

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

January 10, 2014

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

GL S-5844

Hawai'i

Authorization to Contract Qualified Professionals to Provide Technical and Advisory Services Relating to Design and Construction of Renovations of and Improvements to the Naniloa Hilo Hotel (fka Naniloa Volcanoes Resort) under General Lease No. S-5844, Waiakea, South Hilo, Hawaii, Tax Map Keys: 3rd/ 2-1-1:12, 2-1-5:13, 16, 17, 27, 32 & 46.

Land Division, through the Engineering Division, desires to engage a consultant to provide services to assist the department in reviewing and approving plans, specifications, drawings and other technical documents relating to the proposed renovations of and improvements to the Naniloa Hilo Hotel, fka Naniloa Volcanoes Resort, on Banyan Drive in Hilo, Hawaii. The hotel consists of two high-rise towers, one low-rise tower and accessory buildings, most of which were originally constructed around 1967. As the Board will recall, the hotel improvements and lease were recently sold in bankruptcy to Tower Development, Inc. (Tower).¹

During the bankruptcy proceedings, a number of County of Hawaii building, electrical and plumbing code violations in the hotel came to light, as summarized in the attached letters marked as Exhibits 1 and 2. The bankruptcy trustee addressed some of these violations during its management of the hotel, but many remain outstanding as indicated in Exhibits 1 and 2.

Tower says that it intends to resolve the County violations and invest substantial sums in the renovation of the hotel, including the installation of sculptures and other artwork on the

¹ The order approving the sale was entered in the bankruptcy court on November 26, 2013. A notice of appeal was timely filed on behalf of the Board to preserve appeal rights regarding the bankruptcy court's approval of the assignment to Tower without requiring the cure of lease defaults pertaining to the County violations.

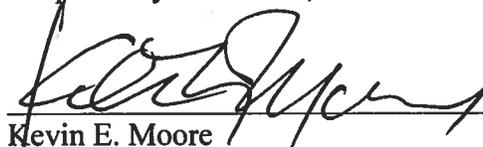
property.² Neither Land Division nor Engineering Division has staff with experience in the review of plans and specifications for the renovation of high-rise hotel structures. Effective review of plans submitted by Tower and its contractors will require the services of independent engineering consultants. Requested contract services may include: (1) Review of designs, plans and specifications for hotel renovations and improvements; (2) Review of outstanding and resolved Hawaii County building, electrical and plumbing code violations; (3) Preparation of inspection reports of the improvements and infrastructure on the leased premises; and (4) Related technical and advisory services.

The requested contract services will facilitate the administration of one of the few large hotel leases the department manages and promote public safety. Funds for the work are available from the Special Land Development Fund.

RECOMMENDATION:

1. That the Board of Land and Natural Resources authorize the contracting of the work described above and authorize the Chairperson to sign the necessary documents pertaining to the project, subject to Governor's approval, and review and approval as to form by the Department of the Attorney General.
2. That the Board authorize the Chairperson, subject to review and approval as to form by the Department of the Attorney General, to enter into supplemental contracts to address unforeseen conditions and to sign the necessary documents to implement the additional work with the consultant.

Respectfully Submitted,



Kevin E. Moore
Assistant Administrator

APPROVED FOR SUBMITTAL:



William J. Aila, Jr., Chairperson

² A news article appearing in the December 18, 2013 edition of the Hawaii Tribune Herald states a life size sculpture of a young humpback whale, standing three stories tall, will be placed on the makai side of the hotel.



BUILDING DIVISION • DEPARTMENT OF PUBLIC WORKS

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November 26, 2013

VIA CERTIFIED MAIL AND/OR E-MAIL

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RE: 93 Banyan Drive, Hilo, HI 96720
TMK 2-1-005:013, 016, 027 and 032
May 9, 2013 Notice of Violation
October 8, 2013 Order

Messrs Farmer, Fujiyama, and Heit:

The County of Hawai'i, Department of Public Works - Building Division ("DPW-BLDG") conducted inspections of the structures and/or premises at 93 Banyan Drive, Hilo, Hawaii ("subject property") to determine the status of the occupant compliance with applicable County codes and regulations referenced in DPW-BLDG Notice of Violation dated May 9, 2013.

I. BACKGROUND

As the current occupant, you have multiple open permits for the subject property with no final inspections. Occupant's open permits are as follows:

OCCUPANT'S OPEN BUILDING PERMITS

B2007-161111	Renovations to guest rooms – Mauna Kea Tower
B2007-161211	Renovations to guest rooms – Kilauea Tower
B2007-161311	Renovations to guest rooms – Mauna Loa Tower
B2008-244411	Fire sprinkler system for entire Kilauea Tower (ground to 6 th floor)
B2008-244511	Fire sprinkler system for entire Mauna Kea tower (ground to 8 th floor)
B2009-096911	Alteration to Mauna Kea Tower (changes to permit 2007-16111)
B2009-177111	Fire sprinkler system for lobby/registration/office and Sandalwood Lounge
B2009-177011	Fire sprinkler system for Mauna Loa Tower (ground to 12 th floor)
B2009-177211	Fire sprinkler system for Crown Room

OCCUPANT'S OPEN ELECTRICAL PERMITS

E2007-2308H	Renovate Fire Alarm System
E2007-1396H	Renovation to Guest Rooms – Mauna Loa Tower
E2007-1395H	Renovation to Guest Rooms- Kilauea Tower
E2007-1394H	Renovation to Guest Rooms –Mauna Kea Tower

OCCUPANT'S OPEN PLUMBING PERMITS

M2007-1331H	Renovation to guest rooms-Mauna Kea Tower
M2007-1332H	Renovation to guest rooms-Kilauea Tower
M2007- 1333H	Renovation to guest rooms-Mauna Loa Tower
M2010- 1368H	Installation of gas for two dryers- Laundry Room

DPW-BLDG inspections on or about April 26, 2013 was followed by a Notice of Violation dated May 9, 2013 and deadline for compliance of September 7, 2013. DPW-BLDG inspections on or about September 5 and October 1, 2013 was followed by Order dated October 8, 2013 with effective date of November 6, 2013 and a civil fine of \$1,000 for each day in which the violation persists.

Building inspections on or about November 9, 2013 noted inspection required at construction milestones on open permit work in progress, work completed and in use without required permit and inspection (pending application process), and change of use without required permit (pending application process).

Electrical inspections on or about November 13, 2013 noted inspection required at construction milestones on open permit work in progress, work completed and in use without required permit and inspection, and three (3) non-compliant items requiring correction.

Plumbing inspections on or about November 13 and 18, 2013 noted inspection required at construction milestones on open permit work, and work completed and in use without required permit and inspection.

II. STATUS NOTICE OF VIOLATION

Based upon the foregoing, a review of County records, and the observations of our inspectors, DPW-BLDG provides violation status update as follows:

Code(s) and/or Ordinance(s) and Section(s)	Violation(s)	Status
Hawaii County Code ("HCC"), Chapter 5 - Building, Section 5-19. Permit required (Change of use, Alterations) (Acupuncture School and Total Health Care Facility)	Unpermitted construction, alteration conversion, demolition, uses and occupancies.	Action Required
HCC, Chapter 5, Section 5-40, Inspections	Work concealed and occupied without inspection	Action Required
1991 Uniform Building Code ("UBC") Section 1706 Shaft Enclosures, Paragraph (d) Protection of Openings.	Non-compliant building work. Unprotected openings in shaft enclosure for Kitchen Range Hood exhaust duct. Safety and Fire Hazard	Action Required
1991 UBC Section 4304. Walls and Partitions.	Non-compliant building work. Safety and Fire Hazard	Corrected
1991 UBC Section 4304 (e). Through Penetration.	Non-compliant building work. Safety and Fire Hazard	Corrected
1991 UBC Section 4305(c). Floors.	Non-compliant building work. Safety and Fire Hazard	Corrected
HCC, Chapter 9 - Electricity, Section 9-9. Inspection	Unapproved energizing or use of wiring	Action Required
HCC, Chapter 9 - Electricity, Section 9-10, Nonconforming and defective installation.	Non-compliant electrical work.	Action Required
HCC, Chapter 9 - Electricity, Section 9-26. Permit required; exceptions	Unpermitted electrical work	Action Required
2002 National Electrical Code ("NEC") Article 110.12(B) Mechanical Execution of Work	Non-compliant electrical work. Safety and Fire Hazard	Corrected
NEC Article 210.70 (3) Lighting	Non-compliant electrical work. Safety and Fire Hazard	Corrected
NEC Article 300 All Wiring Installation	Non-compliant electrical work. Safety and Fire Hazard	Corrected
NEC Article 300.5(D)(2) Conductors Entering Buildings	Non-compliant electrical work. Safety and Fire Hazard	Action Required

NEC Article 300.11 Securing and Supporting	Non-compliant electrical work. Safety and Fire Hazard	Corrected
NEC Article 314.20 In Wall or Ceiling	Non-compliant electrical work. Safety and Fire Hazard	Action Required
NEC Article 314.28 C. Covers	Non-compliant electrical work. Safety and Fire Hazard	Corrected
NEC Article 314.29 Boxes, Conduit Bodies, and Handhole Enclosures to be Accessible	Non-compliant electrical work.	Action Required
NEC Article 334.12 Uses Not Permitted (A)(1) and (10)d.	Non-compliant electrical work. Safety and Fire Hazard	Corrected
NEC Article 372.13 Discontinued Outlets	Non-compliant electrical work. Life and Safety	Corrected
NEC Article 400.8(1) Uses Not Permitted	Non-compliant electrical work. Safety and Fire Hazard	Corrected: However, electrical permit required for Polynesian Room conduit and receptacle installed to replace flexible power cord at service counter
NEC Article 404.9(A) Provisions for General-Use Snap Switches	Non-compliant electrical work. Safety and Fire Hazard	Corrected
NEC Art 406.3(F) Noninterchangeable Types	Non-compliant electrical work. Safety and Fire Hazard	Corrected
NEC Article 410.3 Live Parts	Non-compliant electrical work. Safety and Fire Hazard	Corrected
NEC Article 410.49 Lampholders in Wet or Damp Conditions	Non-compliant electrical work. Life and Safety	Corrected
HCC, Chapter 17 – Plumbing, Section 17-15, Permit Required	Unpermitted plumbing work	Action Required
HCC, Chapter 17 - Plumbing, Section 17-24, Inspection required	Work concealed and in use without inspection	Action Required
HCC, Chapter 17 - Plumbing, Section 17-37. Dangerous and insanitary construction, Paragraph (a), Item (6), cross-connection	Nuisance. Public Health and Safety	Corrected
1997 Uniform Plumbing Code (“UPC”) Section 603.2.1 Airgap	Non-compliant plumbing work, Public health and safety	Corrected

The relevant sections of the Hawai'i County Code, UBC, and NEC are provided below:

HCC Chapter 5 - Building

Section 5-19. Permits Required.

No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, convert, or demolish any building or structure in the County, or cause the same to be done, without first obtaining a separate building permit for each building or structure from the building official; provided that one permit may be obtained for a dwelling and its accessories, such as fence, retaining wall, pool, storage and garage structures.

Section 5-40. Inspections.

- (a) All construction or work for which a permit is required shall be subject to inspection by the building official
- (b) It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purpose. Neither the building official nor the County shall be liable for any expense entailed in the removal or replacement of any material required to allow inspection.

1991 Uniform Building Code

1991 UBC Section 1706, Shaft Enclosures

(d) Protection of Openings. Openings into a shaft enclosure shall be protected by a self-closing or an automatic-closing fire assembly conforming to Section 4306 and having a fire-protection rating of one hour for openings through one-hour fire-resistive walls and one and one-half hours for openings through two-hour fire-resistive walls. (Reference, 1991 UBC Table 17A, Type I Construction, 6, Shaft = two-hour fire-resistive)

HCC Chapter 9 - Electricity

Section 9-9. Inspections.

- (a) All electrical wiring, for which a permit is required, shall be inspected and approved by the authority having jurisdiction before being concealed, energized, or used.
- (b) No person shall use, operate, or maintain, or cause or permit to be used, operated, or maintained, any electric wiring until it is approved.
- (d) No person shall conceal, enclose, or cover, or cause or permit to be concealed, enclosed, or covered, any portion of any electric wiring or equipment in any manner which will interfere with or prevent the inspection and approval thereof.
- (e) Fixtures, appliances, devices, or equipment shall not be connected to any electric wiring until the rough electric wiring, including conductors, have been inspected and approved by the authority having jurisdiction.
- (f) All obstruction, covers, plates, tapes, light fixtures, etc., which make impracticable the making of a thorough inspection of electric wiring shall be removed upon notice (either verbal or in writing) to do so, and shall be kept removed until the electric wiring has been inspected and approved.
- (g) The supervising electrician or electrical contractor shall be present on the job site upon request of the authority having jurisdiction.

Section 9-10. Nonconforming and defective installations.

Whenever any electrical installation is found to have been installed, altered, changed, or reconstructed contrary to the provisions of this chapter or any other law, whenever any electrical installation is found to be in use contrary to the provisions of this chapter or any other law, or whenever any electrical installation, which complied with the existing laws, ordinances, and regulations in effect when the electrical work therein was performed, is found to be unsafe or dangerous to persons or property, the administrative authority shall give the owner or the person in control of that installation a written notice stating the findings with respect to that installation and order the owner or other person in control to make the corrections to be set forth in the written notice. When found to be unsafe or dangerous to persons or property, the defective installation shall be disconnected from the power source and tagged as unsafe to operate until corrective action is made, inspected, and approved.

Section 9-26. Permit required; exception.

No person shall perform any electrical work or cause or permit the same to be done, unless a permit therefor has been obtained from the authority having jurisdiction with the following exceptions:

2002 National Electrical Code ("NEC")

NEC Article 300.5(D). Underground Installations

Direct-buried conductors and cables shall be protected from damage in accordance with (1) through (5).

(2) Conductors Entering Buildings. Conductors entering a building shall be protected to the point of entrance.

NEC Article 314.20 In Wall or Ceiling

In walls or ceilings with a surface of concrete, tile, gypsum, plaster, or other noncombustible material, boxes shall be installed so that the front edge of the box will not be set back of the finished surface more than 6mm (1/4 in.). In walls constructed of wood or other combustible material, cabinets shall be flush with the finished surface or project there from.

NEC Article 314.29 Boxes, Conduit Bodies, and Handhole Enclosures to be Accessible.

Boxes, conduit bodies, and handhole enclosures shall be installed so that the wiring contained in them can be rendered accessible without removing any part of the building or, in underground circuits, without excavating sidewalks, paving, earth, or other substance that is to be used to establish the finished grade.

HCC Chapter 17 - Plumbing.

Section 17-15. Permit required.

(a) It shall be unlawful for any person to install, remove, alter, repair or replace or cause to be installed, removed, altered, repaired or replaced any plumbing, gas or drainage piping work or any fixture or water heating or treating equipment in a building or premises without first obtaining a permit to do such work from the authority having jurisdiction.

Section 17-24. Inspection required.

- (a) All plumbing, gas, and drainage systems shall be inspected by the authority having jurisdiction to ensure compliance with all the requirements of this code...
- (b) It shall be the duty of the applicant to cause the work to remain accessible and exposed for inspection purpose. Neither the building official nor the County shall be liable for any expense entailed in the removal or replacement of any material required to allow inspection.

III. CORRECTIVE ACTIONS

To be in compliance with the above-mentioned section(s), the following corrective actions are still required:

1. Building inspection required (work completed and in use without required inspection): B2007-1611H and B2009-0969H Mauna Kea guest room renovations; B2008-2445H, Mauna Kea fire sprinkler (ground – 8th floor);
2. Building inspection required (work in progress requires inspection): B2007-1612H Kilauea guest room renovations; B2007-1613H Mauna Loa guest room renovations; B2008-2444H Kilauea ground to 6th floor fire sprinkler system; B2009-1770H Mauna Loa ground to 12th floor fire sprinkler system; B-2009-1771 lobby/registration/office and former Sandalwood Lounge fire sprinkler system; B2009-1772H Crown Room fire sprinkler system.
3. Building permit required (change in occupancy use, alteration work completed and in use without required permit and inspection): Mauna Kea Tower main level former Beauty Salon conversion to Health Spa; Mauna Loa Tower former hotel guest room conversion to Beauty Salon
4. Building permit required (demolition work completed without required permit): former health spa demolition; former Kilohana Room bar demolition; former Ting Hao Restaurant demolition including the removal of stairway;
5. Building permit required (work in progress without required permit): Kilauea Tower alteration and change of occupancy use of guest rooms conversion to meeting rooms.
6. Non-compliant: Kitchen Range Hood Exhaust Duct unprotected openings in two-hour fire-resistive shaft enclosure.
7. Electrical inspection required (work complete and in use without required inspection): E2007-1394H Mauna Kea guest room renovation; E 2007-2308H Renovate Fire Alarm System.
8. Electrical inspection required (work in progress requires inspection): E2207-1395H Kilauea guest room renovations; E2007-1396 Mauna Loa guest room renovations; E2007-2308H Renovate Fire Alarm System.
9. Electrical permit required (alteration work completed and in use without required permit and inspection): Mauna Kea Tower main level former Beauty Salon conversion to Health Spa; Mauna Loa Tower former hotel guest room conversion to Beauty Salon
10. Electrical permit required (demolition work completed without required permit): former health spa; former Kilohana Room bar; former Ting Hao Restaurant;

11. Electrical permit required (work complete and in use without required permit and inspection): Former Poly Room for service counter installed conduit and receptacle to address/replace non-compliant flexible power extension cord.
12. Electrical permit required (work in progress without required permit): Kilauea Tower former guest rooms conversion to meeting rooms.
13. Non-compliant electrical work: conduit entering building below lobby area exposed to physical damage; Mauna Loa fire system junction box (ground – 13th floor) inaccessible (covered by drywall); Mauna Kea electrical boxes not installed so that the front edge of the box will not be set back of the finished surface more than 6mm (1/4 in.).
14. Plumbing inspection required (work complete and in use without required inspection): M2007-1331 Mauna Kea guess room renovation; M2010-13611 laundry room gas piping.
15. Plumbing inspection required (work in progress requires inspection): M2007-133211 Kilauea guest room renovations; M2007-133311 Mauna Loa guest room renovations.
16. Plumbing permit required (alteration work completed and in use without required permit and inspection): Mauna Kea Tower main level former Beauty Salon conversion to Health Spa; Mauna Loa Tower former hotel guest room conversion to Beauty Salon
17. Plumbing permit required (demolition work completed without required permit): former health spa; former Kilohana Room bar; former Ting Hao Restaurant
18. Plumbing permit required (work in progress without required permit): Kilauea Tower former guest rooms conversion to meeting rooms.

The Building Division is prepared to answer your questions or discuss this matter further. Please understand that you are responsible to contact the inspector to verify the corrective action.

IV. CONCLUSION

Please contact the Supervising Building Inspector, Joy Matsumoto at 961-8471; the Supervising Electrical Inspector, Gary Kaho'ohanohano at 961-8486; the Supervising Plumbing Inspector, Rodney Astrande at 961-8487, if you have any further questions regarding this matter.

Respectfully,



David Yamamoto, P.E.
Building Chief

Cc: Warren Lee, Director of Public Works
Brandon Gonzalez, Deputy Director of Public Works
Joy Matsumoto, Supervising Building Inspector
Gary Kaho'ohanohano, Supervising Electrical Inspector
Joseph Kamelamela, Senior Corporation Counsel
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BUILDING DIVISION

DEPARTMENT OF PUBLIC WORKS

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November 26, 2013

VIA CERTIFIED MAIL AND/OR E-MAIL

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RE: 93 Banyan Drive, Hilo, HI 96720
TMK 2-1-005:013, 016, 027 and 032
October 10, 2013 Notice of Violation
October 28, 2013 Order

Messrs Farmer, Fujiyama, and Heit:

The County of Hawai'i, Department of Public Works - Building Division ("DPW-BLDG") conducted inspections of the structures and/or premises at 93 Banyan Drive, Hilo, Hawaii ("subject property") to determine the status of the occupant compliance with applicable County codes and regulations referenced in DPW-BLDG Notice of Violation dated October 10, 2013.

I. BACKGROUND

On or about September 30, 2013, a member of DPW-BLDG contacted Mr. Fujiyama regarding the scheduling of a further inspection of the subject property. At that time, Mr. Fujiyama informed the DPW-BLDG member not to conduct an inspection on that day because there was an electrical failure at the Naniloa Hotel, and there was no electricity to

the Naniloa Hotel. On or about October 1, 2013, inspectors from the DPW-BLDG conducted an inspection of the subject property and discovered that permanent electrical service to the Naniloa Hotel lobby/registration/office and Kilauea Tower was disrupted and operating on emergency generator power.

DPW-BLDG inspections on or about October 1, 2013 and/or October 2, 2013 was followed by a Notice of Violation dated October 10, 2013 and a deadline for compliance of October 15, 2013. DPW-BLDG inspections on or about October 16, 2013 was followed by Order dated October 28, 2013 with effective date of November 27, 2013 and a civil fine of \$1,000 for each day in which the violation persists.

Electrical inspectors on or about November 13, 2013 noted: 1) the lobby/registration/office and Kilauea Tower continues to operate on emergency generator power; and 2) there were absence of plan, schedule and electrical permit application to restore disrupted permanent electrical service to lobby/registration/office and Kilauea Tower.

II. STATUS NOTICE OF VIOLATION

Based upon the foregoing, a review of County records, and the observations of our inspectors, DPW-BLDG provides violation status update as follows:

Code(s) and/or Ordinance(s) and Section(s)	Violation(s)	Status
HCC Section 9-10, Non-conforming and defective installations	Nonconforming and defective installations pursuant to the 2008 National Electrical Code (NEC) Articles: 110.27(A-B); 250.66; 300.4; 408.3(A)(2); and 590.4(H)	Action Required
HCC Section 9-26, Permit required	Electrical work performed without a required permit.	Action Required
NEC Article 110.27(A), Parts Guarded Against Accidental Contact.	Live electrical parts are not guarded against accidental contact.	Corrected
NEC Article 110.27(B), Prevent Physical Damage	Electrical equipment is likely to be exposed to physical damage.	Corrected
NEC Article 250.66, Size of Alternating-Current Grounding Electrode Conductor	Emergency generator grounding electrode conductor size #8 provided inadequate, size #6 required.	Corrected
NEC Article 300.4, Protection Against Physical Damage	Emergency generator conductor cables are in accessible location and subject to physical damage.	Corrected
NEC Article 408.3(A)(2), Service Switchboards.	Uninsulated, ungrounded electrical service busbar is exposed to inadvertent contact by persons or maintenance equipment	Corrected
NEC Article 590.4(H), Protection from Accidental Damage.	Temporary cable is not protected from accidental damage where passing through doorways or other pinch points.	Corrected

The relevant sections of the Hawai'i County Code and NEC are provided below:

HCC Section 9-10 Nonconforming and defective installations.

Whenever any electrical installation is found to have been installed, altered, changed, or reconstructed contrary to the provisions of this chapter or any other law, whenever any electrical installation is found to be in use contrary to the provisions of this chapter or any other law, or whenever any electrical installation, which complied with the existing laws, ordinances, and regulations in effect when the electrical work therein was performed, is found to be unsafe or dangerous to persons or property, the administrative authority shall give the owner or the persons in control of that installation a written notice stating the findings with respect to that installation and order the owner or other person in control to make the corrections to be set forth in the written notice. When found to be unsafe or dangerous to persons or property, the defective installations shall be disconnected from the power source and tagged as unsafe to operate until corrective action is made, inspected, and approved.

HCC Section 9-26. Permit required

No person shall perform any electrical work or cause or permit the same to be done, unless a permit therefor has been obtained from the authority having jurisdiction.

III. CORRECTIVE ACTIONS

To be in compliance with the above-mentioned section(s), the following corrective actions are still required:

1. Non-compliance, electrical permit required (work complete and in use without required permit): The lobby/registration/office and Kilauea Tower continues to operate on emergency generator power. Required permit pending plan and schedule for restoration of permanent electrical service.
2. Restore permanent electrical service and/or remove all temporary emergency electrical work: Plan/schedule and restore permanent electrical service to the lobby/registration/office, and Kilauea Tower. Obtain all required approvals and permits before commencing with this work.

The Building Division is prepared to answer your questions or discuss this matter further. Please understand that you are responsible to contact the inspector to verify the corrective action.)

IV. CONCLUSION

Please contact the Supervising Electrical Inspector Gary Kaho'ohanohano at 961-8486 if you have any further questions regarding this matter.

Respectfully,



David Yamamoto, P.E.
Building Division Chief

cc: Warren Lee, Director of Public Works
Brandon Gonzalez, Deputy Director of Public Works
Joy Matsumoto, Supervising Building Inspector
Gary Kaho'ohanoano, Supervising Electrical Inspector
Joseph Kamelamela, Senior Corporation Counsel
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