

Article 3. Factory Built Buildings

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Sec. 16-3.1 Applicability.

- (a) These provisions are applicable to the design, construction, installation, and transportation of factory built building (FBB) within the city. Unless otherwise specified, this article shall be applicable only to FBB which is sold or offered for sale to first users as defined in Section 16-3.2.
Exception: Manufactured homes manufactured and certified in accordance with the Manufactured Home Construction and Safety Standards as promulgated by the United States Department of Housing and Urban Development. Foundations, exterior stairs, additions and accessory structures shall comply with Article 1, Adoption of the International Building Code and International Residential Code for One- and Two-Family Dwellings.
- (b) All provisions of the building, housing, electrical, and plumbing codes shall be applicable unless indicated otherwise in this article.
- (Sec. 16-3.1, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-57, 07-22, 12-34)

Sec. 16-3.2 Definitions.

- The following terms are defined for specialized use within this article.
- "Factory-built building" or "FBB" means any structure or portion thereof designed primarily for occupancy by human beings, which is either entirely prefabricated or assembled at a place other than the building site.
- "First user" means a person, firm, or corporation who initially installs FBB within this state. A person who subsequently purchases an installed FBB is not a first user within the meaning of this definition.
- "Insignia of approval" means a tab, stamp, label, or other device issued by the building official to indicate compliance with the statutes and these rules.
- "Installation" means the assembly of FBB on site and the process of affixing FBB to land, a foundation, or an existing building.
- "Manufacture" means the process of making, fabricating, constructing, forming, or assembling a product from raw, unfinished, or semifinished materials to produce FBB.
- "Site" means the parcel of land on which FBB is installed.
- (Sec. 16-3.2, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-57, 07-22, 12-34)

Sec. 16-3.3 Building permit required.

No person shall install FBB or cause the foregoing to be done without first obtaining a building permit from the building official for each FBB. (Sec. 16-3.3, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-57, 07-22, 12-34)

Sec. 16-3.4 Building permit fee.

A fee for each building permit as set forth in Table 18-A of Chapter 18, ROH 1990, as amended, shall be paid to the building official. The fee shall be based on the valuation of the building in place complete including the cost of carport, fences, walls, etc. (Sec. 16-3.4, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-57, 07-22, 12-34)

Sec. 16-3.5 Insignia of approval.

- (a) FBB manufactured in this city which is sold or offered for sale to first users within this city shall bear the insignia of approval issued by the building official indicating that the FBB is in compliance with this article.
- (b) FBB manufactured outside the city shall bear the insignia of approval issued by any governmental or inspectional agency approved by the building official.
- (Sec. 16-3.5, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-57, 07-22, 12-34)

Sec. 16-3.6 Performance of plumbing and electrical work.

- (a) All electrical and plumbing work performed within the state shall comply with State of Hawaii contracting and licensing laws and regulations.
- (b) All electrical and plumbing work to be performed at the factory outside of this state must be accomplished:
- (1) By licensed electricians or plumbers, respectively, of the jurisdiction having authority in which the factory is located, if the manufacturer does not submit a quality control manual which is approved by the building official; or
 - (2) Under the supervision of a licensed supervising electrician or master plumber, respectively, of the jurisdiction having authority in which the factory is located, if the manufacturer submits a quality control manual which is approved by the building official.
- (Sec. 16-3.6, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-57, 07-22)

Sec. 16-3.7 Plans and specifications.

- (a) For each model of FBB, three sets of plans and specifications shall be submitted and approval obtained prior to fabrication.
- (b) With each application for a building permit, three sets of installation plans and specifications including the plot plan shall be submitted.
- (c) Preparation of plans and observation of construction shall be by a professional architect or structural engineer licensed in the State of Hawaii.

(Sec. 16-3.7, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-57, 07-22)

Sec. 16-3.8 Inspections.

- (a) FBB manufactured outside of the city shall be inspected by an approved third party inspectional agency.
- (b) The building official may make periodic in-plant inspections to verify that the FBB produced comply with the plans as approved by the building official.
- (c) Special inspectors shall be hired as required by the building code. Once construction has been completed, the special inspector shall submit a final signed special inspection report along with a copy of the third party inspection worksheet showing special inspection done at the manufacturing plant.

(Sec. 16-3.8, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-57, 07-22, 12-34)

Sec. 16-3.9 Manufacturer's label.

A manufacturer's label on a metal plate showing the manufacturer's name, serial number of the building, manufacture date, design load criteria, and third party inspection stamp shall be securely fastened on the FBB. (Added by Ord. 07-22)

Sec. 16-3.10 Transporting factory built buildings.

- (a) The transportation of FBB shall be governed by the provisions of the city and state traffic codes.
- (b) Article 2, Relocation of Buildings, shall be applicable to FBB once it has been installed on a zoning lot.

(Sec. 16-3.9, R.O. 1978 (1987 Supp. to 1983 Ed.); Am. Ord. 90-57, 07-22, 12-34)

Sec. 16-3.11 Violations--Penalty.

For violation and penalty provisions, see Article 10 of this chapter. (Added by Ord. 90-57; Am. Ord. 07-22)