

COMMERCIAL CHECKLIST

Hawai'i County Supplement



OVERVIEW

Hawai'i County adopted the 2015 IECC with amendments on February 4, 2020, and the Hawai'i County amendments incorporate those adopted by the State of Hawaii on March 21, 2017 with some changes. This supplemental checklist includes only the requirements that differ in Hawai'i County compared to the State amendments. The complete requirements of the 2015 IECC with State amendment are described in a separate checklist.

AMENDED COMPLIANCE OPTION FOR SMALL COMMERCIAL BUILDINGS

Exception to C401.2. For buildings 2,500 square feet or less with 4 tons of cooling or less where it is determined by the code official that the building configuration is similar to that of a residential building, the requirements in Sections R401.2.1 Tropical Zone shall be permitted to be used.

AMENDED ENVELOPE REQUIREMENTS

Component/System	Requirement	Code Section	Plan Review Notes	Info on Plans
ENVELOPE REQUIREMENTS				
Low-energy use buildings	Exempt from envelope requirements: 2. <u>Unconditioned space that does not contain occupiable space and/or habitable space.</u> 3. <u>Greenhouses.</u> 4. <u>Open park pavilions where there is no enclosed space.</u>	C402. 1. 1	HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces. OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes or in which occupants are engaged at labor, and which is equipped with means of egress and light and ventilation facilities meeting the requirements of this code.	
Roof – insulation above deck	<input type="checkbox"/> R-12.5 or U-0.039 (group R) <input type="checkbox"/> R-10 or U-0.048 (others)	C402.1, C402.2	Typically foam board on the roof deck. If tapered, R-value in some areas can be lower than the requirement if designer shows that weighted-average U-factor complies.	<input type="checkbox"/> Insulation location on plans <input type="checkbox"/> Insulation R-value on plans
Roof – metal building	<u>R-30 or R-19 with cool roof</u>	C402.1, C402.2	A cool roof meets criteria in Table C402.3, either: <ul style="list-style-type: none"> • Minimum aged solar reflectance of 0.55 and aged thermal emittance of 0.75, or • Minimum aged solar reflectance index (SRI) of 0.64 	<input type="checkbox"/> Insulation R-value on plans <input type="checkbox"/> Roof reflectance and thermal emittance or SRI on plans (if applicable)
Roof – attic or other	<u>R-30 or R-19 with cool roof</u>	C402.1, C402.2	This category includes attics, cathedral ceilings, and insulation installed under the roof deck. Insulation on top of suspended ceiling is not allowed for compliance.	<input type="checkbox"/> Insulation location on plans <input type="checkbox"/> Insulation R-value on plans
Wall – mass (CMU or concrete)	R-5.7 or U-0.151 <u>(Insulation not required with exterior reflectance ≥ 0.64, shading PF≥ 0.3 or wall thickness ≥ 6 in.)*</u>	C402.1, C402.2	Requires either exterior or interior insulation. CMU integral insulation does not comply. No insulation is required if the mass wall has an exterior visible light reflectance of at least 64% or the wall is shaded with overhangs with projection that is at least 0.3 times the height of the wall or the wall is at least 6 inches thick.	<input type="checkbox"/> Insulation location on plans <input type="checkbox"/> Insulation R-value on plans <input type="checkbox"/> Wall surface visible light reflectance on plans (if applicable)
Windows – solar heat gain coefficient (SHGC)	<u>Jalousie windows exempt from SHGC requirements</u>	C402.4.3.5		

AMENDED LIGHTING AND ELECTRICAL REQUIREMENTS

Component/System	Requirement	Code Section	Plan Review Notes	Info on Plans
LIGHTING AND ELECTRICAL REQUIREMENTS				
Controls - occupant sensor	<u>Not required in spaces with designed lighting power < 70% of allowed lighting power.</u>	C405.2.1		
Controls - time-switch	<u>Not required in spaces with designed lighting power < 70% of allowed lighting power.</u>	C405.2.2		
Controls - daylight-responsive	<u>Not required in spaces with designed lighting power < 70% of allowed lighting power.</u>	C405.2.3		
Controls – display & accent lighting	<u>Not required in spaces with designed lighting power < 70% of allowed lighting power.</u>	C405.2.4		
Controls – guest rooms	<u>Not required in spaces with designed lighting power < 70% of allowed lighting power.</u>	C405.2.4	Typically key-card or motion-sensor based controls. Hawaii amendment adds timeshare sleeping units.	

AMENDED ADDITIONAL EFFICIENCY REQUIREMENTS

Component/System	Requirement	Code Section	Plan Review Notes	Info on Plans
ADDITIONAL EFFICIENCY REQUIREMENTS				
Additional efficiency requirements Reduced lighting power density option	10% <u>20%</u> lower allowed lighting power	C406.3*	The connected interior lighting power for the proposed design must be at least 20% lower than the allowed interior lighting power.	

AMENDED ALTERATIONS REQUIREMENTS

Component/System	Requirement	Code Section	Plan Review Notes	Info on Plans
ALTERATIONS				
Roof replacement	<u>Replacement of uninsulated roofs include at least one of the following:</u> <ul style="list-style-type: none"> ▪ <u>EnergyStar compliant covering</u> ▪ <u>Radiant barrier, or</u> ▪ <u>Attic ventilation via solar fan(s), ridge ventilation or gable vents</u> 	C503.3.1	<ul style="list-style-type: none"> • Any new roof must meet the requirements for a new roof. • No requirements for roof recover. 	

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