



RWD

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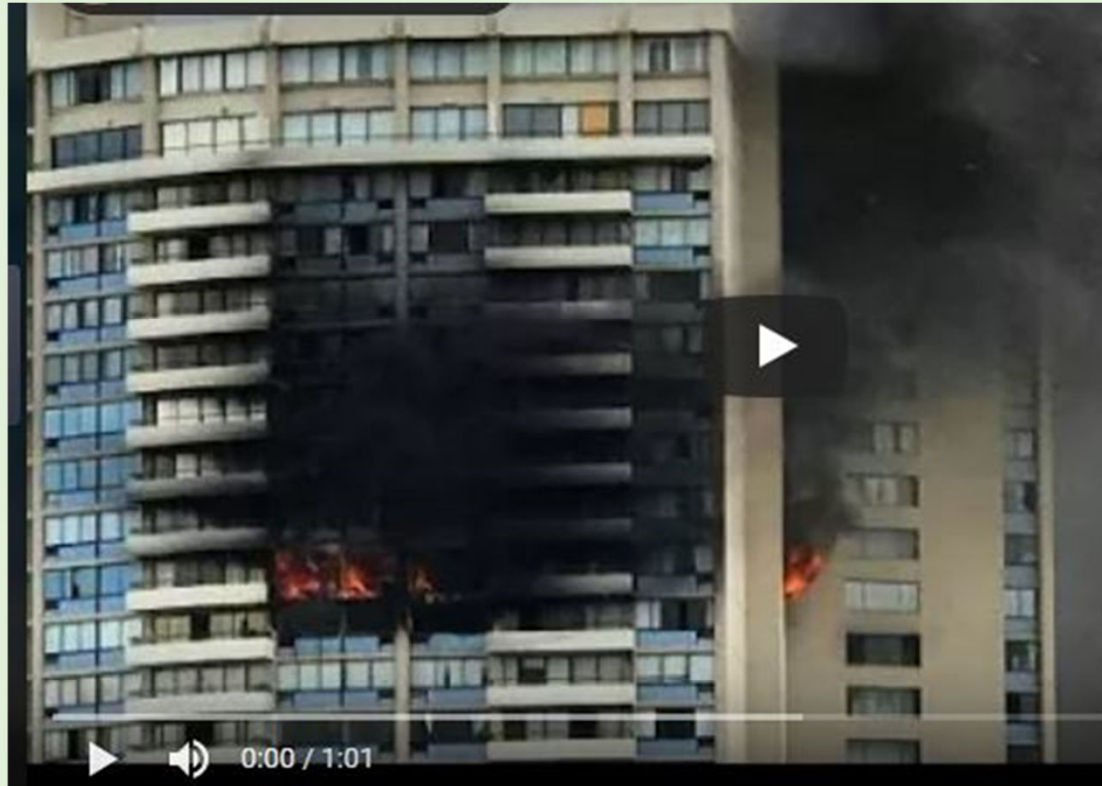
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Life Safety Evaluation MADE EASY

NEW CONDO FIRE CODES HAVE ARRIVED



QUIETLY PASSED LAST YEAR



CITY COUNCIL
CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ORDINANCE 19-4

BILL 96 (2018), CD1, FD1

A BILL FOR AN ORDINANCE

RELATING TO FIRE SAFETY.

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

THIS BILL AMENDS THE ONE PASSED IN MAY 2018 THAT HAD **IMMEDIATELY WENT INTO EFFECT** THE SAME MONTH; BUT CONCERNS WERE RAISED TO ITS ABILITY TO BE ENFORCED.

Certificate

OF FIRE CODE COMPLIANCE IS THE
GOAL FOR MULTI FLOOR
RESIDENCIAL BUILDINGS





Who Gets The Bill?

- CITY/STATE GOVERNMENT
- UNDERLYING LAND OWNER
- AOAO
- ?????

Who Gets The Bill?



OF COURSE!!

**GET YOUR OWN COPY OF THIS
ORDINANCE: IT IS EXTENSIVE**

https://www.honolulu.gov/rep/site/hfd/Honolulu_Ordinance_19-04_v2.pdf

ANY GOOD NEWS?

NO

**UNLESS YOU OWN IN ONE
OF THE NEW BUILDINGS**

**WHO IS AFFECTED BY THIS
NEW FIRE CODE?**

**WHO IS AFFECTED BY THIS
NEW FIRE CODE?**

8 FLOORS

OR MORE

**TOTAL OF 373
HIGH RISE
BUILDINGS**

DOES NOT INCLUDE TOWN HOUSES

**TOTAL OF 42502
UNITS!!**

TOTAL OF 373 BUILDINGS

TOTAL OF 42502 UNITS!!

**HOW LONG DO WE HAVE TO
ACHIEVE COMPLIANCE??**

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TOTAL OF 42502 UNITS!!

**HOW LONG DO WE HAVE TO
ACHIEVE COMPLIANCE??**

**RANGES FROM
May 2026 TO May 2030**



People Have Said
For Years; “Oh it’s
grandfathered”.

But grandpa has
passed away.



**WHAT DO BUILDINGS HAVE TO
MEET TO BE APPROVED?
NEED TO MEET BOTH:**

- 1. FIRE ALARM SYSTEMS TIED
TO THE HNL FIRE DEPT**
- 2. FIRE SUPPRESSION SYSTEMS
THAT ARE 'WATER BASED'**

ANY OPTIONS?

YES,

Sect (15) pg 10 – Allows for a building to perform a ‘Building Fire and Life Safety Evaluation Code Assessment’

Performed By A Licensed Design Professional, or a Building’s Authorized Representative Under the Supervision of a Licensed Design Professional, Be Stamped with the Licensed Design Professional’s Authorized Seal or Stamp, AND Be Authenticated as Provided Under Hawaii Administrative Rules Section 16-115-9; "This work was prepared by me or under my supervision",

WHAT DOES THIS EVALUATION INCLUDE?

**19 CATEGORIES OF
CONCERNS**

**7 Results That All Have
To Say Yes.**

**WHAT DOES IT MEAN IF ONE OF MORE OF
THESE 7 Results ARE 'NO'?**

**THE BUILDING DOES NOT PASS
THE EVALUATION!
& COMPLIANCE IS MANDATED!**

What's Next?

**Need To Install Corrections To All
Deficiencies Found In The Evaluation
Also: No Time Extensions Are Allowed.**

OR

**Install Water Sprinkler
System & The Required
Fire Alarm System**

**DUE DATE FOR THIS LSE
ASSESSMNET?**

**TO BE CONDUCTED BY &
SUBMITTED To The Fire
Department BY**

MAY 3, 2021

**DUE DATE FOR PERFORMING THE
CORRECTIONS TO THE DEFICIENCIES
FOUND IN THE ASSESSMENT?**

**& TO BE IN COMPLIANCE BY PASSING
THE FIRE and LIFE SAFETY EVALUATION
AFTER THE CORRECTIONS HAVE BEEN
PERFORMED BY**

MAY 3, 2024

HAWAII LOVES EXEMPTIONS!! 😊

Found on pg 13

- 1. Existing high-rise residential buildings are exempted from the automatic fire sprinkler system requirements if all dwelling units have exterior access and a continuous egress path to exit the building and have no full-length interior corridors. To Be Verified By Architect.**
- 2. ...buildings less than 10 floors [if] can receive a building fire and life safety evaluation passing status in lieu of the approved automatic sprinkler system requirements...**
- 3. Private balconies that have at least one long side that is 50% open are not required to have automatic fire sprinkler protection.**

**THE FORMS FOR THIS ASSESSMENT
ARE INCLUDED IN ORDINANCE 19-4
IT'S A TOTAL OF 6 Pages.**

But: Did This First Step Get Done??

Part (15) 13.3.2.26.2.4: 'Each building owner shall, within 180 days from May 3, 2018, file a written statement of the owner's intent to comply with this paragraph (15) with the Authority Having Jurisdiction (AHJ) – Fire Department

Part (15) 13.3.2.26.2.5: The AHJ shall review and respond to the written statement of the owner's intent to comply within 60 days of receipt of the statement of intent to comply.

WHAT CAN YOU DO??

**TAKE THE OFFICIAL VOTE OF
THE OWNERS TO OPT OUT OF
THE FIRE SPRINKLER/ALARM
REQUIREMENT & TO PERFORM
THE LIFE SAFETY EVALUATION.**

DID YOU VOTE??

WHAT CAN YOU DO??

**CHECK THE ITEMIZED LIST OF
AFFECTED BUILDINGS THAT IS
INCLUDED IN ORDINANCE 19-4**

ITS 10 PAGES

LIFE SAFETY EVALUATION PROCESS; THE BIG PICTURE

1. PERFORM THE LSE: DELIVERING THE REQUIRED EVALUATIONS & DRAWINGS AS POINTS OF REFERENCE IDENTIFYING DEFICIENCIES
2. PREPARE THE BID DOCUMENTS AND SPECIFICATIONS TO CORRECT ALL OF THE IDENTIFIED DEFICIENCIES FOR CONTRACTOR TO PREPARE PRICING
3. PREPARE THE COMPLETE BUILDING PERMIT DRAWING SET TO SUCCESSFULLY SECURE THE BUILDING PERMIT TO BEGIN WORK.
4. THE CORRECTIVE WORK IS TO BE COMPLETED BY MAY 3, 2024!

WHAT CAN YOU DO??

**Make
Appointment
To Learn More**

