

Decision Tree Explained

<https://www.honolulu.gov/dpp/permitting/building-permits/instant-online-permits.html>

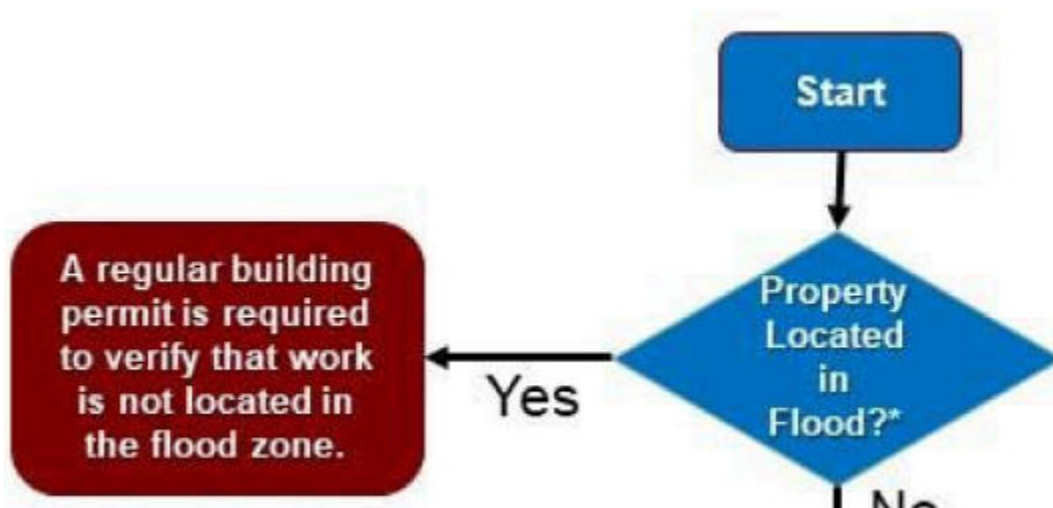
Retrieved 5-11-24

Online permits are largely applicable to R-Zone properties; other zones as AG, Country, AMX, IMX, BMX, and Preservation properties each have different Rules where Online permits may not apply.

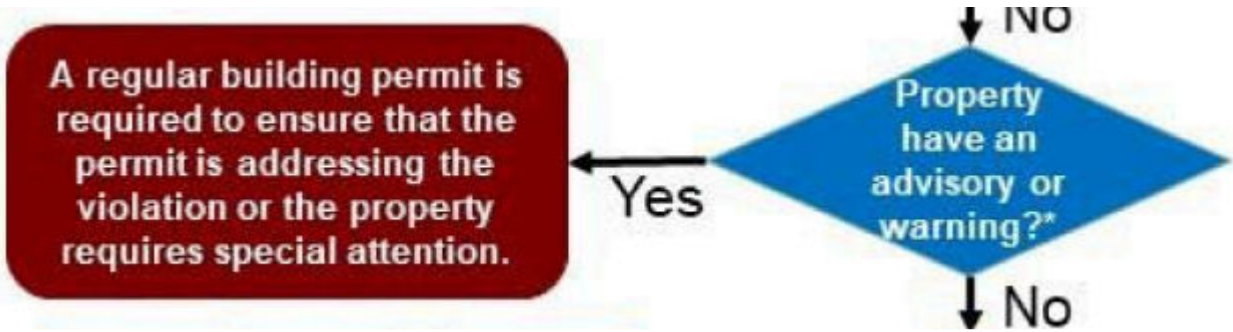
Projects involving additions, accessory dwelling units, floor area increases, or any New roof area require a building permit.

Demolitions require obtaining a building permit in all cases no matter the size of the building.

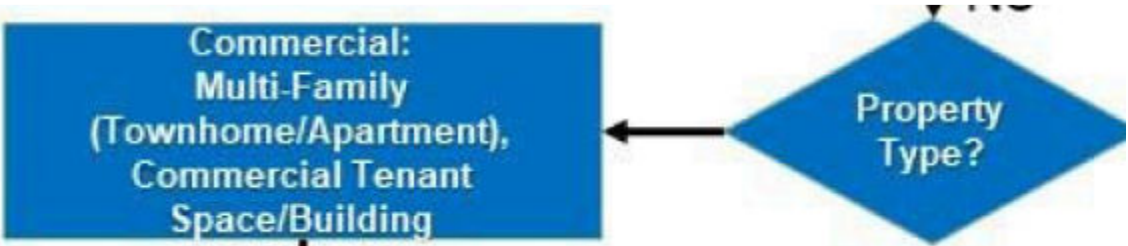
Online Building Permits are applicable for Single Family Homes [SFH] and duplexes. Not for townhouses or condos, not for flood zone properties, CPR properties may not qualify, and not for any property in a designated Special Management Area [SMA]. Note: SMA properties require a separate permit as part of the total DPP permit application process.



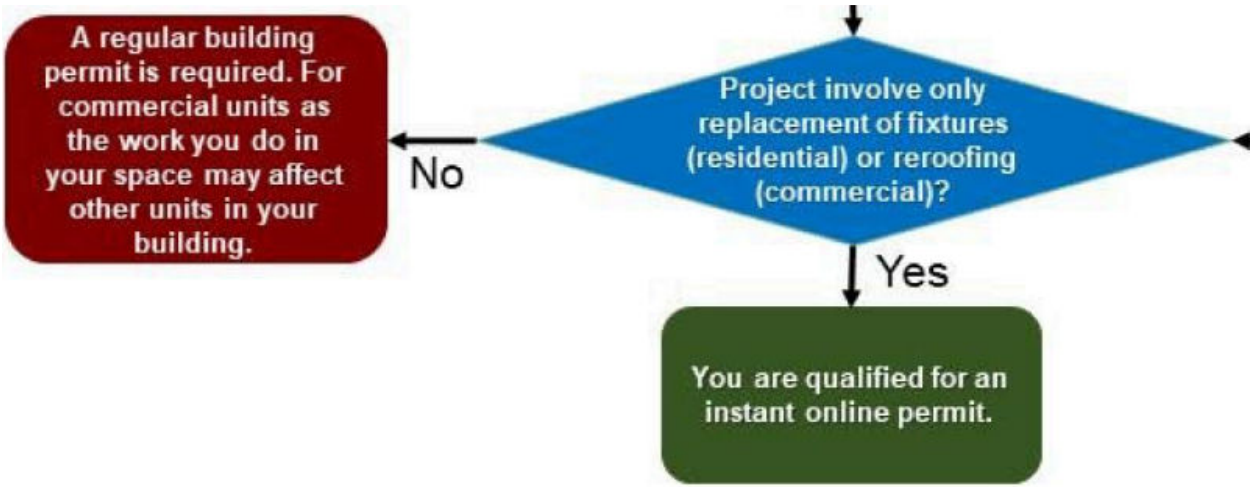
Flood zone properties require a Flood Hazard Certification signed by a an architect or engineer and require a properly drawn site plan, a topological plan, often a shoreline survey that is 'current' and 'certified'. Also, special construction requirements are imposed on all flood zone properties by codes from IBC, and IRC.



Advisory or Warnings refers to a Notice of Violation against the property [N.O.V.] All NOV's offer remedy by removal of the 'offense' within 30 calendar days of the date of the notification. If not removed the NOV can escalate to a Notice of Order [N.O.O.] Thus in these situations a building permit is required if you do not wish to remove the offense from the property but wish to keep the offending item(s).

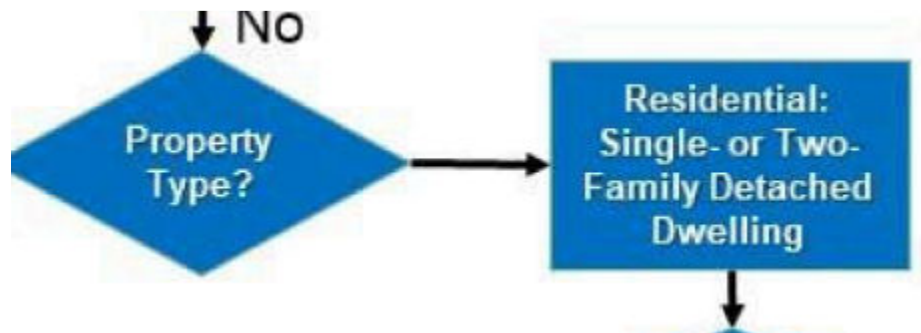


Generally any and all work of any kind in a townhouse or a condo unit requires a building permit. The building management may not require a building permit for proposed work but the City County does require it since all townhouse complexes and condos are classed as 'commercial property'.

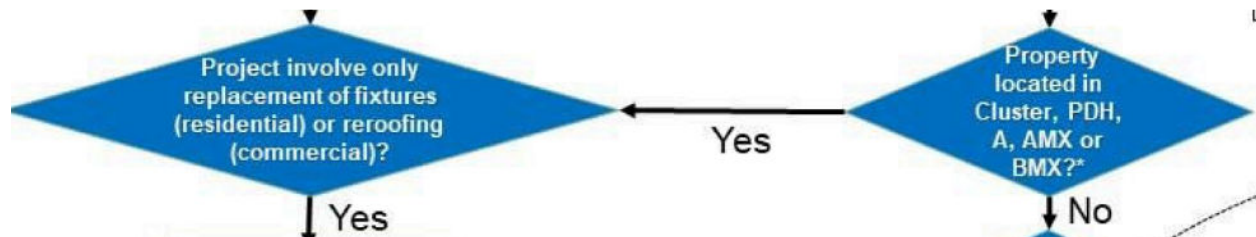


The use of 'fixtures' is defined under 'Plumbing' in Ordinance 23-13 (b)(11) in the Repairs section; advises 'Existing Fixtures – such as windows, doors, and appliances'. However, if during the 'Online Permit application' a townhouse or a condo is detected based on the properties Tax Map Key number could be disallowed.

But, in all cases if it is allowed then you are qualified to submit for an Online Permit.



Most people have a single family home and this qualifies your property for an Online Permit.



This is a technical identification for a property. Clusters is the DPP way of saying CPR as the DPP does not recognize the existence of a CPR. PDH is a type of condo system, A = Agricultural, AMX and BMX are special zones of mixed business and residential use properties.



- Single Family or Detached Duplex
Scope of Work:
- Plumbing:**
- Solar Water Heating
 - Replacement of Fixtures
 - Replacement of Piping
- Electrical**
- Meter Replacement/Upgrade
 - Rewire of Entire Structure
 - PV with or without Battery
 - Battery Storage for Existing PV
 - EV Charging Station
- Building**
- Split System AC
 - New Fence or Fence Wall Combination
- Repair**
- Sidewalk
 - Driveway
 - Windows

Note: Dollar amounts are totals in a 12 month period.

Plumbing Repair of components by a licensed Plumber; Limited to a total of \$2500 of work and materials combined.

Note: PV Panel Repairs include only existing PV panels to restore the system operations w/o adding capacity; limited to \$2500 work and materials combined

Notice 'Repair' is very limited to the types of work that can be performed with an Online Permit which is limited to #10,000 of work and materials combined. New Enclosed square footage, new Rooms, new Bathrooms, are not included. Repairs does not include modifying location of existing rooms, walls, windows (sizes) and does not involve any electrical, plumbing, or mechanical installations. However, Split AC Systems can be installed with Online Building Permit.

INSPECTIONS ARE PART OF ALL ONLINE PERMITS.

DPP typically sends out an inspector(s) to the property to verify if the work is not exceeding the allowable work as defined by the Online Permit. If the inspector determines the work is beyond the intent or limits of the Online Permit then they can be required to write a Notice of Violation [NOV]. The NOV can be issued with a 'Stop Work Order' included. You would be allowed to 'remove' from the property the 'offense' within 30 days or you would need to secure a detailed building permit to continue work. The department knows it's not possible to secure a building permit within 30 days. However, they see no reason why you cannot make an application for a building permit during this period; and if no application is tendered then other actions can be taken by the DPP.