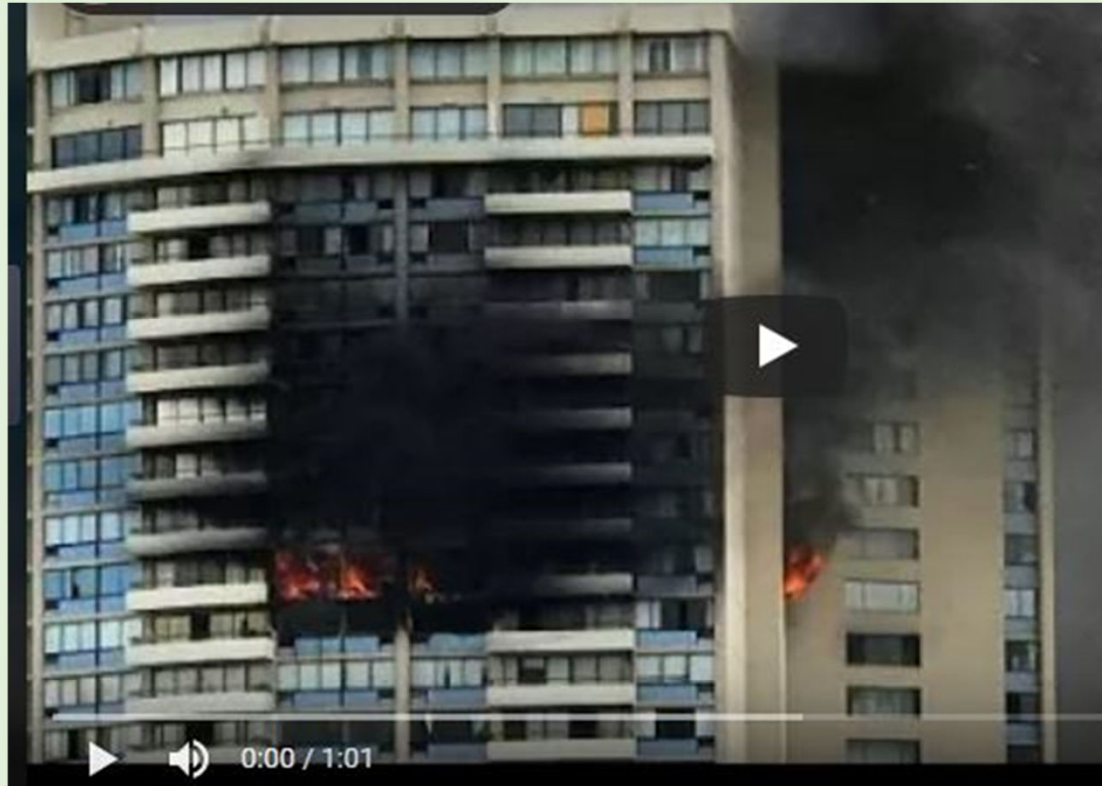




TRAGER Design

PERMITTING 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



Certif

OF FIRE CO

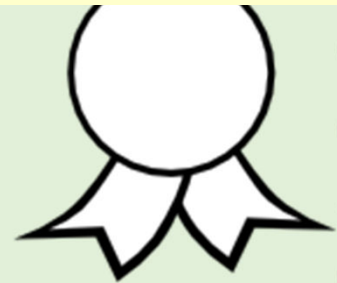
ME

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HOW MUCH
\$\$\$\$?



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??**

TOTAL OF 373 BUILDINGS

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?**

**6 CATEGORIES
OF CONCERNS**

NEW REQUIRED
SHEET FOR
CONDO OR TOWN
HOUSE PERMIT
DRAWINGS

Drawn By: William R Trager

Date: Jan 20, 2020

Sheet # 001

Drwg # K-1

Scale: N.T.S.

THESE ARE THE
TYPICAL ANSWERS
TO THESE
QUESTIONS

FIRE REVIEW:

RESPONSES:

WILL THE STATED 'SMOKE ALARM INTERWIRED W/BATTERY BACK'
UP BE CONNECTED TO A PROPOSED OR EXISTING FIRE ALARM
CONTROL PANEL (FACP)?

NO

IS THIS BUILDING MONITORED 24HRS / DAY?

NO

ARE THERE ANY MANUAL PULL STATIONS IN THIS BUILDING?
IDENTIFY LOCATIONS OF SUCH STATIONS

NO

IS THERE AN EXISTING FIRE DEPARTMENT CONNECTION (FDC) ?
IF YES, EXPLAIN

NO

IS THERE A FIRE STANDPIPE SYSTEM WITHIN THE BUILDING?
IF YES, ADVISE LOCATION

NO

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

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

**Need To Install Both The Fire Alarm
System AND The Fire Sprinkler
System! Also: No Time Extensions Are Allowed.**

**DUE DATE FOR THIS
ASSESSMNET?**

TO BE CONDUCTED BY

MAY 3, 2021

**DUE DATE FOR THIS
ASSESSMNET?**

**& TO BE IN COMPLIANCE BY
PASSING THE FIRE and LIFE
SAFETY EVALUATION 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.**
- 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.

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) – (need to verify who this is; likely Fire Department / HPPD)

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??

**NOT MUCH TO STAVE OFF
WHAT WILL BE A STRUCTURAL
CHANGE TO THE MARKET AND
THE INDUSTRY AS A WHOLE.**

WHAT CAN YOU DO??

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

ITS 10 PAGES

WHAT CAN YOU DO??

QUESTIONS?

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:

Thank You!!