



TRAGER Design

PERMITTING MADE EASY

Trager Design

Randy Trager

Engr. I.E.

Permitting Specialist: 10+ yr HPPD experience

TragerDesign808@aol.com

www.TragerDesign808.com

808-778-3343 Cell

- > No Existing Plans? OK
- > After The Fact? OK
- > Raw Land Build? OK
- > Want Menu Pricing? OK
- > 2-3 Wk Drwg Time?* OK
- > 4-6 Wk Review Time?* OK

* times are typical based on my history: but cannot guarantee HPPD time



Many more details can be found at the website:

Trager Design

PERMITTING MADE EASY

808-778-3343

Please send an email to request pricing

HOME

PERMITTING BASICS

ADU

CONDOS

SERVICES & PRICING

RESOURCES

CONTACT

NEW FOR 2019

SCORE CARD

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TYPES OF PERMITTING

RESIDENTIAL

- SINGLE FAMILY HOMES
- DUPLEXES
- RESIDENTIAL ZONED
- AGRICULTURAL ZONED
- CONSERVATION ZONED
- SHORELINE ZONED



These
Require
Super Special
Efforts.



<http://gis.hicentral.com/pubwebsite/>

Copy This Site
Address; Very
Useful !!

COMMERCIAL

- As Of 2018:
- TOWN HOUSES
 - APARTMENT BUILDINGS
 - CONDOMINIUMS
 - BUSINESS PROPERTIES



<http://www.honolulu.gov/Portals/0/pdfs/construction/1ResidentialBuildingPermitChecklist.pdf> A 1 page List

<http://www.honolulu.gov/Portals/0/pdfs/construction/2CommercialBuildingPermitChecklist.pdf> A 6 page List

Why Permits Are Not Secured

What Contractors Say

- The work to be done is 'exempt'
- As long as the work is 'interior' then no need to get a permit
- Takes too long and ends up making the cost of the work higher



What Owners Say

- I plan to be an 'owner – builder' and I would not be required to permit
- I can draw up my own plans and do not want to spend the money for drawing up plans
- I can not afford to wait so long to secure a building permit – heard too many stories of taking a year or longer

What Contractors Do Not Say

- I do not have my own license and I work off of another's (friend) license
- I do not have liability insurance that is required by state law
- As long as the owner hires and pays the plumber, electrician, and others directly then I am not responsible to provide the required 1 year contractor warranty.

What Owners Do Not Know

- Legally the owner can do work as long as ALL of the work conforms to ALL of the State, City & County laws and ordinances, including securing a building permit prior to performing work.
- Their home owners insurance can be in jeopardy for covering any non permitted work: i.e. they can loose their policy

For the full text of Honolulu Permitting go to → http://www.honolulu.gov/rep/site/ocs/roh/ROH_Chapter_18.pdf

REMEMBER THIS??

Turns out a number of factors were at the root of this devastating fire.

It is my impression and only my impression:

“Even if the fire was not caused by any remodeling work previously performed in the building, it is my belief the Fire Marshall ended up emphasizing that the building department should significantly tighten up on their work of reviewing building permitting and inspections towards improving overall compliance to fire life and safety codes (NFPA 1) found in the full range of the building, fire, electrical, mechanical codes and the Revised Ordinances of Honolulu.” Apparently Mayor Caldwell agreed as review intensities have increased.

It is interesting to note that in a recent comment received by a building code reviewer a bill titled “ORD_15-45_ROH Chapter 20” [fire code] Will Soon Be Adopted By The City & County of Honolulu, having requirements for ‘Existing’ Apartments, Condominiums, and Townhouses



Benefits to Property Owners Who Secure An Approved Building Permit

THE FOLLOWING INFORMATION IS SUPPLIED AS A COURTESY ONLY AND DOES NOT REPRESENT 'LEGAL ADVICE'. YOU ARE ADVISED TO SEEK PROFESSIONAL LEGAL ADVICE FOR ANY QUESTIONS REGARDING THE TOPICS SHOWN BELOW.

You will have the work inspected by a 'dis-interested' third party authorized by the State of Hawaii to affirm the work performed as to completion and meeting codes but the State of Hawaii does not guarantee in totality for everything performed and or supplied;

- The proposed work shown on the application drawings has been completed: means you do not have to take anyone's word 'Ok, I'm all done'. If any work has not be completed then the inspector(s) will not declare the job is complete and will instruct the contractor to perform any and all outstanding work – and will be re-inspected to verify. However, final 'fit and finish' of work IS NOT part of their inspections. Acceptance of Final Fit and Finish is up to you.
- Additionally, the inspector(s) will check out the compliance to building, electrical, plumbing, and other applicable codes for the work and even certain materials as being in compliance to the current stipulations by the State of Hawaii.
- Certain items may require 'testing' or 'verification of operation' and the inspector(s) will affirm correct function of these items; example: the ground fault interrupt circuit (GFIC) style wall plugs must demonstrate the electrical circuit does shut down in event of a short.
- You will receive a 'final approval' from the State of Hawaii showing the permit is 'closed' which means nothing left to do and you can use the renovated areas.

Your home owner's property insurance policy typically contains statements pertaining to you obtaining building permits for alterations, remodels, and a variety of repairs which allows the benefits of your policy to be applicable to you in event you need to make a claim.

- If anything happens (i.e. uncontrollable or un-intentional) that causes any form of damage to your property and/or persons the first question asked 'can you show me the permit for the work done?'
- If the answer is 'no'. Then usually the adjuster cannot do anything for you, and you are on your own.
- Please check your policy.

If you decide to sell your property a disclosure statement is required to be completed at the time of listing asking if any alterations, changes, renovations or other work has been performed on the property.

- Generally, you can select; YES, NO, DON'T KNOW; (or similar)

Then the next question will ask if the work was permitted.

- Again, you can select; YES, NO, DON'T KNOW; (or similar)

If work was performed and you select either NO or DON'T KNOW; then a title company may search the building department for permits for your property. If the search does not show a permit(s) then they have to report their findings to all parties. Sometimes such news can be disconcerting to all participants.

This statement is found on my website.

'About Permitting'

OK to print and show to owners.

WHAT ABOUT WORK THAT WAS NEVER PERMITTED?

Today, the reviewers at the HPPD are taking time to look at the full history of compliance to permits previously secured or they discover none were secured for prior work. This requires a unique approach to securing a new permit for new work.

Fully 60%+ of my work these Last 2 years required some level of 'after the fact' permitting to be included. This adds to the reviewer's efforts and adds to the comments: And More Time Is Required To Process A Permit.



A Permit Review Compared To The Existing Site Conditions Can Verify Prior Work

Example of A Search With A Passing Grade

Permitting Searching DPP Home Sign In

Building Permit Search

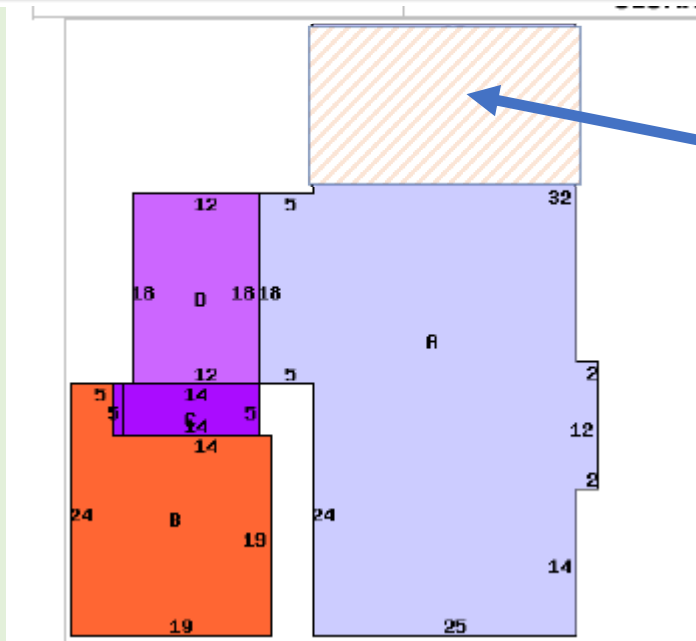
Application Number	Building Permit No.	Issue Date	TMK	Status	Description
2015/18P08832	351883	May 13, 1994	42031029-	Completed	AD,AL,EL
2015/18P08832		mmm dd, yyyy	42031029	Job closed - no response	[TMK] - Building Permit

Submit Save as Excel Search Again Cancel

Shows Prior Work
1994

AD = Addition
AL = Alteration
EL = Electrical

Work Was To
Add A New
Family Room.



This is the location of the new Family Room for this permit #351883; This image comes from the Tax Records for this property.

My inspection of the property confirmed this addition and also confirmed NO OTHER work has been performed on the property since 1994.

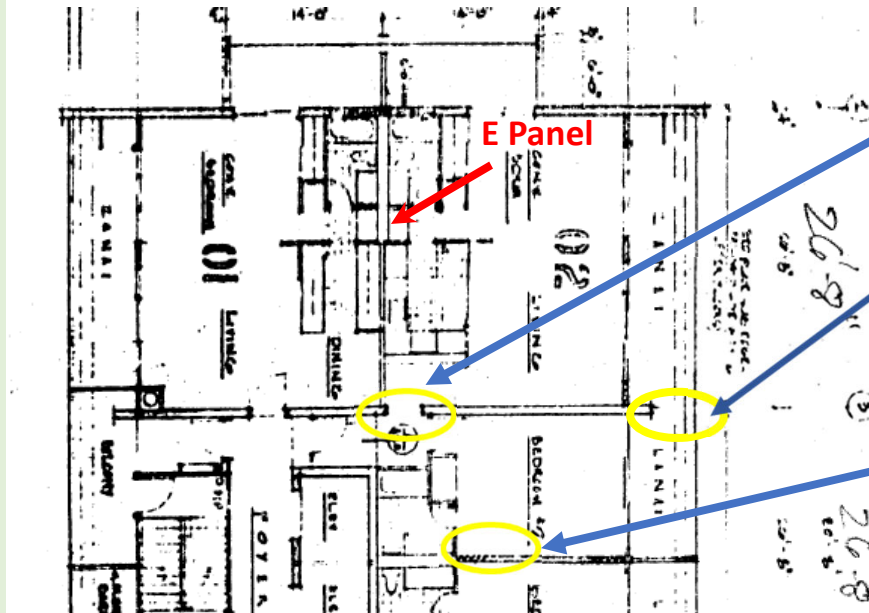
Example of A Search With A Failing Grade

359412	Oct 10, 1994	26017031-	Completed	IMADA # 303-RETROFIT - PL
359413	Oct 10, 1994	26017031-	Completed	IMADA # 303A-RETROFIT - PL
360476	Oct 28, 1994	26017031-	Completed	MCKEOUGH# 503 - AL
376090	Aug 28, 1995	26017031-	Completed	RETROFIT - PL
376091	Aug 28, 1995	26017031-	Completed	CHENG - PL
409584	Oct 22, 1997	26017031-	Completed	CHANG #1004 - AL

Shows No Prior Work For The Particular Condo Unit.

Since No Permit Was Found For The Particular Unit The Next Step Is To Dig Up The Original Building Plans And Compare To What Exists Today.

Original Plans Were Available At The DPP's Records Office



Originally Shown As A Cased Opening. But An Entrance Door w/Keyed Lock Was Installed

A Divider [Not Part Of The Original Architect Drawings] Was Installed By The Original Contractor Who Built The Building In 1970.

A New Sink, Cabinets, Counter Top, Under Counter Refrigerator, Wall Lights, 2 Wall Plugs, And A Partition Divider Were Installed. But Not Shown On The Original Architect Plans.

Example of Non Permitted Work



Originally Built Kitchen Space



No Permit Found During Permit Search For An Alteration To Original Space

While The Differences Often Are Not So Extreme: Work Performed By The Owner That Is Not Permitted Can Result In Transaction Difficulties In The Future. A New Purchaser May Not Be Impressed With The Seller's Dream And May Want To Remodel The Space To Fit Their Tastes. This Situation Does Represent A Common Problem When The New Purchaser Seeks A Permit To Remodel.

Example of Non Permitted Work

After Remodel: Contractor Covered Up The Panel With New Back Splash And New Wider Ref Prevents The Panel Door From Opening.

New 36"
Refrigerator

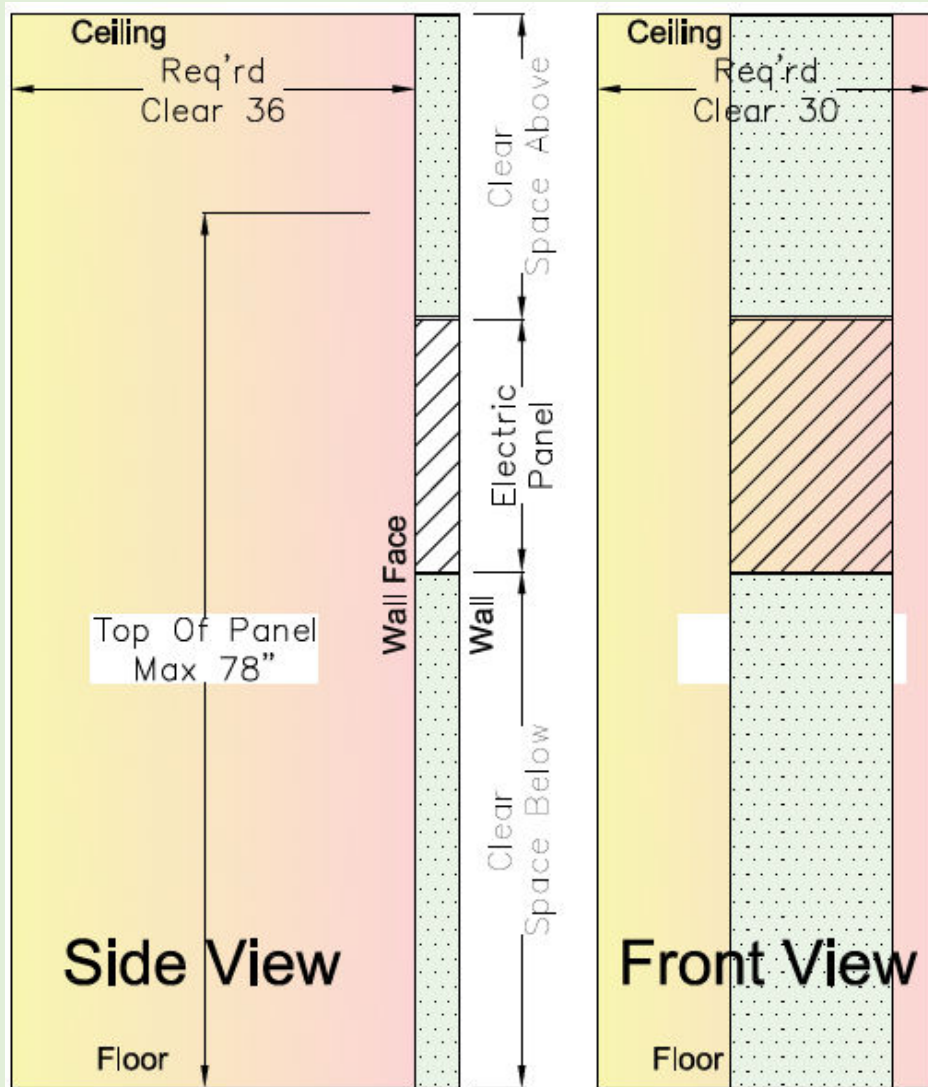


Original 30"
Refrigerator

Original Panel
Location



Was Advertised As 'Recently Remodeled' And Was Purchased 'AS IS'. 2019



Electrical Panel Clearances Required By The National Electrical Code NEC70

Cannot Be Hidden Inside Any Cabinetry Or Inside Any Closet

Most Common Problem

Electrical Panels Are In A Non Conforming Location And Do Not Meet The Clearances Required As Shown In These Two Sketches. For Many Condos & Town Houses The Electrical Panel Is Located Inside A Closet Or Inside A Kitchen Cabinet Like A Pantry.

When Permitting Any Remodel Work In Such Units The Panel Is Required To Be Moved To A Conforming Location.



Non - Conforming Location For E. Panel;

No Free Space Above Or Below The Panel

To Close To A Sink

WHAT'S THE RISK??

THE OWNER COULD RECEIVE

If An Inspection By A State Building Inspector Has A Reason To See The Property And Concludes The Property Has Been Altered With Respect To The Original Building Permit & Plans Or Found To Be Different Compared To A Subsequent Alteration By Way Of A Different Building Permit

The Property Owner Is Responsible To Secure A Building Permit With In 30 Calendar Days To Permit ALL Of The Non Permitted Work – The Inspector Really Wants To See 'EFFORT' Towards Securing A Building Permit. Also, would need an electrical plan to secure a permit.

The Option Of Removing ALL Of The Non Permitted Work Is Available For Satisfying A Notice Of Violation.

498/660

RECEIVED JAN 18 2019

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET * HONOLULU, HAWAII 96813
Fax: (808) 768-4400

Notice of Violation

Violation No.: 2019/NOV-01-125 (BV) Date: January 16, 2019

Owner(s)
[Redacted]

Contractor(s)	Tenant/Violator	Architect/Plan Maker
Lessee	Agent [Redacted]	Engineer

TMK: [Redacted]
Specific Address of Violation: [Redacted]

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

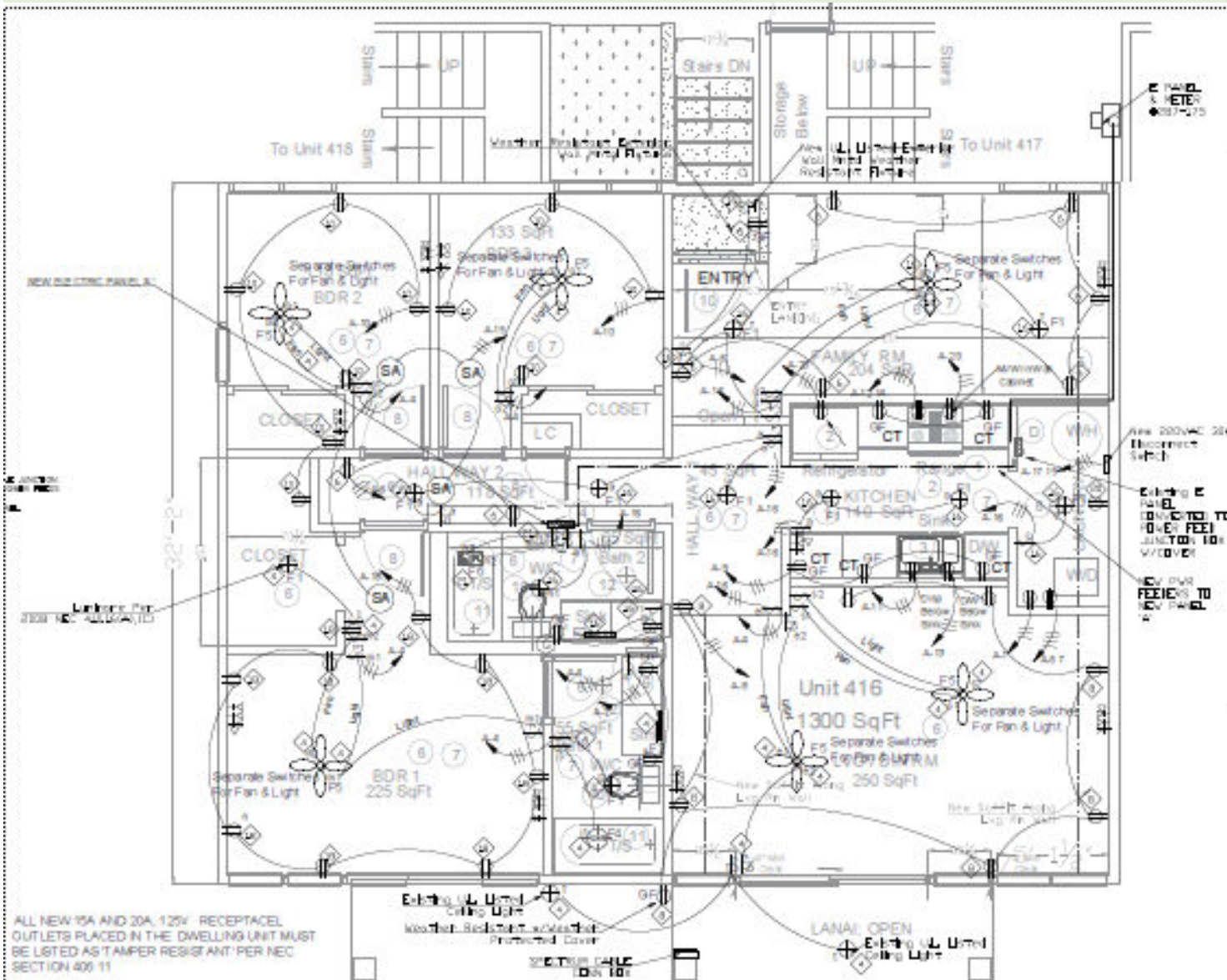
Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	Alteration to the existing apartment unit #1202 was constructed before first obtaining a building permit.
ROH 1990, as amended, Chapter 18 Section 18-6.2 (d)	The building permit fee shall be doubled for doing the work before first obtaining a building permit.

You are hereby ordered to obtain permit(s) and/or correct violation by February 16, 2019.
Please call the undersigned after the corrections have been made.
You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: if a building permit cannot be obtained, please restore the apartment back to its original condition.

An Acceptable Electrical Plan

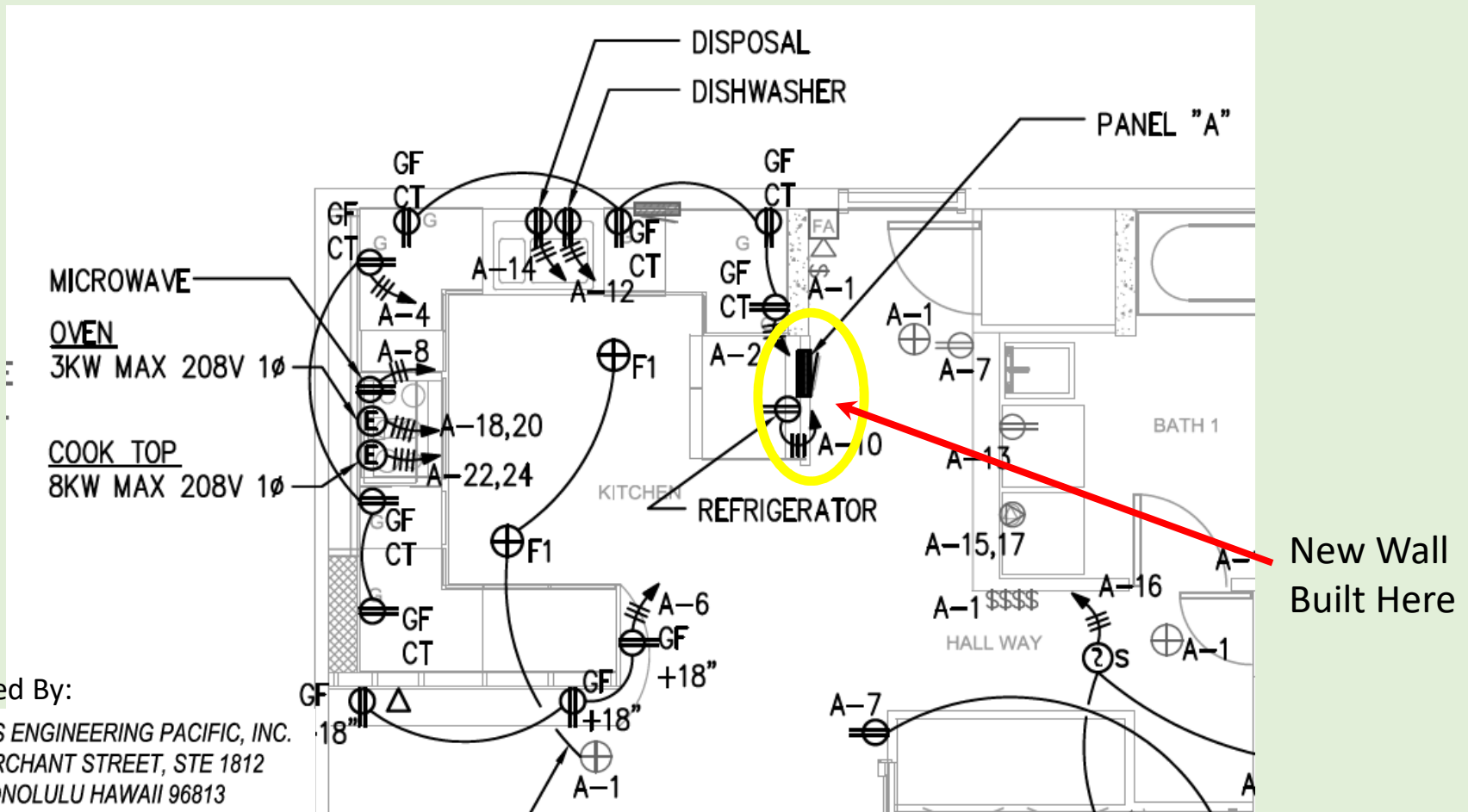


This is an \$800 + drawing that would be added to the submitted permit plan set. The Electrical Drawing Includes A lot of additional electrical tech info required by the Electrical Reviewers.

Also, may not be approved by the electrical reviewer. In fact, the reviewer has the right to require this plan to reviewed, signed, and stamped by a licensed electrical engineer in order to approve this plan.

SOLUTION: NEW LOCATION

New E Panel To Be Installed In A NEW WALL To Be Built. Original Panel Was Retained And Used As A Connector Box To Run The Power Feeder Cables To The New Panel Location




Prepared By:

DOUGLAS ENGINEERING PACIFIC, INC.
55 MERCHANT STREET, STE 1812
HONOLULU HAWAII 96813
TEL 808.524.2434
FAX 808.528.4228
www.douglasengineering.com

AFTER THE FACT PERMITTING

YES!! You Can Do This

- Honolulu Building Dept Will Allow You To Perform An After The Fact Permit Application To Bring Your Dwelling Up To Date. *But They Have Rules.*
- Need a Complete List of The Work That Wasn't Permitted
- We Need To List The Contractor Who Originally Performed The Work (if still available)
- Goals and Reason for Permitting After The Fact
 - Secure A Loan
 - Refinance
 - Pending Sale of Property
 - Conformance 
- Present Very Specifically Prepared Permit Quality Drawings For Plan Review
- Perform ALL Up-To-Date Fire Code & Electrical Code Requirements And Make Corrections/Repairs For Prior Non-Passable Work By A Licensed Contractor
- Pass Inspections, And Now You're Legal!!

The Main Reason For After The Fact
Permitting To Be Performed

AFTER THE FACT PERMITTING

WHAT IT IS **NOT**.

- Is NOT available by way of 'ON LINE PERMITTING' Plans have to be drawn particular to the property showing all of the Non Permitted Work As If It Will Be Performed TODAY.
- Is NOT TO INCLUDE Any Work Described As 'Grand Fathered' ...Sad To Report That Grandpa Died.
- Is NOT TO INCLUDE Any NEW Work The Owner Wants To Be Performed To The Property Unless The New Work Is Specifically Described AS NEW WORK On The Submitted Plans.

WHAT IT **IS**.

- Plans have to be drawn on 24x36 paper in conformance to all of the existing published guidelines issued by the HPPD for either Residential or Commercial, And Signed & Stamped By A Licensed Architect.
- Plans will show compliance to the currently adopted Building Codes, Storm Water Control Codes, Electrical Codes, Energy Codes, Revised Ordinances of Honolulu, Zoning regulations, and now for Commercial – Fire Codes.
- Additionally, under rules that ARE NOW BEING FOLLOWED DILIGENTLY BY COMMERCIAL REVIEWERS. [described by Hawaii Revised Statutes (HRS) Sec 464-13] describing '*when*' particular licensed engineers may be required to prepare, stamp, and sign their respective drawings for Electrical, Mechanical, other disciplines as required by the DPP reviewers.

How Can We Protect Our Owners From Un-necessary Difficulties?

Be Pro-Active.

Best If The Possibilities Are Not Explained
'Watered Down'.

Always Ask The Owner If They Know If
Alterations Have Been Performed Under
A Permit.

Encourage owners to look thru my web
site under 'resources' and 'about
permitting' where some 'go-to-sites' are
listed for further information.

More references as 'go-to-sites' will be
added as a service to the community as
time passes.

If work is known to have been performed and cannot be
sure it was permitted & if the owner is planning to
transact the property it might be prudent to order a
'Permit vs Existing Conditions' review to decide the best
plan of action.

Property inspections by licensed inspectors can help
identify work that could appear to be 'not original
construction'. However, these inspectors do not perform
this type of permitting review work as it is out side of
their purview.

Send an Email if you wish more information regarding a
Permit vs Existing Conditions review for a particular
property. It will describe the work to be permitted and
the report will be signed by my associate John Whitaker
Architect.

Permit vs Existing Conditions Review: Send email to TragerDesign808@aol.com

Thank You!!