard to chapter 76, to carry out the duties and responsibilities established by this chapter.

§ -5 **Costs for services; fees.** The cost of all design review services performed by the office of the state architect for a state agency shall be determined by the state architect. In addition, the state architect may set, charge, and collect reasonable fees, without regard to chapter 91, in an amount sufficient to defray the cost of processing design approvals. All payments shall be deposited with the state architect to the

credit of the design review special fund established under section -6.

§ -6 **Design review special fund.** (a) There is established in the treasury of the State the design review special fund to be administered and expended by the state architect for the purposes of this chapter.

(b) The following shall be deposited into the design review special fund:

(1) Payments for services provided to state agencies pursuant to this chapter and rules adopted pursuant to this chapter;

(2) Appropriations made by the legislature to the special fund; and

(3) Interest earned or accrued on moneys in the special fund.

(c) Moneys on balance in the design review special fund at the close of each fiscal year shall remain in the special fund and shall not lapse to the credit of the general fund.

§ -7 **Administrative rules.** No later than December 31, 2026, the comptroller, in consultation with the state architect,

shall adopt rules pursuant to chapter 91 to effectuate the purposes of this chapter.

§ -8 Annual report. The state architect shall prepare and submit an annual report to the governor and legislature no later than twenty days prior to the convening of each regular session. The report shall include:

(1) A summary describing the activities of the office of the state architect, including but not limited to a list and description of each state construction project that received a design approval during the preceding fiscal year; and

(2) A financial report on the status of the design review special fund."

SECTION 2. Section 26-6, Hawaii Revised Statutes, is amended by amending subsection (b) to read as follows:

"(b) The department shall:

(1) Preaudit and conduct after-the-fact audits of the financial accounts of all state departments to determine the legality of expenditures and the accuracy of accounts;

(2) Report to the governor and to each regular session of the legislature as to the finances of each department of the State;

(3) Administer the state risk management program;

(4) Establish and manage motor pools;

(5) Manage the preservation and disposal of all records of the State;

(6) Undertake the program of centralized engineering and office leasing services, including operation and maintenance and lease buyback processing pursuant to subsection (d) of public buildings, for departments of the State;

(7) Undertake the functions of the state surveyor;

(8) Establish accounting and internal control systems;

(9) Have the discretion to employ persons within the comptroller's office who shall be exempt from chapters 76 and 89 in support of communications, change management, and business process improvement programs as part of the State's information technology modernization efforts; provided that the persons shall be members of the state employees' retirement system

and shall be eligible to receive the benefits of any state employee benefit program generally applicable to officers and employees of the State;

(10) Provide centralized computer information management and processing services through the chief information officer;

(11) Establish a program to provide a means for public access to public information and develop an information network for state government;

(12) Assume administrative responsibility for the office of information practices; [~~and~~]

(13) Approve state fleet acquisitions; provided that:

(A) Beginning January 1, 2022, all new light-duty motor vehicles that are passenger cars purchased for the State's fleet shall be zero-emission vehicles;

(B) Beginning as soon as practicable but no later than January 1, 2030, all new light-duty motor vehicles that are multipurpose passenger vehicles and trucks for the State's fleet shall be zero-emission vehicles; and

(C) The comptroller may authorize an exemption for new fleet vehicle purchases if zero-emission vehicles are demonstrated to be cost-prohibitive on a lifecycle basis or unsuitable for the vehicles' planned purpose, or if funds are unavailable[.]; and

(14) Provide exclusive centralized design review services for state construction projects and issue design approvals through the state architect.

For the purposes of this subsection:

"Light-duty motor vehicle" has the same meaning as defined in title 10 Code of Federal Regulations part 490.

"Multipurpose passenger vehicle" has the same meaning as defined in title 49 Code of Federal Regulations section 571.3.

"Passenger car" has the same meaning as defined in title 49 Code of Federal Regulations section 571.3.

"Truck" has the same meaning as defined in title 49 Code of Federal Regulations section 571.3.

"Zero-emission vehicle" has the same meaning as specified in title 40 Code of Federal Regulations section 88.1."

PART II

SECTION 3. Chapter 46, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§46- County building permit, inspection, and certificate of occupancy requirements; exemption; state construction projects.** (a) Notwithstanding any other law to the contrary, state construction projects shall be exempt from county building permit, inspection, and certificate of occupancy requirements when compliant with applicable building codes or county, national, or international prescriptive construction standards, including construction, electrical, energy conservation, plumbing, and sidewalk standards, as applicable, as determined by the State architect pursuant to chapter .

(b) Nothing in this section shall relieve any state construction project from the laws, ordinances, rules, and regulations of the State and county or any departments or boards thereof with respect to the construction, operation, and maintenance of the state construction project, compliance with master plans or zoning laws or regulations, compliance with building and health codes and other laws, ordinances, or rules

and regulations of similar nature applicable to the state construction project.

(c) As used in this section:

"State agency" means any office, department, board, commission, bureau, division, public corporation, agency, or instrumentality of the State.

"State construction project" means any undertaking of work or improvement of state lands or any interest therein, developed, acquired, constructed, reconstructed, rehabilitated, improved, altered, or repaired by a state agency.

"State lands" means all land owned by the State through any state agency."

PART III

SECTION 4. There is appropriated out of the general revenues of the State of Hawaii the sum of $ or so much thereof as may be necessary for fiscal year 2025-2026 and the same sum or so much thereof as may be necessary for fiscal year 2026-2027 to be deposited into the design review special fund.

SECTION 5. There is appropriated out of the design review special fund the sum of $ or so much thereof as may be

necessary for fiscal year 2025-2026 and the same sum or so much thereof as may be necessary for fiscal year 2026-2027 for the establishment of one full-time equivalent (1.0 FTE) state architect position pursuant to this Act and full-time equivalent (FTE) positions within the office of the state architect, for the administration and implementation of this Act, and other associated administrative costs.

The sums appropriated shall be expended by the department of accounting and general services for the purposes of this Act.

SECTION 6. Statutory material to be repealed is bracketed and stricken. New statutory material is underscored.

SECTION 7. This Act shall take effect on July 1, 2025.

INTRODUCED BY: _____

JAN 21 2025

H.B. NO. 971

Report Title:
Governor; DAGS; Office of the State Architect; State Architect; State Construction Projects; Design Approvals; Design Review Special Fund; County Building Permit, Inspection, and Certificate of Occupancy Requirements; Exemptions; Report; Appropriations

Description:
Establishes the Office of the State Architect within the Department of Accounting and General Services to be headed by the State Architect. Authorizes the State Architect to organize, manage, and oversee the design review of all state construction projects and issue design approvals. Establishes the Design Review Special Fund. Requires the State Architect to submit a report to the Governor and Legislature. Authorizes DAGS to provide centralized design review services for state construction projects and issue design approvals through the State Architect. Exempts state construction projects from county building permit, inspection, and certificate of occupancy requirements, subject to certain conditions. Makes appropriations.

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

THE SENATE
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

S.B. NO. 232

JAN 15 2025

A BILL FOR AN ACT

RELATING TO RENEWABLE ENERGY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that Act 97, Session Laws of Hawaii 2015, requires electric utilities in the State to achieve a one hundred per cent renewable portfolio standard by December 31, 2045, to transition the State away from imported fossil fuels and toward locally available renewable energy sources.

The legislature further finds that to encourage the timely build-out of a diverse, resilient, and reliable portfolio of low-cost renewable energy generation and storage assets, Hawaii must lower the administrative barriers that constrain deployment of residential and commercial-scale distributed energy resources.

The legislature further finds that existing permitting processes can add substantial time and cost to the adoption of residential solar and energy storage projects and that online permitting tools such as the United States Department of Energy's SolarAPP+ have been successfully implemented by

hundreds of government entities that issue building permits throughout the nation. The Legislature finds that Hawaii's permit-issuing government entities should similarly take advantage of these tools to help meet the State's clean energy, reliability, and resilience needs.

The purpose of this Act is to reduce administrative barriers to the deployment of energy generation and storage technology systems by: (1) Requiring government entities in the State that issue building permits to implement SolarAPP+, or a functionally equivalent online automated permitting platform, that processes and issues permits to licensed contractors for solar distributed energy resource systems in real time by January 1, 2026; and

(2) Requiring government entities in the State that issue building permits in areas served by an investor-owned electric utility to adopt a self-certification process for solar distributed energy resource systems that are not SolarAPP+ compatible.

SECTION 2. Chapter 196, Hawaii Revised Statutes, is amended by adding two new sections to be appropriately designated and to read as follows:

"§196-A **Building permits; issuing entities; adoption of online automated permitting platform; solar distributed energy resource systems.** (a) Any government entity in the State that issues building permits shall:

(1) By January 1, 2026, implement SolarAPP+ or a functionally equivalent online automated permitting platform that processes and issues permits to licensed contractors for solar distributed energy resource systems in real time; provided that the government entity shall adopt a self-certification process pursuant to section 196-B for solar distributed energy resource systems that are not compatible with SolarAPP+, or a functional online equivalent, at the time the permit application is submitted to the government entity;

(2) Notify the Hawaii state energy office when it achieves compliance with the requirements of paragraph (1); and

(3) Submit annual notifications of its compliance with the requirements of paragraph (1) to the Hawaii state energy office.

(b) In issuing building permits in compliance with subsection (a), the applicable government entity in the State may promote the use of labor standards, including but not limited to living wages, benefits, and requirements for participation in state-approved apprenticeship programs.

(c) As used in this section:

"SolarAPP+" means the web-based portal and associated software tools developed by the National Renewable Energy Laboratory, as updated from time to time.

"Solar distributed energy resource system" means an assembly of solar energy-generating or energy-storing materials, or any combined assembly of solar energy-generating and energy-storing materials, and the related infrastructure necessary for its operation.

§196-B Adoption of self-certification for solar distributed energy resource systems; permit; approval; notice. (a) Any government entity in the State that issues building permits in any area of the State served by an investor-owned electric utility shall establish a self-certification process for residential and commercial on-site solar distributed energy resource systems that deems permit applications approved and

allows applicants to proceed to build immediately; provided that the government entity receives written notice from:

(1) The project owner, or an agent of the project owner, that the owner or agent requests issuance of the permit and is prepared to pay any required fees; and

(2) The duly licensed architect, duly licensed engineer, duly licensed electrician, or duly licensed plumber, as applicable, who intends to install the solar distributed energy resource system that the installation of the system complies with all applicable codes and laws.

(b) A permit application or self-certification for a solar distributed energy resource system shall not require submission of an approved materials and methods number; provided that the following are submitted with the license holder's written notification pursuant to subsection (a):

(1) A manufacturer specification sheet;

(2) An installation and operations manual; and

(3) A UL or other national testing laboratory certification.

(c) If the requirements of subsection (a) are satisfied, the applicable government entity in the State that issues building permits shall issue the building permit number and close the permit within thirty days of submittal.

(d) As used in this section, "solar distributed energy resource system" has the same meaning as defined in section 196-A."

SECTION 3. In codifying the new sections added by section 2 of this Act, the revisor of statutes shall substitute appropriate section numbers for the letters used in designating the new sections in this Act.

SECTION 4. New statutory material is underscored.

SECTION 5. This Act shall take effect upon its approval.

INTRODUCED BY: _____

S.B. NO. 232

Report Title:
Solar Distributed Energy Resource Systems; Building Permits; Online Automated Permitting Platform; Self-Certification Process

Description:
Requires government entities in the State that issue building permits to implement SolarAPP+ or a functionally equivalent online automated permitting platform that verifies code compliance and issues permits to licensed contractors for solar distributed energy resource systems in real-time by 1/1/2026. Requires government entities in the State that issue building permits in areas served by an investor-owned electric utility to adopt a self-certification process for solar distributed energy resource systems that are not SolarAPP+ compatible.

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

THE SENATE
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

S.B. NO. 101

JAN 17 2025

A BILL FOR AN ACT

RELATING TO RENEWABLE ENERGY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that Act 97, Session Laws of Hawaii 2015, requires electric utilities in the State to achieve a one hundred per cent renewable portfolio standard by December 31, 2045, in order to transition the State away from imported fossil fuels and toward locally available renewable energy sources.

The legislature further finds that to encourage the timely build-out of a diverse, resilient, and reliable portfolio of low-cost renewable energy generation and storage assets, the State must lower the administrative barriers that constrain deployment of residential and commercial-scale distributed energy resources.

The legislature further finds that the existing permitting processes can add substantial time and cost to the adoption of residential solar and energy storage projects and that online permitting tools such as the United States Department of Energy's SolarAPP+ have been successfully implemented by

hundreds of government entities that issue building permits throughout the nation. The legislature finds that the State's permit-issuing government entities should similarly take advantage of these tools to help meet the State's clean energy, reliability, and resilience needs.

The purpose of this Act is to reduce administrative barriers to the deployment of energy generation and storage technology systems by requiring:

(1) Government entities in the State that issue building permits to implement SolarAPP+ or a functionally equivalent online automated permitting platform that processes and issues permits to licensed contractors for solar distributed energy resource systems in real time by January 1, 2026; and

(2) Government entities in the State that issue building permits in areas served by an investor-owned electric utility to adopt a self-certification process for solar distributed energy resource systems that are not SolarAPP+ compatible.

SECTION 2. Chapter 196, Hawaii Revised Statutes, is amended by adding two new sections to be appropriately designated and to read as follows:

"**§196-A Building permits; issuing entities; adoption of online automated permitting platform; solar distributed energy resource systems.** (a) Any government entity in the State that issues building permits shall:

(1) By January 1, 2026, implement SolarAPP+ or a functionally equivalent online automated permitting platform that processes and issues permits to licensed contractors for solar distributed energy resource systems in real-time; provided that the government entity shall adopt a self-certification process pursuant to section 196-B for solar distributed energy resource systems that are not compatible with SolarAPP+ or any functional online equivalent at the time the permit application is submitted to the government entity;

(2) Notify the Hawaii state energy office when it achieves compliance with the requirements of paragraph (1); and

(3) Submit annual notifications of its compliance with the requirements of paragraph (1) to the Hawaii state energy office.

(b) In issuing building permits in compliance with subsection (a), the applicable government entity in the State may promote the use of labor standards, including but not limited to living wages, benefits, and requirements for participation in state-approved apprenticeship programs.

(c) For the purposes of this section:

"Solar distributed energy resource system" means an assembly of solar energy-generating or energy-storing materials, or any combined assembly of solar energy-generating and energy-storing materials, and the related infrastructure necessary for its operation.

"SolarAPP+" means the web-based portal and associated software tools developed by the National Renewable Energy Laboratory, as updated from time to time.

§196-B Adoption of self-certification for solar distributed energy resource systems; permit approval; notice. (a) Any government entity in the State that issues building permits in any area of the State served by an investor-owned

electric utility shall establish a self-certification process for residential and commercial on-site solar distributed energy resource systems that deems permit applications approved and allows applicants to proceed to build immediately; provided that the government entity receives written notice from:

(1) The project owner, or an agent of the project owner, that the owner or agent requests issuance of the permit and is prepared to pay any required fees; and

(2) The duly licensed architect, duly licensed engineer, duly licensed electrician, or duly licensed plumber, as applicable, who intends to install the solar distributed energy resource system, that the installation of the system complies with all applicable codes and laws.

(b) A permit application or self-certification for a solar distributed energy resource system shall not require submission of an approved materials and methods number; provided that the following are submitted with the license holder's written notification pursuant to subsection (a):

(1) A manufacturer specification sheet;

(2) An installation and operations manual; and

(3) A UL or other national testing laboratory certification.

(c) If the requirements of subsection (a) are satisfied, the applicable government entity in the State that issues building permits shall issue the building permit number and close the permit within thirty days of submittal.

(d) For the purposes of this section, "solar distributed energy resource system" has the same meaning as defined in section 196-A."

SECTION 3. In codifying the new sections added by section 2 of this Act, the revisor of statutes shall substitute appropriate section numbers for the letters used in designating the new sections in this Act.

SECTION 4. New statutory material is underscored.

SECTION 5. This Act shall take effect upon its approval.

INTRODUCED BY: _____

S.B. NO. 701

Report Title:
Solar Distributed Energy Resource Systems; Building Permits; Online Automated Permitting Platform; Self-Certification Process

Description:
Requires government entities in the State that issue building permits to implement SolarAPP+ or a functionally equivalent online automated permitting platform that verifies code compliance and issues permits to licensed contractors for solar distributed energy resource systems in real-time by 1/1/2026. Requires government entities in the State that issue building permits in areas served by an investor-owned electric utility to adopt a self-certification process for solar distributed energy resource systems that are not SolarAPP+ compatible.

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

THE SENATE
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

S.B. NO. 588

JAN 17 2025

A BILL FOR AN ACT

RELATING TO RENEWABLE ENERGY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that Act 97, Session Laws of Hawaii 2015, requires electric utilities in the State to achieve a one hundred per cent renewable portfolio standard by December 31, 2045, to transition the State away from imported fossil fuels and toward locally available renewable energy sources.

The legislature further finds that to encourage the timely build-out of a diverse, resilient, and reliable portfolio of low-cost renewable energy generation and storage assets, Hawaii must lower the administrative barriers that constrain deployment of residential and commercial-scale distributed energy resources.

The legislature further finds that the permitting review process currently adds substantial time and cost to the adoption of residential solar and energy storage projects and that self-certification by duly licensed design professionals can

significantly reduce this time, cost, and administrative burden without sacrificing public health and safety.

The legislature further finds that unnecessary and misapplied rules in federally designated flood zones add undue time and cost to the installation of affordable and reliable renewable energy systems in vulnerable frontline communities, significantly hampering efforts to bolster their resiliency and protection from risk.

The purpose of this Act is to reduce administrative barriers to the deployment of energy generation and storage technology systems by requiring government entities in the State to implement permitting self-certification and streamlined, common-sense permitting processes in federally designated flood zones real time by .

SECTION 2. Chapter 196, Hawaii Revised Statutes, is amended by adding two new sections to be appropriately designated and to read as follows:

"**§196- Self-certification; solar projects; energy storage projects.** (a) Any government entity in the State that issues building permits shall establish a self-certification process for behind-the-meter, customer-sited solar distributed

energy resource systems that deems permit applications approved and allows applicants to proceed to build the solar distributed energy resource system immediately; provided that the government entity receives written notice from:

(1) The project owner, or an agent of the project owner, that the owner or agent requests issuance of the permit and is prepared to pay any required fees; and

(2) The projects' relevant professionals are licensed in their respective fields and that the installation of the project shall comply with all applicable codes and laws.

(b) The self-certification process shall allow a project's relevant professionals to conduct permit reviews and inspections using commercially available software and the professionals' approvals shall be accepted without additional documentation; provided that the submitted documentation demonstrates compliance with all applicable codes and laws. In addition, the self-certification process shall allow a project's relevant design professionals to utilize offline field reports for inspections that use photos and videos submitted remotely to ensure faster, asynchronous reviews without added cost or

delays. These measures ensure efficient, standardized permitting and inspection for behind-the-meter, customer-sited solar distributed energy resource systems.

(c) If the requirements of subsection (a) and (b) are satisfied, the applicable government entity in the State that issues building permits shall issue the building permit number and close the permit within thirty days of submittal of the application.

(d) As used in this section:

"Offline field report" means a report that uses photos and videos taken of the project on site and sent to a permitting authority to allow inspection remotely and asynchronously.

"Solar distributed energy resource system" means an assembly of solar energy-generating or energy-storing materials, or any combined assembly of solar energy-generating and energy-storing materials, and the related infrastructure necessary for its operation.

§196- Solar distributed energy resource systems; No-Rise/No-Impact declaration requirements; exemption from Federal Emergency Management Agency. Any government entity in the State that issues building permits shall exempt behind-the-

meter, customer-sited solar distributed energy resource systems from the Federal Emergency Management Agency No-Rise/No-Impact declaration requirements; provided that the project:

(1) Shall comply with all applicable codes and laws;

(2) Is properly installed on an already existing structure; and

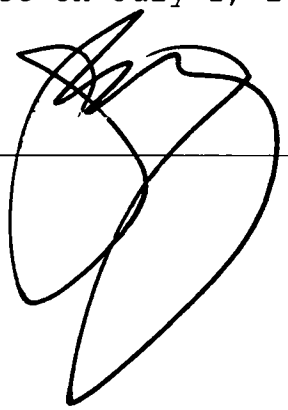
(3) Does not create additional obstruction within the designated flood zone.

The value of the solar and storage distributed energy resource systems shall not be included in Federal Emergency Management Agency flood zone valuation calculations."

SECTION 2. New statutory material is underscored.

SECTION 3 This Act shall take effect on July 1, 2025.

INTRODUCED BY: _____



S.B. NO. 588

Report Title:
Solar Distributed Energy Resource Systems; Permitting Self-Certification; Federal Emergency Management Agency Flood Zone No-Rise/No Impact Declaration Requirements

Description:
Authorizes certain state government entities to establish a self-certification process for behind-the-meter, customer-sited solar distributed energy resource systems and exempt the systems from the Federal Emergency Management Agency No-Rise/No-Impact declaration requirements under certain circumstances.

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HOUSE OF REPRESENTATIVES
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

H.B. NO. 352

A BILL FOR AN ACT

RELATING TO RENEWABLE ENERGY.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that Act 97, Session Laws of Hawaii 2015, requires electric utilities in the State to achieve a one hundred per cent renewable portfolio standard by December 31, 2045, to transition the State away from imported fossil fuels and toward locally available renewable energy sources.

The legislature further finds that to encourage the timely build-out of a diverse, resilient, and reliable portfolio of low-cost renewable energy generation and storage assets, Hawaii must lower the administrative barriers that constrain deployment of residential and commercial-scale distributed energy resources.

The legislature further finds that the permitting review process currently adds substantial time and cost to the adoption of residential solar and energy storage projects and that self-certification by duly licensed design professionals can

significantly reduce this time, cost, and administrative burden without sacrificing public health and safety.

The legislature further finds that unnecessary and misapplied rules in federally designated flood zones add undue time and cost to the installation of affordable and reliable renewable energy systems in vulnerable frontline communities, significantly hampering efforts to bolster their resiliency and protection from risk.

The purpose of this Act is to reduce administrative barriers to the deployment of energy generation and storage technology systems by requiring government entities in the State to implement permitting self-certification and streamlined, common-sense permitting processes in federally designated flood zones real time by .

SECTION 2. Chapter 196, Hawaii Revised Statutes, is amended by adding two new sections to be appropriately designated and to read as follows:

"**§196- Self-certification; solar projects; energy storage projects.** (a) Any government entity in the State that issues building permits shall establish a self-certification process for behind-the-meter, customer-sited solar distributed

energy resource systems that deems permit applications approved and allows applicants to proceed to build the solar distributed energy resource system immediately; provided that the government entity receives written notice from:

(1) The project owner, or an agent of the project owner, that the owner or agent requests issuance of the permit and is prepared to pay any required fees; and

(2) The projects' relevant professionals are licensed in their respective fields and that the installation of the project shall comply with all applicable codes and laws.

(b) The self-certification process shall allow a project's relevant professionals to conduct permit reviews and inspections using commercially available software and the professionals' approvals shall be accepted without additional documentation; provided that the submitted documentation demonstrates compliance with all applicable codes and laws. In addition, the self-certification process shall allow a project's relevant design professionals to utilize offline field reports for inspections that use photos and videos submitted remotely to ensure faster, asynchronous reviews without added cost or

delays. These measures ensure efficient, standardized permitting and inspection for behind-the-meter, customer-sited solar distributed energy resource systems.

(c) If the requirements of subsection (a) and (b) are satisfied, the applicable government entity in the State that issues building permits shall issue the building permit number and close the permit within thirty days of submittal of the application.

(d) As used in this section:

"Offline field report" means a report that uses photos and videos taken of the project on site and sent to a permitting authority to allow inspection remotely and asynchronously.

"Solar distributed energy resource system" means an assembly of solar energy-generating or energy-storing materials, or any combined assembly of solar energy-generating and energy-storing materials, and the related infrastructure necessary for its operation.

§196- Solar distributed energy resource systems; No-Rise/No-Impact declaration requirements; exemption from Federal Emergency Management Agency. Any government entity in the State that issues building permits shall exempt behind-the-

meter, customer-sited solar distributed energy resource systems from the Federal Emergency Management Agency No-Rise/No-Impact declaration requirements; provided that the project:

(1) Shall comply with all applicable codes and laws;

(2) Is properly installed on an already existing structure; and

(3) Does not create additional obstruction within the designated flood zone.

The value of the solar and storage distributed energy resource systems shall not be included in Federal Emergency Management Agency flood zone valuation calculations."

SECTION 2. New statutory material is underscored.

SECTION 3 This Act shall take effect on July 1, 2025.

INTRODUCED BY: Nicole E. Lowen

JAN 16 2025

H.B. NO. 352

Report Title:
Solar Distributed Energy Resource Systems; Permitting Self-Certification; Federal Emergency Management Agency Flood Zone No-Rise/No Impact Declaration Requirements

Description:
Authorizes certain state government entities to establish a self-certification process for behind-the-meter, customer-sited solar distributed energy resource systems and exempt the systems from the Federal Emergency Management Agency No-Rise/No-Impact declaration requirements under certain circumstances.

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

HOUSE OF REPRESENTATIVES
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

H.B. NO. 284

A BILL FOR AN ACT

RELATING TO HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that delays in the issuance of building permits for single-family and multi-family housing projects create a roadblock to increasing Hawaii's housing supply and contribute to high home prices in the State. Project approvals in Hawaii have one of the longest processing times for residential building permits. A study prepared by the university of Hawaii economic research office in April 2022 found that, on average, Hawaii homebuilders wait three times longer for permits than those in other states, which drives up costs significantly and creates uncertainty, serving as a disincentive to build new projects. Furthermore, the study found that, compared to the most regulated markets in the country, Hawaii's permit delays are almost two times longer, meaning it can take between a year and a year and a half for a permit to be approved.

Other states such as Texas and Florida use "shot clocks" that mandate relevant county agencies issue a decision on

building permits within a certain time frame. If the agency does not act on a land development within the time limit, the permit is automatically deemed approved. The legislature finds that implementing a "shot clock" in all of Hawaii's counties would speed up building permit approvals and provide certainty to applicants.

The purpose of this Act is to require counties to grant building permits within sixty days if the application is stamped and certified by a licensed engineer and architect and other certain conditions are met.

SECTION 2. Chapter 46, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§46- Building permit applications; certification; review time limit.** (a) For single-family and multi-family projects in each county, a building permit shall be issued within sixty days of an application being filed that is stamped by a duly licensed structural, civil, electrical, or mechanical engineer and architect certifying that all plans and specifications are in compliance with the applicable building codes for the respective county. The certification shall

include a statement that adequate infrastructure capacity is available to service the project site. During the sixty-day period after the building permit application has been submitted, the respective county shall ensure that the project is in compliance with applicable ordinances regarding land use, set-back, height, and site development requirements for the project site; provided that non-compliance with any of the county's discretionary approvals may delay the county's issuance of the building permit. If a permit submitted under this section is not approved by the county within sixty days of a complete application being filed, it shall be deemed approved; provided that the county did not notify the permit applicant within sixty days of a complete application being filed that the application was not in compliance with applicable state law or county ordinances. Nothing in this section shall be construed to allow any violation of federal, state, or county laws or rules.

(b) A county shall not consider an application complete until:

(1) The developer submits documentation demonstrating a reasonable and good faith determination that the project does not have the potential to affect historic

properties, archeological resources, or burial sites; and

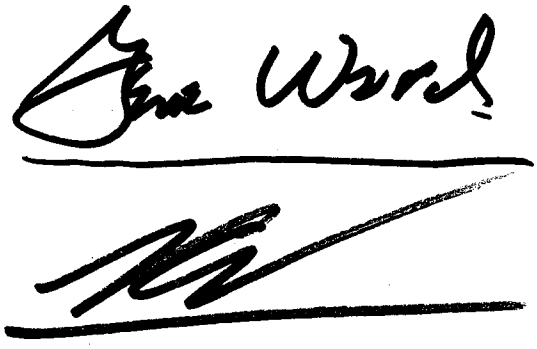
(2) The developer submits documentation evidencing that the proposed development does not encroach in Special Flood Hazard Areas identified as "A" or "V" zones on the Federal Emergency Management Agency's Flood Insurance Rate Maps, or has been reviewed for floodplain management compliance and has been issued a development permit for construction by the applicable community official."

SECTION 3. New statutory material is underscored.

SECTION 4. This Act shall take effect upon its approval.

INTRODUCED BY:

H.B. NO. 284



JAN 16 2025

H.B. NO. 284

Report Title:
Housing; Building Permits; Shot Clock; Minority Caucus Package

Description:
Requires counties to grant building permits within sixty days if the application is stamped and certified by a licensed engineer and architect and other certain conditions are met.

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THE SENATE
THIRTY-THIRD LEGISLATURE, 2025
STATE OF HAWAII

S.B. NO. 66

JAN 15 2025

A BILL FOR AN ACT

RELATING TO HOUSING.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

SECTION 1. The legislature finds that the State is facing a housing crisis. A 2019 study commissioned by the department of business, economic development, and tourism found that, using high scenario projections, the State will require an additional 46,573 homes by the year 2030, with the city and county of Honolulu requiring 21,392 new units; Hawaii county requiring 13,527 new units; Maui county requiring 8,515 new units; and Kauai county requiring 3,138 new units.

The legislature further finds that some of the largest obstacles for developers to construct more housing in the State are:

(1) A lack of areas having proper zoning for residential dwellings to be constructed;

(2) A lack of infrastructure to support newly developed residential dwellings; and

(3) Delays in the issuance of building permits for single-family and multi-family projects.

The building permit processing times for single-family and multi-family projects vary tremendously across the United States. However, the counties in Hawaii seem to have some of the longest processing times for residential building permits. A study prepared by the university of Hawaii economic research office in April 2022 found that, on average, Hawaii homebuilders wait three times longer for permits than those in other states, which drives up costs significantly and creates uncertainty, serving as a disincentive to build new projects. Furthermore, the study found that, compared to the most regulated markets in the country, Hawaii's permit delays are almost two times longer, meaning it can take from one year to one year and a half for a permit to be approved.

The lengthy processing times to obtain a building permit begs the question: What information is necessary for counties when processing building permit applications? The basic responsibilities of the county are to ensure compliance with various building codes and ensure adequate infrastructure capacity to support the proposed project or development. Although the counties are responsible to monitor for compliance with various building codes, if the construction plans do not

satisfy the code and are not corrected prior to construction, the designer (a licensed professional who stamped the plans) and the contractor are ultimately responsible. The county is also not typically involved in litigation as the building permit process is ministerial, mainly to check for code compliance.

In other municipalities around the country, building plans are not scrutinized to the extent that they are in Hawaii counties. In Hawaii, the plan review is to ensure that the design meets all applicable codes. However, in other municipalities, the plans are used as a guide while code compliance verification is completed upon inspection of the project during construction. Inspectors who find that construction does not satisfy the code either have the correction made in the field or stop construction until proper corrective actions have been taken to ensure that new construction meets the code. Ultimately, the design professional and contractor are responsible to ensure new construction meets all applicable codes.

Accordingly, the purpose of this Act is to establish a permit process that shifts the responsibility for code

compliance from the counties to the design professional for all single-family and multi-family residential projects.

SECTION 2. Chapter 46, Hawaii Revised Statutes, is amended by adding a new section to be appropriately designated and to read as follows:

"**§46- Building permit applications; certification; review time limit.** (a) For single-family and multi-family projects in each county, a building permit shall be issued within sixty days of an application being filed that is stamped by a duly licensed structural, civil, electrical, or mechanical engineer and architect certifying that all plans and specifications are in compliance with the applicable building codes for the respective county. The certification shall include a statement that adequate infrastructure capacity is available to service the project site. During the sixty-day period after the building permit application has been submitted, the respective county shall ensure that the project is in compliance with applicable ordinances regarding land use, set-back, height, and site development requirements for the project site; provided that noncompliance with any of the county's discretionary approvals may delay the county's issuance

of the building permit. If a permit submitted under this section is not approved by the county within sixty days of a complete application being filed, it shall be deemed approved; provided that county approval has not been delayed due to noncompliance of the permit with applicable state law or county ordinances. Nothing in this section shall be construed to allow any violation of federal, state, or county laws or rules.

(b) A county shall not consider an application complete until:

(1) Either:

(A) The county has made a reasonable and good-faith determination that the project does not have the potential to affect historic properties, archeological resources, or burial sites; or

(B) The project has been submitted to the state historic preservation division of the department of land and natural resources and the chapter 6E process has been completed; and

(2) The developer submits documentation evidencing that the proposed development does not encroach in Special Flood Hazard Areas identified as "A" or "V" zones on

the Federal Emergency Management Agency's Flood Insurance Rate Maps, or the applicable county official has reviewed the proposed development for floodplain management compliance and has issued a development permit for construction."

SECTION 3. New statutory material is underscored.

SECTION 4. This Act shall take effect upon its approval.

INTRODUCED BY: _____

S.B. NO. 66

Report Title:
Housing; Counties; Building Permits; Review Time Limits; Code Compliance

Description:
Requires counties to grant building permits within 60 days if the application is stamped and certified by a licensed engineer and architect and other certain conditions are met.

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STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
PROFESSIONAL AND VOCATIONAL LICENSING DIVISION
GEOGRAPHIC REPORT (CURRENT LICENSES) AS OF SEPTEMBER 30, 2024

Board of Professional Engineers, Architects, Surveyors, & Landscape Architects

License type	Location	Total
AR	**TOTAL**	**2458**
	Oahu	794
	Molokai	3
	Maui	66
	Lanai	1
	Kauai	33
	Big Island	78
	Mainland	1477
	Foreign	6
LA	**TOTAL**	**148**
	Oahu	64
	Molokai	1
	Maui	7
	Lanai	0
	Kauai	4
	Big Island	8
	Mainland	62
	Foreign	2
LS	**TOTAL**	**210**
	Oahu	87
	Molokai	1
	Maui	37
	Lanai	0
	Kauai	10
	Big Island	29
	Mainland	45
	Foreign	1
PE	**TOTAL**	**7352**
	Oahu	2607
	Molokai	4
	Maui	171
	Lanai	1
	Kauai	77
	Big Island	204
	Mainland	4276
	Foreign	12

Source: https://cca.hawaii.gov/pvl/reports/