



ORDINANCE 22-2

**YOUR GUIDE TO
LIFE SAFETY EVALUATIONS**

MANAGING CONSTRUCTION Building Peace of MindSM

What is Honolulu Fire Safety Ordinance 22-2?



Ordinance 22-2 was previously known as Ordinance 19-4 before the latest revisions.

On May 3, 2018, Mayor Caldwell signed City and County of Honolulu Ordinance 19-4 into law, compelling high-rise condominiums to take action relating to fire safety. Roughly 400 high-rise condominiums in Honolulu are affected by this law. Each of these buildings must achieve an acceptable score on a rigorous Life Safety Evaluation (LSE), or alternatively, install fire sprinklers throughout their buildings.

The LSE process requires a licensed design professional to assess and score a building based on its existing components in order to determine if it meets the required minimum level of life safety from fire.

The impetus for Ordinance 19-4 was a tragic July 2017 fire at a high-rise condominium building in Honolulu that resulted in multiple fatalities and over \$100 million in property damage. The City and County of Honolulu seeks to prevent future injuries and loss of life by having critical building components evaluated to determine if additional life safety components, including sprinkler and fire alarm systems, need to be repaired, replaced or added to these buildings.



All existing high-rise residential buildings over 75 feet tall, without a sprinkler system, must be evaluated in order to comply with this law.

How do we comply?

An LSE must be conducted under the oversight of a licensed design professional such as an Architect or Engineer. All existing high-rise residential buildings over 75 feet tall, and without a sprinkler system, must be evaluated in order to comply with this law. However, if a building has an existing automatic fire sprinkler system throughout the building that complies with the ordinance, or chooses to install one, then completing an LSE may not be required. However, all buildings will need to demonstrate compliance.

**BERGEMAN GROUP IS AUTHORIZED
TO CONDUCT LIFE SAFETY
EVALUATIONS AND HELP YOU COMPLY**

Our team has been working with the Residential Fire Safety Advisory Committee since the onset of this new ordinance and has a detailed understanding of how to conduct the evaluation and how to assist AOAOs if corrective action is required.

**THE DEADLINE FOR FILING THE LIFE SAFETY EVALUATION (LSE)
WITH THE HONOLULU FIRE DEPARTMENT (HFD) IS AUGUST 31, 2022.**

What is being evaluated?



The Life Safety Evaluation was developed by the Residential Fire Safety Advisory Committee and the Honolulu Fire Department. It is a tool to facilitate the evaluation of existing building fire safety components and determine what, if any, fire safety improvements are needed.

The LSE process examines the building common areas and individual dwelling units, considering existing fire safety components such as fire alarm systems, automatic door closures, emergency lighting, the existence of fire stopping materials and access to emergency exits. Upon completion of the LSE, the building owner will learn if their building has achieved an acceptable score or not, with a report of the results submitted to the Honolulu Fire Department (HFD).

In the event a building does not pass, significant fire safety improvements will be required. However, ordinance 22-2 provides building owners the opportunity to avoid the LSE process altogether by simply choosing to install fire sprinklers.

What are the Options for Compliance?

There are effectively only two options for achieving an acceptable score on the LSE:

OPTION 1

Install a fire sprinkler system throughout the building

OPTION 2

Make all building repairs as identified in the LSE which are necessary to achieve compliance with the Ordinance and achieve an acceptable score

Option 1

Install a Fire Sprinkler System

If an Association elects to simply install fire sprinklers, you automatically receive an acceptable, enabling you to skip the LSE process, which makes the process straightforward and the timelines reasonable.

RECOMMENDED STEPS:

- 1 Inform Bergeman Group of the decision to install a fire sprinkler system.
- 2 Bergeman Group will then file the required notification with the Honolulu Fire Department on your behalf.
- 3 Bergeman Group, or a similarly qualified firm, will need to oversee the design, permitting and installation of a fire sprinkler system.
- 4 Plans and specifications for the fire sprinkler system must be submitted to Department of Planning & Permitting (DPP) for permitting by May 2030.
- 5 For most buildings, the construction completion deadline for installing fire sprinklers will be approximately May 2038.



Option 2:

Evaluation and Required Building Upgrades

If an Association chooses not to install fire sprinklers, the Association Board of Directors must do three (3) things:

- 1 The Association must receive an acceptable score on the ordinance required Life Safety Evaluation.
- 2 The Association, within 9 years of achieving an acceptable score, must formalize the decision to “opt out” of installing fire sprinklers.
- 3 The Association must make whatever repairs are required to pass the LSE in order to avoid installing a fire sprinkler system by May, 2030.



RECOMMENDED STEPS:

- 1 Bergeman Group, or a similarly qualified firm, must conduct the ordinance prescribed Life Safety Evaluation.
- 2 If the building does not receive an acceptable score, the Association Board of Directors must decide to either install fire sprinklers or to make the required improvements.
- 3 If the Association Board of Directors decides to make the improvements, they formally “opt out” by a majority vote of the individual owners within 9 years of completion of all building upgrades needed to receive an acceptable score.
- 4 If the required level of ownership approval to “opt out” is not obtained, the Association will be required to install a fire sprinkler system.
- 5 If the Association chooses to opt out, it must still complete fire safety repairs as needed to achieve an acceptable score on the LSE. In order to do this, the Association will need to engage a construction management firm to help determine the least costly repairs.
- 6 Bergeman Group, or a similarly qualified firm, will then oversee the design, permitting and installation of the specified building repairs.
- 7 Depending upon the option selected by the Association, the completion deadline for repairs will generally be May 2030 or May 2038, the exact date being determined at the time of the LSE.



Is it less expensive to just install fire sprinklers?

In many cases, installing fire sprinklers may actually be less expensive than attempting to repair or upgrade an older building in an effort to achieve an acceptable LSE score. For this reason, Associations should ask a construction management firm to evaluate the cost of both options, including the extent of disruption to the facility, before making a decision on which direction to proceed.

Bergeman Group's turnkey solution for compliance with **HONOLULU'S FIRE SAFETY ORDINANCE**

Our team of architects, engineers, estimators and construction management professionals is here to help. We offer a simplified process for conducting the LSE, providing you with an evaluation report that includes recommended next steps to ensure compliance with Ordinance 22-2 and a plan for how to achieve it.

Our team will work with your Association to determine what, if any, appropriate corrective action is required, including helping you determine if installation of fire sprinklers will be less expensive than other alternatives.

CONTACT US FOR A FREE INITIAL CONSULTATION

To schedule an initial consultation about your building, whether you have already conducted your LSE or not, contact LSE@bergemangroup.com or by calling 808.465.3155.



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