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Honolulu, Hawaii 96814

March 22, 2017

Councilman Ron Menor, Chair  
Councilman Ikaika Anderson, Vice Chair  
and Members of the City Council

Aloha,

Mahalo for the opportunity to provide comments today in support of the intent of City Council Bills 16 and 17 that would require periodic inspection of exterior walls and appurtenances of certain buildings. These bills are good measures to assure the safety of buildings for inhabitants, especially given the impact that Hawaii's weather, including the salt air, has on certain kinds of railings and window fixtures.

I do not comment on the technicalities of the inspection since that is best left to professional engineers and architects. However, wish to offer the following comments/recommendations:

1. The bills do not contain any provisions for tracking accountability of building owners for conducting the inspections and no provisions for addressing the penalty for failure to do so. Recommend such provisions be included in the bill.
2. Condominiums, by law, are required to have reserve budgets to accommodate planned major capitol improvements. As another testifier noted, her condominium has done extensive work to modernize elevators, fix roofs of residential and parking garage towers, clean out wastewater, etc. I own two condominiums: 1) The Moana Pacific, a 720 unit complex, just completed a renovation of its lobbies and hallways, and repair of rail spalling on the recreation deck; and is currently installing backflow preventers in all apartments to minimize water leaks to apartments  
2) The Wilder @ Piikoi Condominium did a complete overhaul of its plumbing system. Thus, recommend that the Bill contain some provision that would exempt condominiums from the periodic inspection of exterior walls and appurtenances, OR allow for a simplified certification by the AOA Board of Directors that its exterior walls and appurtenances are in good order.

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3. We are concerned about the costs for doing such inspections, especially those of us who live in condominiums, many of whom are on fixed retirement income. To accommodate such building inspections would burden already high maintenance fees charged to homeowners.

Mahalo for your consideration of my comments and recommendations.

Marilyn L. Khan