

# MONSTER HOUSES

FROM NATIONAL BUILDING EXPERT &  
INTERNATIONAL BEST-SELLING AUTHOR

IS THERE A MONSTER IN YOUR NEIGHBORHOOD?



LANCE LUKE, CCC, CCI, CCPM



# **MONSTER HOUSES**

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INTERNATIONAL BEST SELLING AUTHOR**

**Lance Luke, CCC, CCI, CCPM**

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Construction Management Inspection LLC is a full-service construction management company located in Honolulu Hawaii.

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SCAN ME

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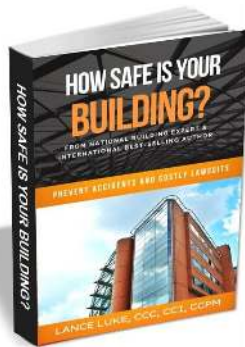
SCAN ME

The primary content of this book was derived from a webinar titled **Monster Houses** which was given on July 7, 2022.



Another book by National Building Expert  
Lance Luke:

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## *INTRODUCTION*

Okay, welcome everybody to Zoom land and Facebook land. We're here live. We never actually scheduled this in our webinar series in our, Ask the Building Expert webinar series, but we've had a lot of demand for this topic on monster houses. And thank you for attending if you're joining us either on zoom or Facebook.

Welcome. I see we have homeowners, some Realtors even some contractors, even maybe some monster house developers are on. Maybe they can learn something. But today is tell the truth day. And so, I'm going to be telling the truth about monster houses.

It's also National Chocolate Day. So, you know, later on during the day, go help yourself to a chocolate bar or whatever. So, you know, the topic is interesting. As they say in rap jargon, we're gonna talk about the Monsta Crib.

And if you wanted to attend a Monster Webinar, you're too early, because we're going to do that in October during Halloween time.

And you know, I know some of you may want to mash a monster house instead of a Monster Mash, but that's even scarier. We even have Count Dracula attending and welcome. He's actually 545 years old this year. So hopefully he doesn't ask me too hard questions about Transylvania because they have their own different building code there.

Now I'm going to make a disclaimer and here's a disclaimer. I'm Chinese.

And when we did the research, most of the developers and contractors that build monster houses have Chinese names. And I'm not related to any one of them. So, I just wanted to make that clear.

# CHAPTER 1

## *GOOD AND BAD MONSTER HOUSES*

And then the other thing is there's actually both good and bad monster houses.

Okay. So, the good monster houses, I consider large houses that you know, families live in, and they don't rent out rooms or, or rent out the house or anything. And those are the good monster houses.

And where do we see those? I see those in Kahala, Hawaii Loa Ridge. Makakilo, Portlock, there's even some in Waipahu, Kalihi, Pearl City, Royal Summit.

And what I mean is that these, these big houses they're over, you know, 3,500 square feet and, and they look like huge mansions, but who lives there is, is the owners. The residents, it's not a rental, it's not tenants renting separate rooms.

And so those to me are good monster houses. I don't even call them monster houses. I just called them big houses.

So, the talk today is actually about the bad monster houses or the bad, big types of houses. Let's go right into that. Hopefully you learn something. And if you have any questions, just feel free to post it in the chat or on Facebook, and then hopefully we'll read it.

So let me skip over here and get right to this. I do this. So, this webinar is presented by Construction Management Inspection, LLC, which is my company. And what we do is construction management, construction consulting, and that's probably the only commercial you're going to hear throughout the webinar.

## CHAPTER 2

### *WHAT IS A MONSTER HOUSE?*

So, monster houses, well, what is a monster house? Well, it's a big house, but according to the city, a monster house is actually new, large structures in older neighborhoods that often illegally rent out rooms.

So, what's happening here is if you're able to see the PowerPoint, if you look at the image, the picture on the left. Okay. If that house is huge. Yeah. But if, if one family lived, lived in that house or one extended family, and they're all related, I wouldn't consider it a monster house.

But if they were renting rooms to unrelated parties then maybe that's not so good. And then the other images of a house built on Maui that kind of took a life on its own. But most of my talk is going to be pertaining to the houses in Honolulu.

So, my definition is a house that's really big that does not fit the character of the neighborhood. And there's portions of the house that may be illegal, illegal, meaning it doesn't conform to the building or zoning code. Or it doesn't conform to the housing code where they're renting it out to unrelated parties.

And they've got too many units for rent and, and by units, I mean bedrooms that turned into living, living units where they have their own wet bar, kitchen and bathroom. So, because of all this ruckus with neighbors complaining about, the traffic situation, overload on the sewer system, the yards are getting smaller and smaller, and the footprint of the house is getting bigger and bigger.

## CHAPTER 3

### *MONSTER HOUSE ORDINANCES*

The City Council got involved and I call it the monster house ordinances: and there's two of them. Basically, what the government, the City Council wanted to do is restrict these large houses from being built in older neighborhoods. And they're out of character and they're maybe using it as rentals. The two ordinances: one was passed in 2019 it's Ordinance, 19-3 from Bill 79.

And, and that was pretty big because it restricted the height of houses, the setbacks, maximum density, floor area ratio, which is FAR. And I'm going to talk a little bit more about that later.

The Ordinance also restricted the number of wet bars to two, no matter what size the house is, restricted laundry rooms to one, restricted bathrooms to 9.5. That's nine full baths and a half bath. And impervious surface areas: restricted that because the house must not exceed 75% of the footprint of the lot.

Also parking regulations, and yard setbacks. Also, and I like this, subsequent inspections. And what does that mean? That means that at any time during the, the course of construction, the building inspector from DPP can go and take a look. And even for one year after the property is completed.

And to me that's big because what happens after DPP signs off and closes a permit, the inspectors don't go back and take a look.

So, after the permits are closed out, the developer can do whatever and make changes. And the city doesn't know about it. Unless neighbors complain.

Also, the Ordinance number two was passed 2020 and it's ordinance 21-4 from Bill 90. Basically, that ordinance came into effect restricting, or actually canceling all building permit applications, where there was no building permit actually issued. And basically, these developers who are building monster houses who submitted an application, they're going to have to submit a brand new application.

So, it's kind of a whole new ball game. The Ordinance also restricted the floor area ratio from 0.7 to 0.6. And this may be mumble jumble to you right now, but I'll explain, and it'll be a lot clearer later.

I personally like these ordinances because they were based on what the right thing to do was and helping the neighborhood and the community.

# **Bill 79 (2019)**





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**A BILL FOR AN ORDINANCE**

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RELATING TO DETACHED DWELLINGS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose and Findings. The purpose of this ordinance is to address the problem of the illegal use of large residential structures in residential districts.

Today's residential development standards have been in place and, for the most part, remained unchanged since the late 1960s.

The City Council finds that additional development standards that are consistent with the purpose and intent of the Land Use Ordinance are necessary to preserve and protect the character and livability of our residential areas, to conserve the beauty and historic character of our neighborhoods, to reduce storm water runoff into our coastal waters, to cool our communities, to address climate change, and to minimize impacts to existing infrastructure.

A select number of new regulations may also curb the growing problem of regulatory abuses and significant negative impacts to our neighborhoods, while leaving much of the existing development standards in place to encourage orderly development. These amendments to the Land Use Ordinance are intended to allow for one-family and two-family households, but not negatively impact the ability of extended families or multigenerational households to build homes in the residential districts.

Residential zoning lots with large detached dwellings that are covered in concrete surfaces from property line to property line increase storm water runoff and raise ambient temperatures. These large structures are also incongruous with the historic and aesthetic integrity of established neighborhoods. The risks associated with large detached dwellings with many occupants include adverse effects on municipal sewage systems, street parking availability, and public safety.



**A BILL FOR AN ORDINANCE**

SECTION 2. Section 21-3.70-1, Revised Ordinances Honolulu 1990 ("Residential uses and development standards"), is amended by amending subsection (c) to read as follows:

"(c) Additional Development Standards.

(1) **Maximum Height.** The maximum height of structures ~~[shall be]~~ is determined by the building envelope created as the result of the intersection of two planes. The first plane ~~[shall be]~~ is measured horizontally across the parcel at 25 feet above the high point of the buildable area boundary line. The second plane ~~[shall run]~~ runs parallel to grade, as described in Section 21-4.60(b), measured at a height of 30 feet. If the two planes do not intersect, then the building envelope ~~[shall be]~~ is determined by the first plane (see Figure 21-3.10).

(2) **Height Setbacks.**

- (A) Any portion of a structure exceeding 15 feet ~~[shall]~~ must be set back from every side and rear buildable area boundary line one foot for each two feet of additional height over 15 feet (see Figure 21-3.10); and
- (B) Any portion of a structure exceeding 20 feet ~~[shall]~~ must be set back from the front buildable area boundary line one foot for every two feet of additional height over 20 feet.

(3) Except for cluster housing and planned development housing developed pursuant to Section 21-8.50, for zoning lots with one-family or two-family detached dwellings or duplexes:

- (A) The maximum density is a floor area ratio of 0.7.
- (B) The number of wet bars on one zoning lot (the aggregate of the number of wet bars in each dwelling unit on the zoning lot) must not exceed the following:

<u>Lot size (square feet)</u>	<u>Number of wet bars cannot exceed:</u>
<u>Up to 9,999</u>	<u>1</u>
<u>10,000 and up</u>	<u>2</u>



**A BILL FOR AN ORDINANCE**

- (C) The number of laundry rooms in each dwelling unit must not exceed one.
- (D) The number of bathrooms on one zoning lot (the aggregate of the number of bathrooms in each dwelling unit on the zoning lot) must not exceed the following:

<u>Lot size (square feet)</u>	<u>Number of bathrooms cannot exceed:</u>
<u>Up to 5,999</u>	<u>4 and one 0.5 bathroom</u>
<u>6,000 to 6,999</u>	<u>5 and one 0.5 bathroom</u>
<u>7,000 to 7,999</u>	<u>6 and one 0.5 bathroom</u>
<u>8,000 to 8,999</u>	<u>7 and one 0.5 bathroom</u>
<u>9,000 to 9,999</u>	<u>8 and one 0.5 bathroom</u>
<u>10,000 and up</u>	<u>9 and one 0.5 bathroom</u>

The number of bathrooms on one zoning lot must not under any circumstances exceed 9 and one 0.5 bathroom.

- (E) The conversion or alteration of a wet bar, laundry room, or bathroom is prohibited unless the conversion or alteration is specifically allowed under a valid building permit.
- (F) The conversion of a portion of a structure that is excluded from the calculation of floor area pursuant to Section 21-10.1 to a portion of the structure that is included in the calculation of floor area is prohibited unless the conversion is allowed under a valid building permit and complies with the applicable standards of this subdivision.



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A BILL FOR AN ORDINANCE

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- (G) For one-family or two-family detached dwellings or duplexes constructed pursuant to building permits applied for after the effective date of this ordinance, the impervious surface area of a zoning lot must not exceed 75 percent of the total zoning lot area.
- (H) If the floor area ratio exceeds 0.6, the following additional standards apply:
- (i) The side and rear yards must be at least eight feet.
  - (ii) Each dwelling unit in the detached dwelling or duplex must be owner-occupied, and the occupant shall deliver to the department evidence of a real property tax home exemption for the subject property.
  - (iii) Subsequent inspections.
    - (aa) Upon the completion of construction and the determination by the department that the detached dwelling or duplex complies with all applicable codes and other laws, conforms to the plans and requirements of the applicable building permit, and is in a condition that is safe and suitable for occupancy, the department may issue a temporary certificate of occupancy that is effective for a period of one year after issuance:
    - (bb) During the one-year period that a temporary certificate of occupancy is in effect, the department may, with reasonable notice to the holder of the building permit, conduct periodic inspections of the detached dwelling or duplex to confirm that it is in the same structural form as when the temporary certificate of occupancy was issued; and
    - (cc) At the end of the one-year period that a temporary certificate of occupancy is in effect, the department may, upon final inspection, issue a certificate of occupancy for the detached dwelling or duplex and close the building permit."



**A BILL FOR AN ORDINANCE**

SECTION 3. Table 21-6.1, Revised Ordinances of Honolulu 1990 ("Off-street Parking Requirements"), is amended by amending the "Dwellings, detached, duplex and farm" use entry in the "Dwellings and Lodgings" category to read as follows:

" **Table 21-6.1**  
**Off-street Parking Requirements**

Use <sup>1</sup>	Requirement <sup>2</sup>
<b>DWELLINGS AND LODGINGS</b>	
Dwellings, detached, duplex and farm	<p>[2 per unit plus 1 per 1,000 square feet over 2,500 square feet (excluding carport or garage)]</p> <p><u>Excluding carport or garage areas:</u></p> <p><u>2 per unit up to 3,249 square feet</u></p> <p><u>3 per unit from 3,250 to 3,999 square feet</u></p> <p><u>4 per unit from 4,000 to 4,749 square feet</u></p> <p><u>1 additional for each 750 square feet over 4,000 square feet.</u></p>

"

SECTION 4. Section 21-6.40, Revised Ordinances of Honolulu ("Arrangement of parking spaces"), is amended by amending subsection (c) to read as follows:

"(c) All spaces must be arranged so that any [~~automobile~~] motor vehicle may be moved without moving another motor vehicle, except that tandem parking is permissible in any of these instances:

- (1) Where two or more parking spaces are assigned to a single dwelling unit [~~and/or~~] or a parking space is assigned to an accessory dwelling unit, provided that for one-family or two-family detached dwellings or duplexes, if three or more off-street parking spaces are required, tandem parking is limited to a configuration where if stacked parking does exist that only one car needs to be moved to allow the car that is blocked to exit the property.



**A BILL FOR AN ORDINANCE**

- (2) For use as employee parking, except that at no time can the number of parking spaces allocated for employees exceed 25 percent of the total number of required spaces. Also, for employee parking, [~~tandem~~] tandem parking is limited to a configuration of two stacked parking [~~stalls~~] spaces.
- (3) Where all parking is performed by an attendant at all times, and vehicles may be moved within the lot without entering any street, alley, or walkway.
- (4) For public assembly facilities and temporary events when user arrivals and departures are simultaneous and parking is attendant directed."

SECTION 5. Section 21-10.1, Revised Ordinances Honolulu 1990 ("Definitions"), is amended by adding definitions of "bathroom," "impervious surface," "laundry room," and "wet bar" to read as follows:

"Bathroom" means a room, or combination of adjoining rooms that provide access to one another, that is equipped for taking a bath or shower, and that includes either a sink or toilet, or both. A 0.5 bathroom means any room, or combination of adjoining rooms that provide access to one another, that is equipped with a sink or toilet, or both, but is not equipped with a bath or shower.

"Impervious surface" means a surface covering or pavement of a developed parcel of land that prevents the land's natural ability to absorb and infiltrate rainfall or storm water. Impervious surfaces include, but are not limited to rooftops, walkways, patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous watertight pavement or covering.

"Laundry room" means a utility room in a dwelling unit that is used for washing and cleaning clothes and other fabrics, and which contains items such as a washing machine, utility sink, and clothes dryer.

"Tandem parking" means two or more parking spaces configured one behind the other.

"Wet bar" means a serving counter in a dwelling or lodging unit that is equipped with small single compartment sink that is not a part of a kitchen, bathroom, or laundry room."



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**A BILL FOR AN ORDINANCE**

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SECTION 6. Ordinance material to be repealed is bracketed and stricken. New material is underscored. When revising, compiling or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the material that has been bracketed and stricken, or the underscoring. The Revisor of Ordinances shall insert the actual effective date of this ordinance in place of the phrase "the effective date of this ordinance" wherever the phrase appears in Section 2 of this ordinance.

CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII  
CERTIFICATE

ORDINANCE 19 - 3

BILL 79 (2018), CD2, FD1

Introduced: 11/07/18 By: TREVOR OZAWA Committee: ZONING AND HOUSING

Title: A BILL FOR AN ORDINANCE RELATING TO DETACHED DWELLINGS.

Voting Legend: \* = Aye w/Reservations

11/14/18	COUNCIL	BILL PASSED FIRST READING AND REFERRED TO COMMITTEE ON ZONING AND HOUSING. 9 AYES: ANDERSON, ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE.
11/24/18	PUBLISH	PUBLIC HEARING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.
11/29/18	ZONING AND HOUSING	CR-408 - BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON SECOND READING AND SCHEDULING OF A PUBLIC HEARING AS AMENDED IN CD1 FORM.
12/05/18	COUNCIL/PUBLIC HEARING	CR-408 ADOPTED. BILL PASSED SECOND READING AS AMENDED, PUBLIC HEARING CLOSED AND REFERRED TO COMMITTEE ON ZONING AND HOUSING. 8 AYES: ELEFANTE, FUKUNAGA, KOBAYASHI, MANAHAN, MARTIN, MENOR, OZAWA, PINE. 1 ABSENT: ANDERSON.
12/14/18	PUBLISH	SECOND READING NOTICE PUBLISHED IN THE HONOLULU STAR-ADVERTISER.
01/24/19	ZONING AND HOUSING	BILL POSTPONED IN COMMITTEE.
03/28/19	ZONING AND HOUSING	CR-94(19) - BILL REPORTED OUT OF COMMITTEE FOR PASSAGE ON THIRD READING AS AMENDED IN CD2 FORM.
04/17/19	COUNCIL	NOTE: PROPOSED FD1 (OCS2019-0368/4/10/2019 8:39 AM) POSTED ON THE AGENDA WAS NOT CONSIDERED.  PROPOSED FD1 (OCS2019-0376/4/11/2019 8:42 AM) POSTED ON THE AGENDA WAS NOT CONSIDERED.  MOTION TO AMEND TO HAND-CARRIED FD1 (OCS2019-0385/4/15/2019 3:18 PM) FAILED. 1 AYE: TSUNEYOSHI, 8 NOES: ANDERSON, ELEFANTE, FORMBY, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE.  BILL AMENDED TO HAND-CARRIED FD1 (OCS2019-0394/4/17/2019 9:33 AM), 9 AYES: ANDERSON, ELEFANTE, FORMBY, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI.  CR-94(19) ADOPTED AND BILL 79 (2018), CD2, FD1 PASSED THIRD READING. 9 AYES: ANDERSON, ELEFANTE, FORMBY, FUKUNAGA, KOBAYASHI, MANAHAN, MENOR, PINE, TSUNEYOSHI*.

I hereby certify that the above is a true record of action by the Council of the City and County of Honolulu on this BILL.

  
GLEN TAKAHASHI, CITY CLERK

  
ANN H. KOBAYASHI, INTERIM CHAIR AND PRESIDING OFFICER

19 - 3

ORDINANCE NO. 19 - 3


CITY COUNCIL  
CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII

CERTIFICATE


I hereby certify that on April 18, 2019, Bill 79 (2018), CD2, FD1 was presented to the Honorable Kirk Caldwell, Mayor of the City and County of Honolulu, for his approval or otherwise; and that on May 1, 2019, the Mayor returned said Bill without his signature; therefore, pursuant to Section 3-203 of the Revised Charter of Honolulu, said Bill 79 (2018), CD2, FD1 became a duly enacted ordinance on May 1, 2019.

Dated, Honolulu, State of Hawaii, this 1<sup>st</sup> day of May, 2019.

CITY COUNCIL

By   
ANN H. KOBAYASHI  
Interim Chair and Presiding Officer

ATTEST:

  
GLEN TAKAHASHI  
City Clerk

19 - 3

# **Bill 90 (2020)**





A BILL FOR AN ORDINANCE

RELATING TO BUILDING PERMITS.

BE IT ORDAINED by the People of the City and County of Honolulu:

SECTION 1. Purpose. The purpose of this ordinance is to address the processing of building permit applications.

SECTION 2. Section 18-6.4, Revised Ordinances of Honolulu 1990, is amended to read as follows:

**"Sec. 18-6.4 Expiration of plan review.**

- [Applications] (a) Except as provided in subsection (b), applications for which plan review fees have been paid and for which no permit is issued within 365 days following the date of application ~~[shall]~~ will expire, unless the expiration date is extended by the building official~~[-and-plans]~~.
- (b) Applications relating to a one-family or two-family detached dwelling or duplex with a floor area ratio that exceeds 0.6, for which plan review fees have been paid and for which no permit is issued within 365 days following the date of application will expire, and the expiration date may not be extended.
- (c) Upon expiration of an application, plans and other data submitted for review ~~[may]~~ will thereafter be returned to the applicant or destroyed by the building official. In order to renew action on an application after its expiration, the applicant ~~[shall resubmit plans]~~ must submit a new application and pay a new plan review fee."

SECTION 3. Ordinance material to be deleted is bracketed and stricken. New material is underscored. When revising, compiling, or printing this ordinance for inclusion in the Revised Ordinances of Honolulu, the Revisor of Ordinances need not include the brackets, the bracketed and stricken material, or the underscoring.



A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters

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DATE OF INTRODUCTION:

October 30, 2020  
Honolulu, Hawaii

\_\_\_\_\_  
Councilmembers

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Deputy Corporation Counsel

Jacob L. Garner

APPROVED this 11<sup>th</sup> day of February, 20 21.

Rick Blangiardi  
RICK BLANGIARDI, Mayor  
City and County of Honolulu



A BILL FOR AN ORDINANCE

SECTION 4. This ordinance takes effect upon its approval.

INTRODUCED BY:

Tommy Waters

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DATE OF INTRODUCTION:

October 30, 2020  
Honolulu, Hawaii

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Councilmembers

APPROVED AS TO FORM AND LEGALITY:

  
\_\_\_\_\_  
Deputy Corporation Counsel

Jacob L. Garner  
APPROVED this 11th day of February, 20 21.

  
\_\_\_\_\_  
RICK BLANGIARDI, Mayor  
City and County of Honolulu

## CHAPTER 4

### *WHAT LAWS GOVERN MONSTER HOUSES?*

What governs monster houses? Well, there are the laws of the land, and the laws of the land are basically two, two basic laws. It's the building code, which is the IRC, which stands for the International Residential Code and the zoning code, which is the Land Use Ordinance. These are the two laws that actually govern house construction.

And by house construction, I'm talking about one house or two houses. So, one and two family dwelling units. Now the International Residential Code combined with the Land Use Ordinance are the codes that are applicable. If all the conditions are followed, we wouldn't have all this rigamarole going on, where developers are building a huge house with 19 bathrooms and four wet bars and not enough parking spaces and all that.

## CHAPTER 5

# *BUILDING PERMIT REQUIREMENTS*

Let's talk more about that building permit requirements. The building permit requirements are actually required under the, the building code.

Every house built, no matter if it's a monster house or not needs a building permit. And if you have an old house on your lot and you want to knock it down to build a new house, you need a special permit called a demolition permit to knock that old house down before you build your new house.

So, in essence, you need two permits, A demolition permit and a building permit to build brand new. Now there are certain things that have to do with getting a building permit. And let me explain getting a building permit.

It is two procedures. The first procedure is application for the building permit. And then the second procedure is the issuance of the building permit itself. So, you see, somebody doesn't go apply for the permit and then they get the building permit.

There are two different things you get when you apply, you get assigned a building permit application number. That is the criteria. And the city was nice to actually have their website which has information on a building permit plan, format checklist, and kind of like a to-do list, what what's needed in order to get a building permit.

And that's very helpful.

So, all these monster house developers, their architect and engineers have to comply with all these regulations. Otherwise DPP is not going to issue the permit.

There's also another form called the contractor statement. So, what happens is the plans are submitted and before the permits issued at DPP, they're going to check up on the contractor. So, if the contractor doesn't have a license and it's all database connected, so they have their database connected to the state contractor's licensing database.

And it's easy to see whether the contractor has a license or not. So, you have a general contractor, and he needs to sign the form, stating that he is properly licensed. And then the other specialty contractors, such as electrical plumbing contractors have to sign the form also.

So that's another guarantee that you have licensed contractors working on the property. What else do we have? We have a special inspection form. And what that is it's a third-party inspection.

DPP relies on either the architect or engineer to inspect the progress of construction to make sure the building code is being followed.

Usually, it's the architect or engineer of record. What that means is the person who actually drew the plans is the inspector. And they're the third-party inspector attesting to DPP that they did inspect the foundation etc. They did inspect for termite treatment, the rebar ties are good, concrete is good and all that.

So that's another form. All these are required forms.

So, every monster house or any house built needs to comply with that. Also, there's an ESCP form or a plan, which is erosion and sediment control plan.

What that is, is assuring that the dirt that is being dug out, graded on the property, during heavy rains, it's not going to end up flowing down the road into the storm drain. So that also involves the department of health and EPA.



**City & County of Honolulu, Department of Planning and Permitting**  
**Checklist for Residential Building Permit Application**

The purpose of this checklist is to provide a **GUIDE** to assist permit applicants as to the minimum information required for plans review for City and County of Honolulu single-family/two-family detached residential building permit applications. If the minimum information indicated below is not provided, the plan review may not be completed in a timely manner and/or denied plan submittal.

Plans shall be of sufficient clarity to indicate the extent of proposed work and show in detail that it will conform to the provisions of all relevant laws and ordinances. The applicant should reference **checklist items to the page number of the application packet.**

<b>SUBMITTAL REQUIREMENTS: (MUST BE DRAWN TO SCALE AND DIMENSIONED)</b>		<b>NOTE/PAGE:</b>
1.1	<input type="checkbox"/> Required A completed online Building Permit Application .....	
1.2	<input type="checkbox"/> Required No. of sets of plot/site plans: <b>4 (minimum paper size of 8 1/2 X 11)</b> ..... Showing the following where applicable: <ul style="list-style-type: none"> <li>• North arrow, location of building on lot, existing and proposed structures and easements on lot, setbacks to property lines, spot elevations and/or contour lines, driveway, utility locations, building coverage area and percentage of coverage, lengths of property lines, and parking layout.</li> </ul>	
1.3	<input type="checkbox"/> Required Floor plan ( <b>new and existing Floor plans</b> )..... Showing the following where applicable: <ul style="list-style-type: none"> <li>• Room identification, door and window size, location of smoke detector, water heater, ventilation fans, plumbing fixtures, lanai, decks, etc.</li> </ul>	
1.4	<input type="checkbox"/> Required Foundation plan ( <b>new and existing Foundation plans</b> )..... Showing the following where applicable: <ul style="list-style-type: none"> <li>• Anchor bolts, hold-downs and reinforcing pads, connection details, vent size and location</li> </ul>	
1.5	<input type="checkbox"/> Required Floor/Roof framing plan ( <b>new and existing Floor/Roof framing plans</b> )..... Showing the following where applicable: <ul style="list-style-type: none"> <li>• Member sizing, spacing and bearing locations</li> <li>• Attic ventilation</li> <li>• Roofing Insulation</li> <li>• Connection details</li> </ul>	
1.6	<input type="checkbox"/> Required Cross sections with details .....	
	Showing the following where applicable: <ul style="list-style-type: none"> <li>• Framing-member size and spacing</li> <li>• Headers, joists, sub-floor, wall and roof constructions</li> <li>• Ceiling height, siding material, handrail, stairs and step section, details, etc.</li> </ul>	
1.7	<input type="checkbox"/> Required Elevation views ( <b>indicate existing and finish grades</b> )..... Showing the following where applicable: <ul style="list-style-type: none"> <li>• Bath elevations, Kitchen elevations</li> <li>• Full height exterior elevations</li> <li>• New window and door schedule or details</li> </ul>	
1.8	<input type="checkbox"/> Required Building envelope per the Land Use Ordinances (LUO) .....	
1.9	<input type="checkbox"/> Required Light and ventilation per Housing Code for rooms adjacent to new work.....	
1.10	<input type="checkbox"/> Required Hawaii registered architect or structural engineer's stamp and signature..... <ul style="list-style-type: none"> <li>• Market value of work on one-storied buildings exceed \$40,000</li> <li>• Market value of work on two-storied buildings exceed \$35,000, or</li> <li>• The principal structural members are of reinforced concrete or structural steel</li> <li>• Requested by the Plan Examiner</li> </ul>	
<b>ISSUANCE SUBMITTAL REQUIREMENTS:</b>		<b>NOTE/PAGE:</b>
2.1	<input type="checkbox"/> Required Contractor Statement.....	
2.2	<input type="checkbox"/> P <input type="checkbox"/> NA Specialty Contractor Statement.....	
2.3	<input type="checkbox"/> P <input type="checkbox"/> NA Special Inspection Form .....	
2.4	<input type="checkbox"/> P <input type="checkbox"/> NA Affidavit/Restrictive Covenant.....	

\_\_\_\_\_  
PRINT/SIGNATURE

\_\_\_\_\_  
DATE

# Building Permit Plan Format Checklist

The purpose of this checklist is to provide plan preparers with the proper formatting and preparation for plans submitted as either hardcopy paper or electronic files via ePlans. Adherence to this checklist ensures that plans meet pre-screening requirements which will facilitate a quicker review process. In addition, the use of the Building Permit Application Checklist, which enumerates the minimum information required for plans review for either a Residential or Commercial project (also available on the DPP website), is required.

1. **Complete Plot Plan Showing:**

- a. Entire property
- b. All lot dimensions
- c. All driveway aprons (new & existing)
- d. Offsite utilities (utility poles, hydrants, etc.), Sidewalk infrastructure (catch basins, manholes)
- e. Location of work
- f. All existing structures with addresses
- g. Building setbacks
- h. Required yard setbacks
- i. Easements labeled
- j. All streets with names

2. **Address:**

- a. Provide legal registered address, as on record with the Dept. of Planning & Permitting

3. **Color:**

- a. Plans are black and white drawings
- b. Photos may be used for reference only
- c. Renderings and Logos are acceptable

4. **Stamp Space:**

- a. The top right corner is clear - 3.75"H x 5.75"W from edge of each sheet

5. **File Naming Standard\*:**

- a. Format: Sheet number followed by a short description of drawing (ex. A001 – First Floor Plan)
- b. Are less than 40 characters
- c. Consistent with sheet index
- d. Contain no special characters such as ! @#%&\*()~?|\ =+~[]{}  
Hyphen and underscore
- e. Acceptable special characters:  
Hyphen and underscore

6. **Scale:**

- a. All applicable drawings and details are drawn to scale
- b. All applicable sheets have a typical graphic scale bar
- c. Scale provided matches drawing
- d. Minimum 1/8" height text and symbols
- e. Standard Architectural and Engineering scales must be used

7. **Files/Sheets:**

- a. Each sheet is its own file\*
- b. All sheets are same size
- c. All sheets in the same correct orientation (portrait or landscape)
- d. No sticky back, taping, gluing or stapling onto plans\*\*
- e. Print on one side only\*\*
- f. Minimum page size/sheet size of 24" x 36"

8. **Index:**

- a. Index list matches sheets submitted
- b. Cross-referencing is consistent between – file name, sheet number, details, index, etc.

9. **Title Block:**

- a. On each sheet
- b. Includes – owner/project name, project address, TMK(s), brief project description

10. **Numbering Standard:**

- a. One alphabetical character that designates discipline followed by 3 numerical characters. (ex. A001 or S-101)
- b. Title sheet does not include an alphabetical character (ex. 000, 100)
- c. The numerical format can be sequential or in a series format

11. **Drawing Revisions:**

- a. Cloud all changes
- b. Use black ink for handwritten changes\*\*
- c. Validate handwritten changes with printed full name, signature, and date\*\*

\* Does not apply to paper submittals.

\*\* Applies to paper submittals only.

10/15/2020

**C&C of Honolulu, Department of Planning & Permitting Building Permit Application Checklist  
Commercial Mechanical [10/12/18]**

The purpose of this checklist is to provide a GUIDE to assist permit applicants as to the minimum information required for plans review for City and County of Honolulu permit requirements. If the minimum information indicated below is not provided, plans review may not be completed in a timely manner. For any questions, call 768-8220.

**All Site, Floor & Roof Plans**

Printed to industry-standard scale with scale bar  
Minimum 1/8" text and symbol height  
Room, and building labels  
North arrow  
Symbol legend and code references

**Plumbing/Mechanical Equipment Schedule**

Energy efficiency rating  
Equipment performance rating (eg. air/water flow rate, hp, btuh, kw,...)  
Electrical power requirements  
Plumbing fixture types (eg. elongated wc, open front seat, pressure balance shower valve,...)

**Plumbing Floor & Roof Plans with Coordinated Isometric Drawings**

Water, waste, vent, storm drain, fuel gas and medical gas piping size and routing with point of connection to existing  
Water heater installation detail with T&P drain size, routing & termination location  
Pretreatment equipment (eg. grease interceptor, oil water separator,...) location & detail with "UPC LISTED" notation

**Fire Sprinkler Plan**

Fire sprinkler head locations & types  
Available static & residual water pressure  
Occupancy hazard  
Alarm riser & control valve location and detail  
Fire department connection location & detail  
Fire protection special Inspector [FPSI] notation on plan  
Valve supervision notation on plan  
Standpipe piping on floor plan and piping diagram including fire department connection

**Site Utility Plan**

Piping profiles or invert elevations  
Piping size & location for the point of connection to existing city or site utilities  
Proposed piping size and routing  
Backflow prevention assembly locations & details  
Fire hydrant location (on or offsite)  
Established flood elevations  
Finished grade and finished floor elevations

**Pool/Water Feature/Fishpond Piping Plan**

Water supply size & location at point of connection with backflow preventer  
Filter backwash drain size & routing to point of discharge

**Irrigation Plan**

Water supply size & location at point of connection with backflow preventer

**Air Conditioning & Ventilation [AC&V] Plan with Equipment Location, Duct Size & Routing**

Fire-rated wall penetration location & detail  
Duct smoke detector location & detail  
Smoke control system sequence of operation  
Ductwork size & routing including intake & discharge location  
Condensate drain piping size & routing from equipment to point of discharge

**Kitchen Equipment Plan**

Commercial cooking exhaust hood location & detail, hood & duct fire suppression system  
Shutoff valves (main, appliances, hood integrated,...)

**Compliance Statement for Mechanical Components of ROH Chapter 32 Building Energy Conservation Code**

**C&C of Honolulu, Department of Planning & Permitting Building Permit Application Checklist  
Commercial Electrical [10/12/18]**

The purpose of this checklist is to provide a GUIDE to assist permit applicants as to the minimum information required for plans review for City and County of Honolulu permit requirements. If the minimum information indicated below is not provided, plans review may not be completed in a timely manner. All information shown on the plan shall be true and accurate and shall be based on a site investigation by the designer of record. For any questions, call 768-8220. Note: All voided sheets shall be returned.  
Adopted Electrical Code: 2008 National Electrical Code

All electrical site, floor and roof plans

Printed to industry-standard Architectural and Engineering scale with graphic scale bar

Minimum 1/8" text and symbol height

Area, room, and building labels

North arrow

Symbol legend and code references

Name of the person responsible for the design

Demolition plans for demolition work

New plans for new work

Nature and extent of work shown should be limited to respective site and floor/roof level represented

Floor plans should show all interior and exterior walls and openings (i.e. doors, windows, etc.)

Clearly differentiate between new and existing work

Location of all penetrations to fire-rated construction

Location of new and/or modified equipment with electrical and NEMA ratings and mounting heights

Wiring/installation methods

Cable/wire/conduit identification and sizing

Electrical ratings of equipment

Location(s) of classified (hazardous) areas

Site plans

Location of all flood hazard boundaries; finished grade and flood hazard elevations at all exterior equipment

Location of all above and below ground utilities

Location of existing and proposed underground and overhead electrical lines

Location of HECO service equipment and conductors

Location of all service equipment

State on the plan if ground disturbance will or will not occur

Signal plans

Location of all new communication devices

Identification of all plenum spaces

Fire alarm plans

Location of all fire alarm devices

Fire alarm notes (HFD)

Fire alarm riser diagram

Connection of new devices to existing systems

Classification of fire alarm system as power-limited or non-power limited type

Lighting plans

Luminaire schedule

Building energy conformance statement

Layout of means of egress lighting, exit signs, and emergency exit illumination (Bldg)

Location of luminaires, switches, control devices, cabinets, etc.

Light pole elevation details

Power plans

Equipment elevations

Conduit location including depth and distance to structural – load bearing elements

Service UFER ground attachments that will be inaccessible for inspection after cover

Electrical load calculations

Equipment labels/signage

One-line diagram

Grounding and bonding

Service capacity

Available fault current information

Location of service point

Show all inverter and battery output circuits

Panel schedule

Panel name and location

Identification of all circuits and loads installed; distinguish between new and existing circuits

Panelboard electrical ratings (i.e. voltage, amperage, phase, and short circuit ratings)

Indicate if panelboard is MLO or has main breaker

Identify number of poles and size of all circuit breakers



**Special Inspection is required for the following types of work:**

1. **Concrete.** During the taking of test specimens and placing of reinforced concrete. See item 12 for shotcrete.  
**EXCEPTIONS:** 1. Concrete for foundations conforming to minimum requirements of Table 18-I-D or for Group R, Division 3 or Group U Division 1 Occupancies, provided the building official finds that a special hazard does not exist.  
2. For foundation concrete, other than cast-in-place drilled piles or caissons, where the structural design is based on an  $f_c$  no greater than 2,500 pounds per square inch (psi) (17.2MPa).  
3. Nonstructural slabs on grade, including prestressed slabs on grade when effective prestress in concrete is less than 150 psi (1.03 MPa).  
4. Site work concrete fully supported on earth and concrete where no special hazard exists.
  2. **Bolts installed in concrete.** Prior to and during the placement of concrete around bolts when stress increases permitted by Footnote 5 of Table 19-E or Section 1925 are utilized.
  3. **Special moment-resisting concrete frame.** As required by Section 1921.9 of this code.
  4. **Reinforcing steel and prestressing steel tendons.**
    - 4.1 During all stressing and grouting of tendons in prestressed concrete.
    - 4.2 During placing of reinforcing steel and prestressing tendons for all concrete required to have special inspection by item 1.  
**EXCEPTION:** The special inspector need not be present continuously during placing of reinforcing steel and prestressing tendons, provided the special inspector has inspected for conformance with the approved plans prior to the closing of forms or the delivery of concrete to the jobsite.
  5. **Structural welding.**
    - 5.1 **General.** during the welding of any member or connection which is designed to resist loads and forces required by this code.  
**EXCEPTIONS:** 1. Welding done in an approved fabricator's shop in accordance with Section 1701.7.  
2. The special inspector need not be continuously present during welding of the following items, provided the materials, qualifications of welding procedures and welders are verified prior to the start of work; periodic inspections are made of work in progress; and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding:
      - 2.1 Single-pass fillet welds not exceeding 5/16 inch (7.9 mm) in size.
      - 2.2 Floor and roof deck welding.
      - 2.3 Welded studs when used for structural diaphragm or composite systems.
      - 2.4 Welded sheet steel for cold-formed steel framing members such as studs and joists.
      - 2.5 Welding of stairs and railing system.
    - 5.2 **Special moment-resisting steel frames.** During the welding of special moment-resisting steel frames. In addition to item 5.1 requirements above, nondestructive testing as required by Section 1703 of this code.
    - 5.3 **Welding of reinforcing steel.** During the welding of reinforcing steel.  
**EXCEPTION:** The special inspector need not be continuously present during the welding of ASTM A 706 reinforcing steel not larger than No. 5 bars used for embedments, provided the materials, qualifications of welding procedures and welders are verified prior to the start of work; periodic inspections are made of work in progress; and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding.
  6. **High-strength bolting.** As required by Chapter 22, Division IV. Such inspections may be performed on a periodic basis in accordance with the requirements of Section 1701.6.
  7. **Structural masonry.**
    - 7.1 For masonry, other than fully grouted open-end hollow-unit masonry, during preparation and taking of any required prisms or test specimens, placing of all masonry units, placement of reinforcement, inspection of grout space, immediately prior to closing of cleanouts, and during all grouting operations.  
**EXCEPTION:** For hollow-unit masonry where the  $f_m$  is no more than 1,500 psi (10.34 Mpa) for concrete units or 2,600 psi (17.93 Mpa) for clay units, special inspection may be performed as required for fully grouted open-end hollow-unit masonry specified in item 7.2 below.
    - 7.2 For fully grouted open-end hollow-unit masonry during preparation and taking of any required prisms or test specimens, at the start of laying units, after the placement of reinforcing steel, grout space prior to each grouting operation, and during all grouting operations.  
**EXCEPTION:** Special inspection as required in items 7.1 and 7.2 above need not be provided when design stresses have been adjusted as specified in Chapter 21 to permit noncontinuous inspection.
  8. **Reinforced gypsum concrete.** When cast-in-place Class B gypsum concrete is being mixed and placed.
  9. **Insulating concrete fill.** During the application of insulating concrete fill when used as part of a structural system.  
**EXCEPTION:** The special inspections may be limited to an initial inspection to check the deck surface and placement of reinforcing. The special inspector shall supervise the preparation of compression test specimens during this initial inspection.
  10. **Spray-applied fireproofing.** As required by U.B.C. Standard 7-6.
  11. **Piling, drilled piers and caissons.** During driving and testing of piles and construction of cast-in-place drilled piles or caissons. See items 1 and 4 for concrete and reinforcing steel inspection.
  12. **Shotcrete.** During the taking of test specimens and placing of all shotcrete and as required by Section 1922.10 and 1922.11.  
**EXCEPTION:** Shotcrete work fully supported on earth, minor repairs and when, in the opinion of the building official, no special hazard exists.
  13. **Special grading, excavation and filling.** During earth-work excavation, grading and filling operations inspection to satisfy requirements of Chapter 18 and Appendix Chapter 33 of this code.
  14. **Fire-protection system.**
    - 14.1 Smoke-control system.
      - 14.1.1 During erection of ductwork and prior to concealment for the purposes of leakage testing and recording device location.
      - 14.1.2 Prior to occupancy and after sufficient completion for the purposes of pressure difference testing, flow measurements, and detection and control verification.
    - 14.2 Fire-extinguishing systems.
      - 14.2.1 During installation of sprinkler and standpipe systems.  
**EXCEPTION:** The special inspector need not be present continuously during the installation of the sprinkler and standpipe systems, provided that the special inspector has inspected for conformance with the approved plans prior to concealment.  
14.2.2 During acceptance tests as required by U.B.C. Standards 9-1, 9-2, and 9-3.
  15. **Special cases.** Work which, in the opinion of the building official, involves unusual hazards or conditions.
  16. **Sheathed shear walls and diaphragms.**
    - 16.1 Where sheathing edge nail spacing is less than 4 inches on center or in buildings having an Importance Factor (I) greater than 1.
    - 16.2 The following items in connection with such diaphragms and shear walls shall be inspected:
      - 16.2.1 Anchor bolts.
      - 16.2.2 Tie-downs.
      - 16.2.3 Concrete or masonry to diaphragm ties.
      - 16.2.4 Drag strut connections, including diaphragm nailing thereto.
      - 16.2.5 Nailing (size, spacing, nail heads flush with sheathing surfaces).
  17. **Complete load path and uplift ties.** Metal connectors, anchors or fasteners for wood and cold-formed steel construction at the following locations: roof ridges, roof rafters to beam or wall supports, beams to posts, posts or walls to floor framing or foundation below, and all other connections that are part of the load path to resist uplift forces.  
**EXCEPTION:** The special inspector need not be present during the installation of all of the connectors, provided that the special inspector verifies that all of the connectors are installed in conformance with the requirements of this code.
  18. **Termite protection.** Termite barrier, treated structural lumber, and pipe penetrations for new wood frame residential buildings.
- WAIVER OF SPECIAL INSPECTION.** The building official may waive the requirement for the employment of a special inspector if the construction is of a minor nature. The employment of a special inspector shall not be required for construction work for any government agency that provides its own inspectors.
- PERIODIC SPECIAL INSPECTION.** Some inspections may be made on a periodic basis and satisfy the requirements of continuous inspection, provided this periodic scheduled inspection is performed as outlined in the project plans and specifications and approved by the building official.
- APPROVED FABRICATORS.** Special inspections required by the Building Code shall not be required where the work is done on the premises or a fabricator approved by the building official to perform such work without special inspection. The approval shall be subject to revocation by the building official if it is found that any work done pursuant to the approval is in violation of this code.

## CHAPTER 6

### *BUILDING PLANS*

Now getting back to the building plans, the law requires that a licensed architect or engineer be hired to draw the building plans. And when the building plans are drawn up, there are certain things that are required such as you have to submit a survey, you know, why, because you want to know where the property lines are. You don't want to be building on the neighbor's lot.

Also, the survey is important because there are setbacks and what that is, is space between your boundary line and the house. Floor plans, elevation plans: floor plans are like a bird's eye view.

If you're in the sky looking down, that's your floor plan. Elevation is basically the height. So, if you look at the image, if you can see it the image on the left, it's a front elevation.

So, you are looking at the front of the house and you see from the foundation to the roof. DPP requires front elevations, side elevations, and rear elevations. And if your house is not a rectangle or square, they may require other elevations also. These are the requirements. If you don't have these, your plan gets kicked back and they're not going to issue a permit.

Let's talk about setbacks. There's front side and, and backyard setbacks. And what that means is you can't build a house that's taking up the whole size of your lot.

As you can see from this picture, the house is there, and the lot is surrounded by green. So, there's a lot of open space and we like to see that, and the city likes to see that, and it's also required. So, you see these monster houses where they're just being built, almost taking up the whole footprint of the lot itself. And that's a no-no and we don't want to see that.

## CHAPTER 7

### *FLOOR AREA RATIO*

Let's talk about floor area ratio, FAR (see page 47), and what that is, is similar to what I talked about. It's the ratio between the building, (the house) and the lot (the yard area).

So basically, floor area ratio is a measurement of a building floor area in relation to the size of the lot. Basically, the calculation is you take your lot size and multiply it by the required ratio to get the square footage that's acceptable for the house.

In this example, and this is just an example, say you have a lot size. Let's say your lot is 2,500 square feet. And I'm just using this as an example for discussion purposes. So, 2,500 feet is the lot size times the floor error ratio of 0.7 equals 1,750. What that means is your house can only be built up to 1,750 square feet on a lot size of 2,500.

Based on the floor error ratio of 0.7, you can only build your house up to 1,750 square feet. Now you can build it smaller, but who wants to do that? Right.

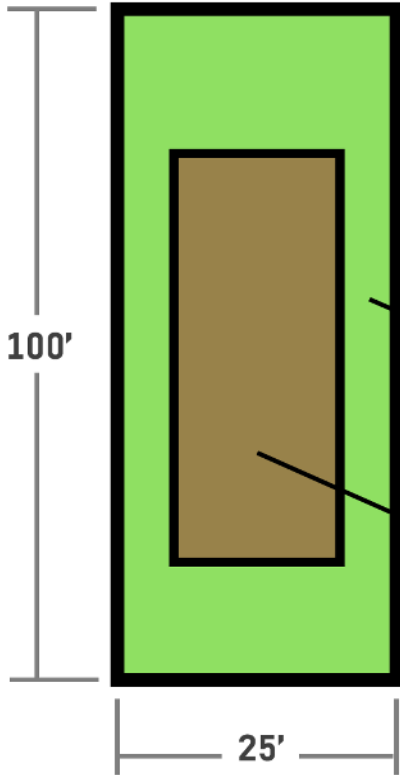
What happens is these monster house developers are using the floor area ratio and maxing it out. And that's why the ordinance got passed to reduce the floor error ratio from 0.7 to, to 0.6. For example, if you have a lot that's 10,000 square feet times 0.7 your maximum residential building area is 7,000 square feet.

So, after the ordinance was passed to 0.6, with 10,000 square foot lot times 0.6 is equal to 6,000 square feet. Basically, on a 10,000 square foot lot, you can only build a house that's 6,000 square feet. Which, which is pretty big already now.

Let me explain that it has to do with the exact zoning too, because if the zoning is R-5, which is residential 5,000 square feet. That's very restrictive.

But if it's R 7.5 or R 10, that dictates a bigger footprint or bigger square footage of the house.

Now, the main thing is, the law that is there, so that developers don't use the whole lot to build the house.



## Floor Area Ratio

**FAR .7**

**2500 x .7 = 1750 sq.ft.**

**2,500 sq.ft. lot**  
(typical lot)

**1750 sq.ft. maximum residential space**

(for example – 2-story house,  
875 sq.ft. each level)

## CHAPTER 8

# *DECLARATION OF RESTRICTIVE COVENANTS*

Now, this is very important. The affidavit, and every single monster house developer has to sign this affidavit.

And what is the affidavit? Anyway, basically the legal term is a declaration of restrictive covenants. And what that is, is a document that's recorded on title and runs with the land.

Runs with the land means if the developer signs the form and later sells the house, the contents of the affidavit still apply. That's what runs with the land means. So even if the house is sold five times, the new owners have to abide by the declaration of restrictive covenants.

What is a restrictive covenant?

The city actually made this form, and the developer needs to provide the building permit application number, the square foot of the lot, the square foot of the house. And no portion of the structure that was already approved under the building permit application shall be converted into a separate dwelling unit.

So basically, the developers are attesting that once he signs the affidavit he says, it's only one house. I'm not going to use it for two houses later or convert it into two separate units or multiple units or whatever. So, guess what people may be signing the affidavit and, and just saying, yeah, I'll sign it to just get the permit.

Then later after the house is built, disregard the restrictive covenants.

And then later on it's wild, wild west, anything goes. So that's the key.

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 Return by Mail ( ) Pickup ( ) To:
 

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 DECLARATION OF RESTRICTIVE COVENANTS

This Declaration made by \_\_\_\_\_, Owner(s) in fee simple of that certain parcel of land at \_\_\_\_\_ also known as Lot \_\_\_\_\_ of \_\_\_\_\_, identified by Tax Map Key \_\_\_\_\_, and more particularly described in Exhibit "A" attached hereto and made a part thereof (the "Property").

WHEREAS, by Deed dated \_\_\_\_\_, recorded in the Bureau of Conveyances (Regular System) of the State of Hawaii in Liber # \_\_\_\_\_, Page \_\_\_\_\_, or in Document/Instrument No. \_\_\_\_\_, and/or filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. \_\_\_\_\_ and noted on Certificate of Title No. \_\_\_\_\_, \_\_\_\_\_ [name of owner(s)] became the sole owner(s) of the Property and is/are hereinafter collectively called the "Declarant."

WHEREAS, the Declarant has applied for a building permit from the Department of Planning and Permitting of the City and County of Honolulu, Building Permit Application No. \_\_\_\_\_ ("Building Permit Application"), for the construction, and/or maintenance of an accessory dwelling unit on the Property.

WHEREAS, pursuant to the Land Use Ordinance of the City and County of Honolulu, in a \_\_\_\_\_ District on a zoning lot of \_\_\_\_\_ square feet, a one-family detached dwelling may only be erected and maintained on said premises.

NOW, THEREFORE, the undersigned \_\_\_\_\_ hereby covenants and agrees to subject the premises described in Exhibit "A" to the following restrictive covenants:

1. That the approved structure shall only be placed in one-family detached dwelling use, and that no portion of the approved structure shall be converted into a separate dwelling or lodging unit, as those terms are defined in the Land Use Ordinance of the City and County of Honolulu, Ordinance No. 99-12, as amended.
2. That this Declaration of Restrictive Covenant shall run with the land and shall bind, inure to the benefit of, and constitute notice to the respective successors, grantees, assignees, mortgagees, lienors, and any other person who claims an interest in such property, of the parties hereto.
3. That Declarant will file a certified recorded copy of this covenant with the Department of Planning and Permitting of the City and County of Honolulu, as a condition precedent to the issuance of the Building Permit.
4. That this Declaration of Restrictive Covenant shall not terminate, extinguish nor cancel without the express approval of the Director of Planning and Permitting of the City and county of Honolulu, State of Hawaii.
5. That failure to maintain the development in accordance with this Restrictive Covenant shall constitute grounds for the City and County of Honolulu to revoke or suspend any building permits issued hereunder.

That the City and County of Honolulu, state of Hawaii, shall have the right to enforce this Restrictive Covenant and the conditions contained herein by appropriate action at law or suit in equity against Declarant and any persons claiming an interest in such property.

IN WITNESS WHEREOF, the undersigned hereunto sets his/her hand on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
NAME OF OWNER

\_\_\_\_\_  
NAME OF OWNER

STATE of HAWAII )  
 ) ss.  
CITY AND COUNTY OF HONOLULU )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_ known to me to be the \_\_\_\_\_ Declarant hereunder, described in and who executed the foregoing instrument, and acknowledge that he executed the same as his free act and deed and as the act and deed of Declarant.

\_\_\_\_\_  
Notary Public, State of Hawaii  
Print Name:

My commission expires:

<b>NOTARY CERTIFICATE</b> (Hawaii Administrative Rules §5-11-8)	
Date of Doc: _____	# Pages: _____
Name of Notary: _____	Notes: _____
Doc. Description: _____ _____ _____ _____	
Notary Signature	Date
First Circuit, State of Hawaii	
<b>NOTARY CERTIFICATION</b>	

## **BONUS CHAPTER CHAPTER 9**

### ***ILLEGAL MONSTER HOUSES***

THE LATEST INFORMATION ON MONSTER HOUSES OBTAINED  
FROM BY DPP RECORDS.

It's different from what's shown on the original plan to get the permit to what's actually as built on the construction. Then you go to the affidavit and you, look, hey, this is bogus. This is not true.

And that's why these monster houses that are illegal when you go back and look at the floor area ratio, and even the count of the bedrooms, wet bars and bathrooms, it's all off.

NOTE: The author Lance Luke hired HRPR to complete various research at DPP concerning building permit violations on record which is presented in the following pages. The information presented is exactly as obtained from DPP records and is deemed reliable but not guaranteed. The information is correct to the best of our knowledge at the time of publication. Various DPP violations may have already been corrected or disputed, or currently in dispute by the time of this book publication.

For more information as to the current status of a specific violation, please contact DPP directly. There is no future follow up by the author as to the disposition and outcome of any of the violations listed in this book. Readers are urged to verify the information on your own by contacting the source, which is DPP.

## **HRPR Information.**

Hawaii Real Property Research (HRPR) was formed in 1995 by William Head and Ben Karnuth. HRPR provides customized research services to Hawaii's real estate community. Using experienced research professionals and the latest technologies; HRPR provides complete individual property profiles. HRPR offers a comprehensive and effective approach to real estate research.

HRPR's research team possesses a broad background in the Hawaii real estate industry, including property valuation, planning and development research, property site inspection and extensive public records research experience. This wide range of experience provides an invaluable perspective for our clients. HRPR works with a variety of real estate professionals such as:

- Land planners
- Government agencies
- Lenders Engineers
- Real estate developers
- Attorneys
- Real estate appraisers
- Home inspectors
- Real estate salespeople

HRPR is the leading provider of State and County public records research and document retrieval services for residential and commercial properties. This research product provides a comprehensive property history, typically including:

- Complete Building Permit History
- Available Building Plans
- Complete Tax Assessment and Ownership History
- County Land Use/Zoning Records
- State Land Use Records
- Ownership/Lien/Encumbrance Reports

<https://hawaiiresearch.com>

Phone: (808) 396-7581

Email: [Aloha@HawaiiResearch.com](mailto:Aloha@HawaiiResearch.com)



**1819 HOUGHTAILING ST**

**BUILDING CODE VIOLATIONS:**

**(See the next pages for the documents)**



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2017/NOV-11-090 (HC)**

Date: **November 14, 2017**

**Owner(s)**

Chen, Shui Ping  
 1819 Houghtailing St  
 Honolulu, HI 96817

Lin, Quin Yun & Wen Qiang  
 Ni, Mei Quin

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

TMK: **1-6-016:009 1819 HOUGHTAILING ST Honolulu / Kapalama 96817**

Specific Address of Violation: **1819 HOUGHTAILING ST**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
<b>ROH 1990, as amended, Chapter 27 Section Sec. 27-9.1 - Violations</b>	<b>"HOUSING CODE"</b>  <b>PUBLIC NUISANCE: SECTION 27-2.1 (11)</b>  <b>THE GARAGE IS BEING USED FOR HUMAN HABITATION. THIS IS NOT PERMITTED.</b>  <b>THE GARAGE IS NOT DESIGNED OR INTENDED FOR LIVING, SLEEPING, COOKING OR DINING.</b>

Restore the area immediately and complete all work within 30 days from the date of this notice.

Please call the undersigned after the corrections have been made.

If work is not completed within 30 calendar days, the work will be done by the City and the cost thereof shall be charged to the owner.

Special Instructions:

Inspector: \_\_\_\_\_  
 Corinne Omura Phone: 768-8293  
 for the Director Department of Planning and Permitting



# Notice of Violation

Violation No.: **2017/NOV-11-090 (HC)**

Date: **November 14, 2017**

Owner(s)

Chen, Shui Ping  
 1819 Houghtailing St  
 Honolulu, HI 96817

Lin, Quin Yun & Wen Qiang  
 Ni, Mei Quin

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

TMK: **1-6-016:009 1819 HOUGHTAILING ST Honolulu / Kapalama 96817**

Specific Address of Violation: **1819 HOUGHTAILING ST**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same.

Codes and/or Ordinance(s)  
 and Section(s)

Violation(s)

**ROH 1990, as amended, Chapter 27  
 Section Sec. 27-9.1 - Violations**

**"HOUSING CODE"**

**PUBLIC NUISANCE: SECTION 27-2.1 (11)**

**THE GARAGE IS BEING USED FOR HUMAN HABITATION. THIS IS NOT PERMITTED.**

**THE GARAGE IS NOT DESIGNED OR INTENDED FOR LIVING, SLEEPING, COOKING OR DINING.**

Restore the area immediately and complete all work within 30 days from the date of this notice.

Please call the undersigned after the corrections have been made.

If work is not completed within 30 calendar days, the work will be done by the City and the cost thereof shall be charged to the owner.

Special Instructions:

Inspector:

Corinne Omura

Phone: 768-8293

for the Director Department of Planning and Permitting



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2017/NOV-11-064 (BV)** Date: **November 08, 2017**

**Owner(s)**  
 Chen, Shaping  
 1819 Houghtailing St.  
 Honolulu, HI 96817  
 Lin, Wengiang & Qinyun  
 1819 Houghtailing St.  
 Honolulu, HI 96817  
 Ni, Meiqin  
 1819 Houghtailing St.  
 Honolulu, HI 96817

<b>Contractor(s)</b>	<b>Tenant/Violator</b>	<b>Architect/Plan Maker</b>
<b>Lessee</b>	<b>Agent</b>	<b>Engineer</b>

TMK: **1-6-016-009 1819 HOUGHTAILING ST Honolulu / Kapalama 96817** Permit No.: **760374**

Specific Address of Violation: **1819 Houghtailing St**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
<b>ROH 1990, as amended, Chapter 18 Section 18-5.1(b)</b>	<b>Contractor did not follow approved plans on BP# 760374 for the driveway and off street parking.</b>

You are hereby ordered to obtain permit(s) and/or correct violation by December 8, 2017.  
 Restore the area immediately and complete all work within 30 days from the date of this notice.  
 Please call the undersigned after the corrections have been made.  
 You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions:

Inspector:   
 Leighton-Moses Kaai Phone: 768-8141  
 for the Director Department of Planning and Permitting

  
 JobId: 61237342

ExternalId: 061214747-002



# Notice of Violation

Violation No.: 2017/NOV-09-181 (HC)

Date: September 27, 2017

**Owner(s)**

Chen, Shui Ping  
 1819 Houghtailing St  
 Honolulu, HI 96817

Lin, Quin Yun & Wen Qiang  
 Ni, Mei Quin

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

TMK: 1-6-016:009 1819 HOUGHTAILING ST Honolulu / Kapalama 96817

Specific Address of Violation: 1819 HOUGHTAILING ST

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s)  
 and Section(s)

Violation(s)

ROH 1990, as amended, Chapter 14  
 Section 14-18.8 (b) (2)

THERE IS ASPHALT IN THE UNIMPROVED SIDEWALK.

PLEASE REMOVE THE ASPHALT AND CONVERT THE AREA  
 BACK TO ITS ORIGINAL CONDITION.

Restore the area immediately and complete all work within 20 days from the date of this notice.

Please call the undersigned after the corrections have been made.

If work is not completed within 20 calendar days, the work will be done by the City and the cost thereof shall be charged to the owner.

Special Instructions: ATTACHMENT

Inspector:

Corinne Omura

Phone: 768-8293

for the Director Department of Planning and Permitting



# Notice of Violation

Violation No: **2017/NOV-09-181 (HC)**

Date: **September 27, 2017**

**Owner(s)**

Chen, Shui Ping  
 1819 Houghtailing St  
 Honolulu, HI 96817

Lin, Quin Yun & Wen Qiang  
 Ni, Mei Quin

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

TMK: **1-6-016:009 1819 HOUGHTAILING ST Honolulu / Kapalama 96817**

Specific Address of Violation: **1819 HOUGHTAILING ST**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
<b>ROH 1990, as amended, Chapter 14 Section 14-18.8 (b) (2)</b>	<b>THERE IS ASPHALT IN THE UNIMPROVED SIDEWALK.  PLEASE REMOVE THE ASPHALT AND CONVERT THE AREA BACK TO ITS ORIGINAL CONDITION.</b>

Restore the area immediately and complete all work within 20 days from the date of this notice.

Please call the undersigned after the corrections have been made.

If work is not completed within 20 calendar days, the work will be done by the City and the cost thereof shall be charged to the owner.

Special Instructions: **ATTACHMENT**

Inspector: 

Corinne Omura

Phone: 768-8293

for the Director Department of Planning and Permitting



Date: 9/25/17

Address: 1819 Houghtailing Street

TMK: 1-6-016:009

Description: Asphalt installed in the unimproved sidewalk.

Inspector: Corinne Omura



# Notice of Violation

Violation No.: 2017/NOV-06-080

Date: June 14, 2017

**Owner(s)**

Chen, Shui Ping  
 1819 Houghtailing St  
 Honolulu, HI 96817

Lin, Quin Yun & Wen Giang  
 Ni, Mei Quin

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

TMK: 1-6-016:009 1819 HOUGHTAILING ST Honolulu / Kapalama 96817

Specific Address of Violation: 1819 & 1819 B HOUGHTAILING ST

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	<p>THERE IS A TWO-FAMILY DETACHED DWELLING ON THE PROPERTY. INTERIOR ALTERATIONS WERE DONE WITHOUT FIRST OBTAINING A BUILDING PERMIT.</p> <p>WALLS AND DOORS WERE INSTALLED THROUGHOUT BOTH DWELLING UNITS ON ALL THREE FLOORS.</p> <p>1819 B:            SECOND FLOOR:            A BATHROOM WAS REMOVED.            THIRD FLOOR:            TWO (2) STORAGE ROOMS WERE CONVERTED INTO ONE BEDROOM.</p> <p>PLEASE OBTAIN A BUILDING PERMIT FOR THE ABOVE MENTIONED OR RESTORE THE DWELLING BACK TO ITS ORIGINAL CONDITION AS SHOWN IN BUILDING PERMIT #760734.</p>
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	<p>A DOUBLE FEE PENALTY SHALL BE ASSESSED FOR STARTING WORK WITHOUT FIRST OBTAINING A BUILDING PERMIT.</p>

Restore the area immediately and complete all work within 30 days from the date of this notice.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions:

Inspector:

Corinne Omura Phone: 768-8293  
 for the Director Department of Planning and Permitting



**1819 Houghtailing – 28 bedrooms (11/2/17)**





# BUILDING PERMIT INFORMATION

PERMIT NUMBER: <b>746471</b>		ISSUE DATE: <b>04/23/2014</b>		Location Permit Issued: <b>FMB</b>	
TAX MAP KEY: <b>1-6-016:009</b>		LOT SIZE: <b>9,595 Sq. Ft.</b>		Location Job Created: <b>FMB</b>	
PRIMARY ADDRESS: <b>1819 HOUGHTAILING ST Honolulu / Kapalama</b>					
Site Address (if other than primary): <b>1819 &amp; 1819 B HOUGHTAILING ST</b>					
PROJECT: <b>(BP #746471) [TMK: 16016009] 1819 &amp; 1819 B HOUGHTAILING ST // Chen Residence - New 3-story SFD w/ohana unit and new 6' max ht CMU fence wall at left of property. **** Change electrical contractor from JW Electric &amp; Plumbing LLC CT29198 to Powernet Inc C20550 per letter from owner.</b>					
Proposed Use: <b>Two family detached</b>			Floor Level:		
APPLICANT: <b>Prowork Pacific Incorporated</b>		Contact Info: <b>384-3388</b> Email: <b>moonlightprofessional@gmail.com</b>			
OWNER: <b>Chen, Shui Ping</b>		Contact Info: <b>387-5828</b> Email: <b>stevenscp@hotmail.com</b>			
PLAN MAKER: <b>Wu, Jimmy S.W.</b>		Contact Info: <b>384-3388</b>		Lic. No. <b>AR13818</b>	
GENERAL: <b>Y 3 Construction Inc., dba U S Plumbing &amp; Sheet Metal</b>		Contact Info: <b>(808) 478-1234</b>		Lic. No. <b>CT26730</b>	
ELECTRICAL: <b>POWERNET INC</b>		Contact Info: <b>428-8468</b>		Lic. No. <b>C20550</b>	
Electrical Phases: <b>2,4,5,6</b>					
PLUMBING: <b>Y 3 Construction Inc., dba U S Plumbing &amp; Sheet Metal</b>		Contact Info: <b>(808) 478-1234</b>		Lic. No. <b>CT26730</b>	
Plumbing Phases: <b>1,2a,3a</b>					
<b>NATURE OF WORK</b>					
Electrical Work <b>Y</b>		Fence <b>Y</b>		New Building <b>Y</b>	
Ohana <b>Y</b>		Other Driveway approach		Plumbing Work <b>Y</b>	
Solar <b>Y</b>					
<b>RIGHT OF WAY WORK</b>					
Driveway: <b>New: Y Existing: N Private: N</b>					
Sidewalk Types:		Curbing Types:		Driveway Types: <b>Concrete</b>	
Linear Ft. of Sidewalk:		Linear Ft. of Curbing:		Linear Ft. of Driveway: <b>20'-0"</b>	
SEWAGE Sewage Disposal Type: <b>Existing</b>		Sewage Disposal Method: <b>Public Sewer</b>		SCP No.:	
<b>RETROFIT</b>					
Showers to be replaced:		Faucets to be Replaced:		Urinals to be Replaced:	
Major Occupancy Group: <b>Commercial</b>		<b>Hotel</b>		<b>Industrial</b>	
				<b>Residential</b>	
Toilets to be Replaced:					
<b>Type of Construction</b>		<b>No. of Stories</b>		<b>Flood Hazard Dist</b>	
Minimum:		Existing: <b>0</b>		N/A	
Actual:		Final: <b>2</b>		Exempt:	
				New: <b>9,792</b>	
				Complied: <b>9,792</b>	
Occupancy Group: <b>R-3 Two Family Detached</b>		Occupancy Class: <b>02 - Two Family</b>			
Structure Code: <b>S2 - TWO FAMILY DETACHED</b>		Ownership: <b>01 - Private</b>			
C.O. Required <input checked="" type="checkbox"/>		Affidavit Required <input type="checkbox"/>		WORK WILL <b>ADD DEL</b>	
Require Special Insp <input checked="" type="checkbox"/>		Require Rest Covenant <input checked="" type="checkbox"/>		Accepted Value of Work: <b>\$1,500,000</b>	
Require Called Insp <input type="checkbox"/>		Residential Units <b>2</b>		PERMIT FEE: <b>\$9,665.00</b>	
Remarks: <b>Demo BP#728203.</b>		Hotel Room		Ewa Impact Fee Assessed <input type="checkbox"/>	
				Vio. Cited <input type="checkbox"/>	
				Vio. Fee Waived <input type="checkbox"/>	
<b>ZONING AND LUO DATA</b>					
		TMK: <b>1-6-016:009</b>			
Development Plan Areas		Primary Urban Center			
Flood Zones		Beyond 500 Year Flood Plain			
Height Limit		25' unless sloping			
Historic Site Register		None			
Lot Restriction		None			
Slide Area		None			
SMA / Shoreline		Not in SMA			
Special Districts		Not in Special District			
State Land Use		Urban District			
Street Setback		YES--SEE DTS MAP PUC-7. VERIFY WITH TRB 768-8083			
Zoning (LUO)		R-6 Residential District			
<b>NOTES</b>					
<b>Fence Clauses</b>					
All footings shall rest on firm, stable, undisturbed soil and built entirely within property. For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties.					
<b>Solar Clauses</b>					
APPLICATION NO.: <b>A2014-03-1006</b>		ExternallID: <b>051763514-002</b>		JobID: <b>51769646</b>	

# BUILDING PERMIT INFORMATION

Panels to be installed per preapproved details. MM#81-40(1), tank location at laundry area. Roof framing is wood construction and the mounting system is a pre-manufactured type.

**Solar Clauses**

Panels to be installed per preapproved details. MM#81-40(1), tank location at laundry area. Roof framing is wood construction and the mounting system is a pre-manufactured type.

DATE CREATED: 03/17/2014

Plan Checker: Candace Izumi

Contact Info: Jimmy Wu  
808-384-3388

**INSPECTIONS**

Createddate	Process Description	Outcome	Datecompleted	Assignedstaff
04/23/2014	Bldg Insp conduct BP site insp	Ongoing	05/08/2014	LLAU
05/08/2014	Bldg Insp conduct BP site insp	Ongoing	06/26/2014	LLAU
06/27/2014	Bldg Insp conduct BP site insp	Ongoing	09/10/2014	LLAU
09/11/2014	Bldg Insp conduct BP site insp	Ongoing	10/10/2014	LLAU
10/13/2014	Bldg Insp conduct BP site insp	Unable To Enter	11/13/2014	LLAU
11/14/2014	Bldg Insp conduct BP site insp	Ongoing	11/26/2014	LLAU
11/28/2014	Bldg Insp conduct BP site insp	Ongoing	12/02/2014	LLAU
12/03/2014	Bldg Insp conduct BP site insp	Complete	03/12/2015	FTOLENTINO
04/23/2014	Elec Insp conduct BP site insp	Ongoing	04/24/2014	ASUVERKROPP,RGONSALES
04/24/2014	Elec Insp conduct BP site insp	Ongoing	08/20/2014	ASUVERKROPP,RGONSALES
08/20/2014	Elec Insp conduct BP site insp	Ongoing	01/28/2015	GGERMANO
01/28/2015	Elec Insp conduct BP site insp	Ongoing	02/05/2015	GGERMANO
02/05/2015	Elec Insp conduct BP site insp	No Progress	02/23/2015	GGERMANO
02/23/2015	Elec Insp conduct BP site insp	Complete	02/23/2015	GGERMANO
04/23/2014	Plumb Insp conduct BP site insp	Ongoing	05/15/2014	GYOSHIDA1
05/15/2014	Plumb Insp conduct BP site insp	Ongoing	08/21/2014	GYOSHIDA1
08/21/2014	Plumb Insp conduct BP site insp	Ongoing	10/06/2014	GYOSHIDA1
10/06/2014	Plumb Insp conduct BP site insp	Ongoing	12/08/2014	GYOSHIDA1
12/08/2014	Plumb Insp conduct BP site insp	Ongoing	01/07/2015	GYOSHIDA1
01/06/2015	Plumb Insp conduct BP site insp	Complete	02/03/2015	CHIGASHI,GYOSHIDA1

# BUILDING PERMIT INFORMATION

**PERMIT NUMBER: 760374**      **ISSUE DATE: 01/27/2015**      Location Permit Issued: **Kapolei**  
**TAX MAP KEY: 1-6-016:009**      **LOT SIZE: 9,595 Sq. Ft.**      Location Job Created: **Kapolei**  
**PRIMARY ADDRESS: 1819 HOUGHTAILING ST Honolulu / Kapalama**  
 Site Address (if other than primary): **1819 & 1819 Unit B Houghtailing St**  
**PROJECT: (BP #760374) [TMK: 16016009] 1819 & 1819 Unit B Houghtailing St - Shui Ping Chen - Alteration:**  
**Renovate bedrooms, bathrooms, kitchen, lanais, garage; alter windows, add new third floor decks;**  
**convert ohana kitchen to wet bar and convert existing ohana wet bar to kitchen.**  
 Proposed Use: **Ex SFD w/ accessory ohana**      Floor Level: 3

**APPLICANT:** Muro, Gilda      Contact Info: 349-0721 Email: permits@pehawaii.com  
**OWNER:** Chen, Shui Ping      Contact Info: 387-5828 Email: stevencsp@hotmail.com  
**PLAN MAKER:** Wu, Jimmy S.W.      Contact Info: 384-3388      Lic. No. AR-13818  
**GENERAL:** Y 3 Construction Inc., dba U S Plumbing & Sheet Metal      Contact Info: 478-1234      Lic. No. BC-26730  
**ELECTRICAL:** POWERNET INC      Contact Info: 428-8468      Lic. No. C-20550  
 Electrical Phases: 4,6  
**PLUMBING:** Y 3 Construction Inc., dba U S Plumbing & Sheet Metal      Contact Info: 478-1234      Lic. No. BC-26730  
 Plumbing Phases: 1,2a,3a

**NATURE OF WORK**  
 Alteration **Y**      Electrical Work **Y**      Plumbing Work **Y**  
**RIGHT OF WAY WORK**      Driveway: New: **N**      Existing **Y**      Private **N**  
 Sidewalk Types:      Curbing Types:      Driveway Types:  
 Linear Ft. of Sidewalk:      Linear Ft. of Curbing:      Linear Ft. of Driveway:  
**SEWAGE**      Sewage Disposal Type: **Existing**      Sewage Disposal Method: **Public Sewer**      SCP No.:  
**RETROFIT**      Showers to be replaced:      Faucets to be Replaced:      Urinals to be Replaced:      Toilets to be Replaced:  
 Major Occupancy Group: Commercial      Hotel      Industrial      Residential  

Type of Construction	No. of Stories	Flood Hazard Dist	Floor Area (Sq. Ft.)
Minimum:	Existing: 3	Exempt:	Existing:
Actual:	Final: 3	Complied:	New: Total:

Occupancy Group: **R-3 Two Family Detached**      Occupancy Class: **02 - Two Family**  
 Structure Code: **52 - TWO FAMILY DETACHED**      Ownership: **01 - Private**  
 C.O. Required       Affidavit Required       WORK WILL **ADD DEL**      Accepted Value of Work: **\$150,000**      Fee Waived   
 Require Special Insp       Require Rest Covenant       Residential Units **0**      PERMIT FEE: **\$2,010.00**      Vio. Cited   
 Require Called Insp       Hotel Room      Ewa Impact Fee Assessed       Vio. Fee Waived   
 Remarks: Existing Ohana unit B at rear. See BP 746471 for existing affidavit, street setback: 8' at Houghtailing Street.

**ZONING AND LUO DATA**      TMK: 1-6-016:009  
 Development Plan Areas: Primary Urban Center  
 Flood Zones: Beyond 500 Year Flood Plain  
 Height Limit: 25' unless sloping  
 Historic Site Register: None  
 Lot Restriction: None  
 Slide Area: None  
 SMA / Shoreline: Not in SMA  
 Special Districts: Not in Special District  
 State Land Use: Urban District  
 Street Setback: YES--SEE DTS MAP PUC-7. VERIFY WITH TRB 768-8083  
 Zoning (LUO): R-5 Residential District

**NOTES**  
 DATE CREATED: 11/19/2014      Plan Checker: Candace Izumi      Contact Info: Gilda Muro 349-0721

**INSPECTIONS**

Createddate	Process Description	Outcome	Datecompleted	Assignedstaff
01/27/2015	Bldg Insp conduct BP site insp	Complete	03/12/2015	FTOLENTINO
01/27/2015	Elec Insp conduct BP site insp	Ongoing	02/23/2015	GGERMANO
02/23/2015	Elec Insp conduct BP site insp	Complete	02/23/2015	GGERMANO
01/27/2015	Plumb Insp conduct BP site insp	Complete	02/03/2015	CHIGASHI,GYOSHIDA1

APPLICATION NO.: **A2014-11-0957**      ExternalID: 053890558-002      JobID: 63891559

**History Report**

As Of: Aug 12, 2022 14:38:08

Notice of Violation: 2017/NOV-11-090 (NOV File Closed)

City Charges For Worked Performed	Y
Enforcement Action	N
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	30
Obtain Permit and/or Correct By	
Referral Permit No.:	
Special Instructions	
Stabilize/Protect	N
Stop Work Immediately	N
Advertisement Information	
Advertisement Verification Date	
Completed Date	Dec 15, 2017 07:51:20
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Nov 14, 2017 00:00:00
Date Violation Corrected	Dec 14, 2017 00:00:00
Description	HC 1819 HOUGHTAILING ST - Improper Occupancy
DPP Inspectors	Corinne Omura
GP Inspection Time	
GP Inspection Zone	
GP Sched Start Date	
House Number To	
Inspection Branch	HC
Inspector's Phone Number	7888293
Inspector's Report	
Issue Date	
Job Importance	
Job Location	1819 HOUGHTAILING ST

Last Bldg Insp Date	Nov 8, 2017 08:19:50
NOOSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	51214747
User Id	
Violation Address (Multiple Addresses)	1819 HOUGHTAILING ST
Violation Description Edit	
Violation Type:	Housing Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	12/14/17 - NOV corrected. The garage door opened, range hood and refrigerator removed. 2 cars are parked. 11/25/17 - Not corrected. Inspection showed garage door blocked, range hood, refrigerator. A wall was removed. Half the floor still filled. (Last updated on Nov 29, 2017 07:07:45 by CORINNE OMURA (INACTIVE 03/01/2019))
Inspector Notes (Unlocked)	Contact Nancy 593-6128 (Last updated on Dec 15, 2017 07:54:18 by CORINNE OMURA (INACTIVE 03/01/2019))
<b>Processes</b>	
Draft and Review NOV (Completed on Nov 15, 2017 08:23:17 by LYNNE INOUYE (INACTIVE 08/19/2019) with outcome "Approved by supervisor")	
<b>Assignments</b>	
CORINNE OMURA (INACTIVE 03/01/2019)	
LYNNE INOUYE (INACTIVE 08/19/2019)	
Determine Type of Inspection (Completed on Nov 15, 2017 08:23:25 by LYNNE INOUYE (INACTIVE 08/19/2019) with outcome "Requires enforce. unit 1 inspection")	
<b>Assignments</b>	
LYNNE INOUYE (INACTIVE 08/19/2019)	
Close Advisory subjob (Completed on Dec 15, 2017 07:51:20 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Advisory removed")	
<b>Assignments</b>	
CORINNE OMURA (INACTIVE 03/01/2019)	
Close NOV File (Completed on Dec 15, 2017 07:51:20 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Closed")	

**Assignments**

CORINNE OMURA (INACTIVE 03/01/2019)

Perform enforce, unit 1 inspect. (Completed on Dec 15, 2017 07:51:31 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Performed")

**Assignments**

CORINNE OMURA (INACTIVE 03/01/2019)

**Relationships**

associated with: TMK: 16016009 POID: 105819 TaxPin: 105819

Code Section: Ch. 27 Sec. Sec. 27-9.1 - Violations

Correction Remarks

Violation Description

"HOUSING CODE"

PUBLIC NUISANCE: SECTION 27-2.1 (11)

THE GARAGE IS BEING USED FOR HUMAN HABITATION. THIS IS NOT PERMITTED.  
THE GARAGE IS NOT DESIGNED OR INTENDED FOR LIVING, SLEEPING, COOKING  
OR DINING.

is related to: No. 1530679 KARIN YAMAGUCHI [Scanned document]

is related to: No. 1530876 LYNNE INOUYE NOV report [POSSE Reports (Letters)]

Owner: Chen, Shui Ping

Additional Customer Info

Other Contact Info

Owner: Lin, Quin Yun & Wen Qiang

Additional Customer Info

Other Contact Info

Job Location	1619 Houghtailing St
Last Bldg Insp Date	Mar 15, 2019 08:02:38
NOOSubjobCreated	Y
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outsider Exact Match	N
Parent Job (Internal ID)	61214747
User Id	
Violation Address (Multiple Addresses)	1619 Houghtailing St
Violation Description Edit	
Violation Type:	Building Code Violation

**Notes**

Inspector Notes (Unlocked)	Unable to enter unit. (Last updated on Dec 12, 2017 06:53:42 by LEIGHTON-MOSES KAAI)
Inspector Notes (Unlocked)	After conformation on the phone to gain entrance to the dwelling for a 10:30 appointment. Arrived at the appointment and owner changed there mind and inspectors was unable to enter. Referre to NOD. (Last updated on Dec 16, 2017 08:09:06 by LEIGHTON-MOSES KAAI)
Inspector Notes (Unlocked)	referred to NOD. (Last updated on Mar 23, 2018 06:59:53 by LEIGHTON-MOSES KAAI)
Inspector Notes (Unlocked)	3-14-19 violation corrected December 18, 2017. BP804302 concrete payment under parking. Date of violation corrected was December 18, 2017. (Last updated on Mar 14, 2019 10:04:17 by ENRIQUE OROZCO)
Inspector Notes (Unlocked)	3-14-19 violation corrected December 18, 2017. BP804302 concrete payment under parking. Date of violation corrected was December 18, 2017. (Last updated on Mar 15, 2019 08:05:34 by ENRIQUE OROZCO)

**Processes**

Create Advisory (Completed on Nov 8, 2017 08:31:51 by LEIGHTON-MOSES KAAI with outcome "Advisory NOT required")

**Assignments**

LEIGHTON-MOSES KAAI

Draft and Review NOV (Completed on Nov 28, 2017 08:49:17 by LYNN ASAOKA (INACTIVE 01/03/2019) with outcome "Approved by supervisor")

**Assignments**

LEIGHTON-MOSES KAAI

LYNN ASAOKA (INACTIVE 01/03/2019)

Determine Type of Inspection (Completed on Nov 28, 2017 08:49:35 by LYNN

ASAOKA (INACTIVE 01/03/2019) with outcome "Requires building inspection")

**Assignments**

LYNN ASAOKA (INACTIVE 01/03/2019)

Perform building inspection (Completed on Dec 11, 2017 06:59:58 by LEIGHTON-MOSES KAAI with outcome "Performed")

**Assignments**

LEIGHTON-MOSES KAAI

Create NOO Sub Job (Completed on Dec 11, 2017 07:04:28 by LEIGHTON-MOSES KAAI with outcome "NOO Created")

**Assignments**

LEIGHTON-MOSES KAAI

Review status of NOV (Completed on Dec 12, 2017 06:49:23 by LEIGHTON-MOSES KAAI with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

Unable to enter unit.  
(Last updated on Dec 12, 2017 06:53:42 by LEIGHTON-MOSES KAAI)

**Assignments**

LEIGHTON-MOSES KAAI

Review status of NOV (Completed on Dec 18, 2017 08:01:59 by LEIGHTON-MOSES KAAI with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

After confirmation on the phone to gain entrance to the dwelling for a 10:30 appointment. Arrived at the appointment and owner changed there mind and inspectors was unable to enter. Referre to NOO.  
(Last updated on Dec 18, 2017 08:09:08 by LEIGHTON-MOSES KAAI)

**Assignments**

LEIGHTON-MOSES KAAI

Review status of NOV (Completed on Mar 23, 2018 06:58:36 by LEIGHTON-MOSES KAAI with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

referred to NOO.  
(Last updated on Mar 23, 2018 06:59:53 by LEIGHTON-MOSES KAAI)

**Assignments**

LEIGHTON-MOSES KAAI

Prepare Inspectors Report (Completed on Mar 23, 2018 07:18:15 by LYNN ASAOKA (INACTIVE 01/03/2019) with outcome "Prepared")

**Assignments**

LYNN ASAOKA (INACTIVE 01/03/2019)

Review status of NOV (Completed on Mar 15, 2019 08:02:38 by ENRIQUE OROZCO with outcome "Corrected")

Aug 12, 2022 14:37:28

NOV (ObjectID 61237342)

Database: HNLP

**Notes**

Inspector Notes (Unlocked)

3-14-19 violation corrected December 18, 2017. BP804302 concrete payment under parking. Date of violation corrected was December 16, 2017. (Last updated on Mar 15, 2019 08:05:34 by ENRIQUE OROZCO)

**Assignments**

ENRIQUE OROZCO

Close NOV File (Completed on Mar 15, 2019 08:05:34 by ENRIQUE OROZCO with outcome "Closed")

**Assignments**

ENRIQUE OROZCO

Close Advisory subjob (Completed on Mar 15, 2019 08:05:34 by ENRIQUE OROZCO with outcome "Advisory removed")

**Assignments**

ENRIQUE OROZCO

Notify Code Compliance Chief of Correction (Completed on Mar 15, 2019 10:59:24 by ANN ASAUMI with outcome "Acknowledged")

**Assignments**

ANN ASAUMI

TERRY HILDEBRAND (inactive 7/8/21)

**Relationships**

associated with: TMK: 18016009 POID: 105819 TaxPin: 105819

Code Section: Ch. 18 Sec. 18-5.1(b)

Correction Remarks

Violation Description

Contractor did not follow approved plans on BP# 760374 for the driveway and off street parking.

is related to: No. 1529397 KAREN TOKUMOTO [Scanned document]

is related to: No. 1535227 LYNN ASAOKA NOV report [POSSE Reports (Letters)]

is related to: No. 1540423 LYNN ASAOKA []

is related to: No. 1575955 LYNN ASAOKA []

Owner: Chen, Shuiping

Additional Customer Info

Other Contact Info

Owner: Lin, Wenqiang & Qinyun

Additional Customer Info

Other Contact Info

Owner: Ni, Meiqin

Additional Customer Info  
Other Contact Info

### History Report

As Of: Aug 12, 2022 14:36:17

Notice of Violation: 2017/NOV-09-181 (NOV File Closed)

City Charges For Worked Performed	Y	
Enforcement Action	N	
Immediate Referral		
Notified when corrected	Y	
Number Days To Complete	20	
Obtain Permit and/or Correct By		
Referral Permit No.:		
Special Instructions		ATTACHMENT
Stabilize/Protect	N	
Stop Work Immediately	N	
Advertisement Information		
Advertisement Verification Date		
Completed Date		Feb 15, 2018 08:35:19
Correction Remarks Edit		
Date Extension Expires		
Date NOV Issued		Sep 27, 2017 00:00:00
Date Violation Corrected		Feb 14, 2018 00:00:00
Description		HC 1819 HOUGHTAILING ST Property owner installed an illegal driveway with asphalt.
DPP Inspectors		Corinne Omura
GP Inspection Time		
GP Inspection Zone		
GPSchedStartDate		
House Number To		
Inspection Branch		HC
Inspector's Phone Number		7688293
Inspector's Report		
Issue Date		
Job Importance		
Job Location		1819 HOUGHTAILING ST

Last Bldg Insp Date	
NOOSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	60936747
User Id	
Violation Address (Multiple Addresses)	1819 HOUGHTAILING ST
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	2/14/18 - NOV corrected. Asphalt removed and unimproved sidewalk area restored. (Last updated on Feb 1, 2018 10:22:33 by CORINNE OMURA (INACTIVE 03/01/2019))
<b>Processes</b>	
Draft and Review NOV (Completed on Sep 28, 2017 07:50:50 by LYNNE INOUYE (INACTIVE 08/19/2019) with outcome "Approved by supervisor")	
<b>Assignments</b>	
CORINNE OMURA (INACTIVE 03/01/2019)	
LYNNE INOUYE (INACTIVE 08/19/2019)	
Determine Type of Inspection (Completed on Sep 28, 2017 07:50:54 by LYNNE INOUYE (INACTIVE 08/19/2019) with outcome "Requires enforce, unit 1 inspection")	
<b>Assignments</b>	
LYNNE INOUYE (INACTIVE 08/19/2019)	
Close Advisory subjob (Completed on Feb 15, 2018 08:35:19 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Advisory removed")	
<b>Assignments</b>	
CORINNE OMURA (INACTIVE 03/01/2019)	
Close NOV File (Completed on Feb 15, 2018 08:35:19 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Closed")	
<b>Assignments</b>	
CORINNE OMURA (INACTIVE 03/01/2019)	
Perform enforce, unit 1 inspect. (Completed on Feb 15, 2018 08:35:45 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Performed")	
<b>Assignments</b>	

CORINNE OMURA (INACTIVE 03/01/2019)

**Relationships**

associated with: TMK: 16016009 POID: 105819 TaxPin: 105819

Code Section: Ch. 14 Sec. 14-18.8 (c) (2)

Correction Remarks

Violation Description

THERE IS ASPHALT IN THE UNIMPROVED SIDEWALK.

PLEASE REMOVE THE ASPHALT AND CONVERT THE AREA BACK TO ITS ORIGINAL CONDITION.

is related to: No. 1512454 CORINNE OMURA [Scanned document]

is related to: No. 1513125 KARIN YAMAGUCHI [Scanned document]

is related to: No. 1513249 LYNNE INOUYE NOV report [POSSE Reports (Letters)]

Owner: Chen, Shui Ping

Additional Customer Info

Other Contact Info

Owner: Lin, Quin Yun & Wen Giang

Additional Customer Info

Other Contact Info

### History Report

As Of: Aug 12, 2022 14:34:58

Notice of Violation: 2017/NOV-06-080 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	30
Obtain Permit and/or Correct By:	
Referal Permit No.:	
Special Instructions	
Stabilize/Protect	N
Stop Work Immediately	N
Advertisement Information	
Advertisement Verification Date	
Completed Date	Jan 31, 2018 09:32:52
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jun 14, 2017 00:00:00
Date Violation Corrected	Jun 20, 2017 00:00:00
Description	1819 & 1819 B HOUGHTAILING ST - Alterations without a permit
DPP Inspectors	Corinne Omura
GP Inspection Time	
GP Inspection Zone	
GPSchedStartDate	
House Number To	
Inspection Branch	
Inspector's Phone Number	7688293
Inspector's Report	
Issue Date	
Job Importance	
Job Location	1819 & 1819 B HOUGHTAILING ST

Last Bldg Insp Date	Apr 25, 2017 10:10:24
NOOSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	56589555
Usor Id	
Violation Address (Multiple Addresses)	1819 & 1819 B HOUGHTAILING ST
Violation Description Edit	
Violation Type:	Housing Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Contact: Jimmy Wu (AIA) 584-3368  Daughter (Nancy) 393-R125 (Last updated on Jun 14, 2017 08:29:53 by CORINNE OMURA (INACTIVE 03/01/2019)) 8/20/16 - NOV corrected Building to follow-up under BP #604302 issued 8/20/17 (Last updated on Jan 31, 2016 09:33:34 by CORINNE OMURA (INACTIVE 03/01/2019))
Inspector Notes (Unlocked)	
<b>Processes</b>	
Update Advisory (Completed on Jun 20, 2017 07:45:44 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Advisory created")	
<b>Assignments</b>	
CORINNE OMURA (INACTIVE 03/01/2019)	
Create Advisory (Completed on Jun 20, 2017 07:45:47 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Advisory created")	
<b>Assignments</b>	
CORINNE OMURA (INACTIVE 03/01/2019)	
Draft and Review NOV (Completed on Jul 3, 2017 09:18:33 by LYNNE INOUYE (INACTIVE 08/19/2019) with outcome "Approved by supervisor")	
<b>Assignments</b>	
CORINNE OMURA (INACTIVE 03/01/2019)	
LYNNE INOUYE (INACTIVE 08/19/2019)	
Determine Type of Inspection (Completed on Jul 3, 2017 09:18:39 by LYNNE INOUYE (INACTIVE 08/19/2019) with outcome "Requires enforce. unit 1 inspection")	

**Assignments**

LYNNE INOUYE (INACTIVE 08/19/2019)  
Perform enforce\_unit 1 inspect. (Completed on Jan 31, 2018 09:32:51 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome 'Performed')

**Assignments**

CORINNE OMURA (INACTIVE 03/01/2019)  
Close Advisory subjob (Completed on Jan 31, 2018 09:32:52 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome 'Advisory removed')

**Assignments**

CORINNE OMURA (INACTIVE 03/01/2019)  
Close NOV File (Completed on Jan 31, 2018 09:32:52 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome 'Closed')

**Assignments**

CORINNE OMURA (INACTIVE 03/01/2019)

**Relationships**

associated with: TMK: 16016009 POID: 105819 TaxPin: 105819

Code Section: Ch. 18 Sec. 18-3.1

**Correction Remarks**

Violation Description

THERE IS A TWO-FAMILY DETACHED DWELLING ON THE PROPERTY. INTERIOR ALTERATIONS WERE DONE WITHOUT FIRST OBTAINING A BUILDING PERMIT.  
WALLS AND DOORS WERE INSTALLED THROUGHOUT BOTH DWELLING UNITS ON ALL THREE FLOORS.

1819 B  
SECOND FLOOR:  
A BATHROOM WAS REMOVED.  
THIRD FLOOR:  
TWO (2) STORAGE ROOMS WERE CONVERTED INTO ONE BEDROOM.

PLEASE OBTAIN A BUILDING PERMIT FOR THE ABOVE MENTIONED OR RESTORE THE DWELLING BACK TO ITS ORIGINAL CONDITION AS SHOWN IN BUILDING PERMIT #780734.

Code Section: Ch. 18 Sec. 18-6.2(d)

**Correction Remarks**

Violation Description

A DOUBLE FEE PENALTY SHALL BE ASSESSED FOR STARTING WORK WITHOUT FIRST OBTAINING A BUILDING PERMIT.

is related to: No. 1472862 KAREN TOKUMOTO [Scanned document]

is related to: No. 1462276 LYNNE INOUYE NOV report [POSSE Reports (Letters)]

Owner: Chen, Shui Ping

Additional Customer Info

Other Contact Info  
Owner: Lin, Guin Yun & Wen Chang  
Additional Customer Info  
Other Contact Info

DEPARTMENT OF PLANNING & PERMITTING  
INSPECTOR'S REPORT

To: Terry Hildebrand Date: December 12, 2017  
 From: Leighton Kaai Requested By: \_\_\_\_\_  
 Subject: NOC Referral Permit No.: 760374  
 Owner: Multiple owners see NOV Tenant: \_\_\_\_\_  
 Contractor: \_\_\_\_\_ Agent: \_\_\_\_\_  
 Lessee: \_\_\_\_\_  
 Building Address: 1819 Houghtailing St.  
 Tax Map Key: 1-6-016:009 Land Area: 9595 Zoning: R-5  
 Type of Construction: \_\_\_\_\_ Floor \_\_\_\_\_ No. of Stories: \_\_\_\_\_  
 Area: \_\_\_\_\_  
 Occupancy: (present) \_\_\_\_\_ (proposed) \_\_\_\_\_

- Referral to Code Compliance       Referral to Prosecuting Attorney  
 Referral to Corporation Counsel

Observation:

11/07/17 - Site inspection revealed contractor did not follow approved plans.  
 11/08/17 - Violation issued 2017/NOV-11-064.  
 12/08/17 - 30 days since NOV issued, no corrective action taken. Contacted owner by phone and informed them of NOC referral.  
 12/12/17 - Photos attached in Docs tab of 2017/NOV-11-064, referral for Notice of Order.

\_\_\_\_\_  
 (Date Inspected)      Insp. (Hours)      Leighton Kaai  
 By

Jobid: 61237342      Processid: 61447563      Jobexternalid: 061214747-002



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2017/NOV-11-064 (BV)**

Date: **November 08, 2017**

Owner(s)

Chen, Shuiping  
 1819 Houghtailing St.  
 Honolulu, HI 96817

Lin, Wenqiang & Dinyun  
 1819 Houghtailing St.  
 Honolulu, HI 96817

Ni, Meiqin  
 1819 Houghtailing St.  
 Honolulu, HI 96817

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

TMK: **1-6-016:009 1819 HOUGHTAILING ST Honolulu / Kapalama 96817**

Permit No.: **760374**

Specific Address of Violation: **1819 Houghtailing St**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s)  
 and Section(s)

Violation(s)

**ROH 1990, as amended, Chapter 18  
 Section 18-5.1(b)**

**Contractor did not follow approved plans on BP# 760374 for the  
 driveway and off street parking.**

You are hereby ordered to obtain permit(s) and/or correct violation by December 8, 2017.

Restore the area immediately and complete all work within 30 days from the date of this notice.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special

Instructions:

Inspector:

Leighton-Moses Kaai

Phone: 768-8141

for the Director Department of Planning and Permitting



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: 2017/NOV-06-080

Date: June 14, 2017

**Owner(s)**

Chen, Shui Ping  
 1819 Houghtailing St  
 Honolulu, HI 96817

Lin, Quin Yun & Wen Qiang  
 Ni, Mei Quin

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

TMK: 1-6-016-009 1819 HOUGHTAILING ST Honolulu / Kapalama 96817

Specific Address of Violation: 1819 & 1819 B HOUGHTAILING ST

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s)  
 and Section(s)

Violation(s)

**ROH 1990, as amended, Chapter 18  
 Section 18-3.1**

**THERE IS A TWO-FAMILY DETACHED DWELLING ON THE  
 PROPERTY. INTERIOR ALTERATIONS WERE DONE WITHOUT  
 FIRST OBTAINING A BUILDING PERMIT.**

**WALLS AND DOORS WERE INSTALLED THROUGHOUT BOTH  
 DWELLING UNITS ON ALL THREE FLOORS.**

**1819 B:  
 SECOND FLOOR:  
 A BATHROOM WAS REMOVED.  
 THIRD FLOOR:  
 TWO (2) STORAGE ROOMS WERE CONVERTED INTO ONE  
 BEDROOM.**

**PLEASE OBTAIN A BUILDING PERMIT FOR THE ABOVE  
 MENTIONED OR RESTORE THE DWELLING BACK TO ITS  
 ORIGINAL CONDITION AS SHOWN IN BUILDING PERMIT #760734.**

**ROH 1990, as amended, Chapter 18  
 Section 18-6.2(d)**

**A DOUBLE FEE PENALTY SHALL BE ASSESSED FOR STARTING  
 WORK WITHOUT FIRST OBTAINING A BUILDING PERMIT.**

Restore the area immediately and complete all work within 30 days from the date of this notice.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations, and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special  
 Instructions:

Inspector:   
 Corinne Omura Phone: 768-8293  
 for the Director Department of Planning and Permitting

JobId: 60212230

ExternalId: 059599565-002

Initial Print Date: Wednesday June 14, 2017 11:00 am

Page 1 of 1



**2175 MAKANANI DR**

**BUILDING CODE VIOLATIONS:**

**(See the next pages for the documents)**



# Notice of Violation

Violation No.: **2022/NOV-05-001 (BV)**

Date: **May 03, 2022**

Owner(s)

Xin-Hui He  
 2175 Makanani Drive  
 Honolulu, HI 96817

He, Yan Ming  
 2175 Makanani Drive  
 Honolulu, HI 96817

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

TMK: **1-6-019:097 2175 MAKANANI DR Honolulu / Kapalama 96817**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
<b>ROH 1990, as amended, Chapter 18 Section 18-3.1</b>	<b>A building permit is required for the demolition of existing structure and new CMU structure, approximately 35' x 20' x 8' tall, built without a building permit.</b>
<b>ROH 1990, as amended, Chapter 18 Section 18-6.2(d)</b>	<b>A triple fee shall be assessed for work done without first obtaining a building permit.</b>
<b>ROH 1990, as amended, Chapter 18 Section 18-7.5</b>	<b>STOP WORK ORDER</b>

**STOP WORK!** You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by June 3, 2022.  
 Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing **CIVIL FINES** for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

**Special Instructions:** Obtain a building permit for all unpermitted construction, within the time specified herein or restore to it's original condition within the time specified.  
**STOP WORK** immediately.  
 Violation of this order will result in the immediate referral for civil penalties.

Inspector

Dana Nham Phone: 768-8133  
 for the Director Department of Planning and Permitting





# Notice of Violation

Violation No.: **2022/NOV-05-001 (BV)**

Date: **May 03, 2022**

**Owner(s)**

XinHui He  
 2175 Makanani Drive  
 Honolulu, HI 96817

He, Yan Ming  
 2175 Makanani Drive  
 Honolulu, HI 96817

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

TMK: **1-6-019:097 2175 MAKANANI DR Honolulu / Kapalama 96817**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Code and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	<b>A building permit is required for the demolition of existing structure and new CMU structure, approximately 35' x 20' x 8' tall, built without a building permit.</b>
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	<b>A triple fee shall be assessed for work done without first obtaining a building permit.</b>
ROH 1990, as amended, Chapter 18 Section 18-7.5	<b>STOP WORK ORDER</b>

**STOP WORK!** You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by June 3, 2022. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing **CIVIL FINES** for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

**Special Instructions:** Obtain a building permit for all unpermitted construction, within the time specified herein or restore to it's original condition within the time specified.  
**STOP WORK** immediately.

Violation of this order will result in the immediate referral for civil penalties.

Inspector

Dana Nham Phone: 760-8133  
 for the Director Department of Planning and Permitting

**History Report**

As Of: Aug 11, 2022 14:48:50

Notice of Violation: 2022/NOV-05-001 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jun 3, 2022 00:00:00
Referral Permit No.:	
Special Instructions	Obtain a building permit for all unpermitted construction, within the time specified herein or restore to it's original condition within the time specified. STOP WORK immediately. Violation of this order will result in the immediate referral for civil penalties.
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	May 3, 2022 00:00:00
Date Violation Corrected	May 10, 2022 00:00:00
Description	BV 2175 Makaanani Dr [1-6-019-087] Demolition of existing dwelling is complete and construction of new dwelling started without permits. See attached
DPP Inspectors	Dana Nham
GP Inspection Time	
GP Inspection Zone	
GP Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7588133
Inspector's Report	
Issue Date	

Aug 11, 2022 14:48:58

NOV (ObjectID 101613170)

Database: HNLP

**History Report**

As Of: Aug 11, 2022 14:48:50

Notice of Violation: 2022/NOV-05-001 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jun 3, 2022 00:00:00
Referral Permit No.:	
Special Instructions	Obtain a building permit for all unpermitted construction, within the time specified herein or restore to it's original condition within the time specified. STOP WORK immediately. Violation of this order will result in the immediate referral for civil penalties.
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	May 3, 2022 00:00:00
Date Violation Corrected	May 10, 2022 00:00:00
Description	BV 2175 Makanani Dr [1-4-019: 097] Demolition of existing dwelling is complete and construction of new dwelling started without permits. See attached
DPP Inspectors	Dana Nham
GPI Inspection Time	
GPI Inspection Zone	
GPS Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688133
Inspector's Report	
Issue Date	

Aug 11, 2022 14:48:58

NOV (ObjectID 101613179)

Database: HNLPL

Job Importance	
Job Location	2175 Makanani Dr
Last Bldg Insp Date	May 11, 2022 06:40:05
NOOSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	101521672
User Id	
Violation Address (Multiple Addresses)	
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	5/2/22 - Picture of violation in docs tab. (Last updated on May 2, 2022 07:49:12 by DANA NHAM)
Inspector Notes (Unlocked)	5/10/22 - Inspection on 5/10/22 showed violation corrected. Building permit 878416 (dome) and 878415 was issued on 5/4/22. (Last updated on May 11, 2022 05:50:50 by DANA NHAM)

**Processes**

Draft and Review NOV (Completed on May 2, 2022 10:46:44 by DERRICK UEHARA with outcome "Approved by supervisor")

**Assignments**

DERRICK UEHARA

Determine Type of Inspection (Completed on May 2, 2022 10:46:56 by DERRICK UEHARA with outcome "Requires building inspection")

**Assignments**

DERRICK UEHARA

Perform building inspection (Completed on May 11, 2022 06:40:05 by DANA NHAM with outcome "Performed")

**Assignments**

DANA NHAM

Close Advisory subjob (Completed on May 11, 2022 06:50:51 by DANA NHAM with outcome "Advisory removed")

**Assignments**

DANA NHAM

Aug 11, 2022 14:48:58

NOV (Objectid 101613179)

Database: HNLP

Close NOV File (Completed on May 11, 2022 05:50:51 by DANA NHAM with outcome "Closed")

**Assignments**

DANA NHAM

Create Advisory

**Relationships**

associated with: TMK: 16019097 POID: 104762 TaxPin: 104762

Code Section: Ch. 18 Sec. 18-3.1

Correction Remarks

Violation Description

A building permit is required for the demolition of existing structure and new CMU structure, approximately 35' x 20' x 8' tall, built without a building permit.

Code Section: Ch. 18 Sec. 18-6.2(d)

Correction Remarks

Violation Description

A triple fee shall be assessed for work done without first obtaining a building permit.

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks

Violation Description

STOP WORK ORDER

is related to: No. 2181775 DANA NHAM []

is related to: No. 2182044 DERRICK UEHARA NOV report [POSSE Reports (Letters)]

is related to: No. 2182589 DANA FURUTA [Scanned document]

is related to: No. 2182619 DANA FURUTA [Scanned document]

is related to: No. 2182620 DANA FURUTA [Scanned document]

is related to: No. 2188044 DANA FURUTA [Scanned document]

is related to: No. 2188045 DANA FURUTA [Scanned document]

Owner: He, Yan Ming

Additional Customer Info

Other Contact Info

Owner: XINHUI HE,

Additional Customer Info

Other Contact Info

Request for Investigation Parentjob: 2022/RFI-04-0352 (RFI file closed)



2526 WAOLANI AVE

**BUILDING CODE VIOLATIONS:**

(See the next pages for the documents)



# Notice of Violation

Violation No.: **2019/NOV-07-038 (SD)** Date: **July 23, 2019**

**Owner(s)**  
 Li, Le Hua  
 1568 Pele St  
 Honolulu, HI 96819

**Tenant/Violator**  
 Li, Le Hua  
 2526 Waolani Ave.  
 Honolulu, HI 96707

**Contractor(s)**  
 Contractor:  
 Ying Xing Service LLC  
 1568 Pele St  
 Honolulu, HI 96813

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**  
 Yamamoto, Renata  
 2672 Nonoha St  
 Wahiawa, HI 96786

TWK: **1-8-024-022 2526 WAOLANI AVE Honolulu / Kapalama 96817** Permit No.: **GP2018-05-0223**

Specific Address of Violation: **2526 Waolani Ave.**  
 I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 14 Section 14-14.3(f)	Not following the approved plan (existing drainage ditch to remain was demolished).
ROH 1990, as amended, Chapter 14 Section 14-14.5(a)	Grading permits expire and become null and void 1 year after the date of issuance of the permit.
ROH 1990, as amended, Chapter 14 Section 14-18.2(b)(5)	A stop work is hereby ordered for the violations noted above. A NOTICE OF ORDER, as indicated below, will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations. You will be charged with an initial fine of \$100.00; and if no corrective action is taken by the specified date, you will be assessed a daily fine of \$100.00, until corrective action is completed.

**STOP WORK!** You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to take immediate measures to stabilize the site and protect abutting properties.  
 You are hereby ordered to obtain permit(s) and/or correct violation by August 22, 2019.  
 Please call the undersigned after the corrections have been made.  
 You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Orig - Owner  
 cc - Contractor, Engineer  
 HPD, Project Review Section, Permit and Inspection Section  
 Inspection Unit (2); File (w/orig attach.)

Inspector:   
 Francisco Ayala Phone: 765-8093  
 for the Director Department of Planning and Permitting

Le Hua Li,  
2526 Waolani Ave.  
Honolulu HI 96817

2019 AUG 28 PM 2:47

DEPT OF PLANNING  
AND PERMITTING  
CITY & COUNTY OF HONOLULU

August 27, 2019

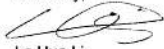
Ms. Kathy K. Sokugawa  
Acting Director,  
Dept. of Planning and Permitting  
630 S. King Street  
Honolulu, HI 96813

Dear Ms. Sokugawa,

My name is Le Hua Li, and I received a Notice of Violation (2019/NOV-07-038) letter on July 23, 2019. The inspector for this area give us 30 days to correct the violation, I am requesting for extension of this deadline due to lack of material and manpower to complete the work within the time allowed.

Thank you very much for your consideration,

Sincerely,



Le Hua Li,

OK to extend  
deadline for compliance  
from 08/23/19 to 09/23/19

09/03/19  
(10)

ben:

CEB

2526 WAO LANI  
1-8-024:022  
FA



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2019/NOV-07-038 (SD)**

Date: **July 23, 2019**

Owner(s)

Li, Le Hua  
 1508 Pele St.  
 Honolulu, HI 96819

Li, Le Hua  
 2526 Waolani Ave.  
 Honolulu, HI 96707

Contractor(s)

Contractor:  
 Ying Xing Service LLC  
 1508 Pele St.  
 Honolulu, HI 96813

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

Yamamoto, Ronald  
 2672 Nonoha St.  
 Wahiawa, HI 96786

TMK: **1-8-024-022 2526 WAOLANI AVE Honolulu / Kapalama 96817**

Permit No.: **GP2018-05-0223**

Specific Address of Violation: **2526 Waolani Ave.**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 14 Section 14-14.3(f)	Not following the approved plan (existing drainage ditch to remain was demolished).
ROH 1990, as amended, Chapter 14 Section 14-14.5(a)	Grading permits expire and become null and void 1 year after the date of issuance of the permit.
ROH 1990, as amended, Chapter 14 Section 14-16.2(b)(5)	A stop work is hereby ordered for the violations noted above. A NOTICE OF ORDER, as indicated below, will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations. You will be charged with an initial fine of \$100.00; and if no corrective action is taken by the specified date, you will be assessed a daily fine of \$100.00, until corrective action is completed.

**STOP WORK!** You are hereby ordered to stop illegal work immediately.

You are hereby ordered to take immediate measures to stabilize the site and protect abutting properties.

You are hereby ordered to obtain permit(s) and/or correct violation by August 22, 2019.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Orig - Owner  
 cc - Contractor, Engineer  
 HPD, Project Review Section, Permit and Inspection Section  
 Inspection Unit (2), File (w/orig. attach.)

Inspector:

Francisco Ayala Phone: 768-8093  
 for the Director Department of Planning and Permitting

JobId: **74459547**

ExternalId: **074459547-001**

Initial Print Date: Wednesday July 24, 2019 7:32 am

Page 1 of 1







DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET • HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2019/NOV-03-088 (BV)**

Date: **April 02, 2019**

Owner(s)

Li, Le Hua  
 1568 Pele St,  
 Honolulu, HI 96819

Li, Le Hua  
 2526 Waolani Ave.,  
 Honolulu, HI 96817

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

TMK: **1-8-024:022 2526 WAOLANI AVE Honolulu / Kapalama 96817**

Specific Address of Violation: **2526 Waolani Ave**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	A building permit is required for the 5-foot-high, 72-foot-long retaining wall at the rear, right after the drainage ditch.
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	A double fee penalty will be assessed for starting work without a building permit.

You are hereby ordered to obtain permit(s) and/or correct violation by May 2, 2019.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Obtain the required building permit for the work done. Coordinate with the Department of Facility Maintenance for the identification of existing City drainage easement on the property. If a building permit cannot be obtained, please remove the retaining wall within the time specified herein.

Inspector:

Irineo Pagat Phone: 768-8131  
 for the Director Department of Planning and Permitting

JobId: 67572078

ExternalId: 067517680-002

Initial Print Date: Tuesday April 2, 2019 8:00 am

Page 1 of 1



# Notice of Violation

Violation No.: **2019/NOV-03-088 (BV)**

Date: **April 02, 2019**

Owner(s)

Li, Le Hua  
 1568 Pale St.  
 Honolulu, HI 96819

Li, Le Hua  
 2526 Waolani Ave.  
 Honolulu, HI 96817

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

TMK: **1-8-024:022 2526 WAOLANI AVE Honolulu / Kapalama 96817**

Specific Address of Violation: **2526 Waolani Ave**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
<b>ROH 1990, as amended, Chapter 18 Section 18-3.1</b>	<b>A building permit is required for the 5-foot-high, 72-foot-long retaining wall at the rear; right after the drainage ditch.</b>
<b>ROH 1990, as amended, Chapter 18 Section 18-6.2(d)</b>	<b>A double fee penalty will be assessed for starting work without a building permit.</b>

You are hereby ordered to obtain permit(s) and/or correct violation by May 2, 2019.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions:

Obtain the required building permit for the work done. Coordinate with the Department of Facility Maintenance for the identification of existing City drainage easement on the property. If a building permit cannot be obtained, please remove the retaining wall within the time specified herein.

Inspector:

Dririno Pagat

Phone: 768-8131

for the Director, Department of Planning and Permitting

## History Report

As Of: Aug 11, 2022 15:01:12

Notice of Violation: 2019/NOV-07-038 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Aug 22, 2019 00:00:00
Referral Permit No.:	GP2018-05-0223
Special Instructions	Orig - Owner cc - Contractor, Engineer HPD, Project Review Section, Permit and Inspection Section Inspection Unit (2), File (w/orig. attach.)
Stabilize/Protect	Y
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jul 23, 2019 00:00:00
Date Violation Corrected	Mar 27, 2020 00:00:00
Description	SD 2526 Waialani Ave. Francisco Ayala
DPP Inspectors	
GP Inspection Time	
GP Inspection Zone	
GP Sched Start Date	
House Number To	
Inspection Branch	SD
Inspector's Phone Number	7688093
Inspector's Report	
Issue Date	
Job Importance	

Aug 11, 2022 15:01:19

NOV (ObjectID 74469547)

Database: HNLP

Job Location 2526 Waolani Ave.  
 Last Bldg Insp Date Apr 1, 2020 08:44:42  
 NOOSubJobCreated Y  
 NOV is Issued Y  
 NOV Status  
 NOV Status Effective Date  
 Number of Bedrooms  
 Outrider Exact Match N  
 Parent Job (Internal ID) 62952331  
 User Id  
 Violation Address (Multiple Addresses) 2526 Waolani Ave.  
 Violation Description Edit  
 Violation Type: Grading Violation

**Notes**

Inspector Notes (Unlocked) 09/03/19 -- Request for one time 30 days extension of deadline for compliance recieved. Violation not corrected. (Last updated on Sep 4, 2019 08:28:46 by FRANCISCO AYALA)  
 Inspector Notes (Unlocked) 10/10/19 - Property owner unable to correct the violation. Stop work order heeded. Notice of violation 2019/NOV-07-038 referred to Code Compliance Branch for further action. (Last updated on Oct 11, 2019 10:40:06 by FRANCISCO AYALA)  
 Inspector Notes (Unlocked) 02/06/20 - Notice of Order 2019/NCO-452 issued to violators. (Last updated on Feb 7, 2020 08:51:40 by FRANCISCO AYALA)  
 Inspector Notes (Unlocked) 03/27/20 - Existing drainage ditch restored. Grassing will be covered under Building Permit # 825825. NOV corrected. Code Compliance Branch notified. (Last updated on Apr 1, 2020 08:44:28 by FRANCISCO AYALA)

**Processes**

Create Advisory (Completed on Jul 8, 2019 10:41:11 by FRANCISCO AYALA with outcome "Advisory created")  
**Assignments**  
 FRANCISCO AYALA  
 Update Advisory (Completed on Jul 8, 2019 10:41:44 by FRANCISCO AYALA with outcome "Advisory created")  
**Assignments**  
 FRANCISCO AYALA  
 Draft and Review NOV (Completed on Jul 24, 2019 07:34:30 by FRANCISCO AYALA with outcome "Approved by supervisor")  
**Assignments**  
 FRANCISCO AYALA

Determine Type of Inspection (Completed on Aug 8, 2019 07:43:07 by FRANCISCO AYALA with outcome "Requires grading inspection")

**Assignments**

FRANCISCO AYALA

Perform grading inspection (Completed on Sep 4, 2019 08:29:06 by FRANCISCO AYALA with outcome "Performed")

Building Construction	N
Erosion and Sediment Control Plan (ESCP) Available at Site	N
ESCP Complete, Signed and Current	N
Final Grading	N
Final Stabilization	N
Grubbing/ Cleaning	N
Infrastructure/ Utilities	N
Mobilization/ Demolition	N
NPDES General/ Individual Permit Available at Site	N/A
NPDES General/ Individual Permit Complete, Signed and Curr	N/A
Pre-Construction Date	
Pre-Construction Inspection Available at Site	N
Pre-Construction Inspection Complete, Signed and Current	N
Rough Grading	N
SWQ Inspection Type	
Weekly Construction Inspections Available at Site	N
Weekly Construction Inspections Complete, Signed and Current	N

**Assignments**

FRANCISCO AYALA

Create NOO Sub Job (Completed on Oct 11, 2019 10:40:07 by FRANCISCO AYALA with outcome "NOO Created")

**Assignments**

FRANCISCO AYALA

Perform grading inspection (Completed on Oct 11, 2019 10:40:12 by FRANCISCO AYALA with outcome "Performed")

Building Construction	N
Erosion and Sediment Control Plan (ESCP) Available at Site	N
ESCP Complete, Signed and Current	N
Final Grading	N

Final Stabilization	N
Grubbing/ Cleaning	N
Infrastructure/ Utilities	N
Mobilization/ Demolition	N
NPDES General/ Individual Permit Available at Site	N/A
NPDES General/ Individual Permit Complete, Signed and Curr	N/A
Pre-Construction Date	
Pre-Construction Inspection Available at Site	N
Pre-Construction Inspection Complete, Signed and Current	N
Rough Grading	N
SWD Inspection Type	
Weekly Construction Inspections Available at Site	N
Weekly Construction Inspections Complete, Signed and Current	N

**Assignments**

FRANCISCO AYALA

Review status of NOV (Completed on Feb 7, 2020 07:59:32 by FRANCISCO AYALA with outcome "Not corrected")

**Assignments**

FRANCISCO AYALA

Review status of NOV (Completed on Apr 1, 2020 08:44:42 by FRANCISCO AYALA with outcome "Corrected")

**Assignments**

FRANCISCO AYALA

Close NOV File (Completed on Apr 1, 2020 08:45:28 by FRANCISCO AYALA with outcome "Closed")

**Assignments**

FRANCISCO AYALA

Close Advisory subjob (Completed on Apr 1, 2020 08:45:28 by FRANCISCO AYALA with outcome "Advisory removed")

**Assignments**

FRANCISCO AYALA

Notify Code Compliance Chief of Correction (Completed on Apr 2, 2020 16:23:58 by TERRY HILDEBRAND (inactive 7/8/21) with outcome "Acknowledged")

**Assignments**

ANN ASAUMI

TERRY HILDEBRAND (inactive 7/8/21)

Aug 11, 2022 15:01:19

NOV (Objectid 74459547)

Database: HNLP

**Relationships**

Advisory Subjob: 2019/ADV-593 (Advisory - removed)  
associated with: TMK: 18024022 POID: 103027 TaxPin: 103027

Code Section: Ch. 14 Sec. 14-14.3(f)

Correction Remarks

Violation Description

Not following the approved plan (existing drainage ditch to remain was demolished).

Code Section: Ch. 14 Sec. 14-14.5(a)

Correction Remarks

Violation Description

Grading permits expire and become null and void 1 year after the date of issuance of the permit.

Code Section: Ch. 14 Sec. 14-16.2(b)(5)

Correction Remarks

Violation Description

A stop work is hereby ordered for the violations noted above. A NOTICE OF ORDER, as indicated below, will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations. You will be charged with an initial fine of \$100.00; and if no corrective action is taken by the specified date, you will be assessed a daily fine of \$100.00, until corrective action is completed.

Contractor: Ying Xing Service LLC.

Additional Customer Info

Other Contact Info

Engineer: Yamamoto, Ronald

Additional Customer Info

Other Contact Info

Grading Permits Parentjob: GP2018-05-0223 - (Distribution made)

is related to: No. 1738979 FRANCISCO AYALA NOV report [POSSE Reports (Letters)]

is related to: No. 1754790 BELINDA TEGUI [Scanned document]

is related to: No. 1965080 ALICE GUSTAVE []

is related to: No. 1965090 ALICE GUSTAVE []

Notice of Order Subjob: 2019/NOO-452 (NOO file closed)

Owner: Li, Le Hua

Additional Customer Info

Other Contact Info

Owner: Li, Le Hua

Additional Customer Info

Other Contact Info

**History Report**

As Of: Aug 11, 2022 14:59:47

Notice of Violation: 2019/NOV-03-088 (Draft NOV Reviewed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	May 2, 2019 00:00:00
Referral Permit No.:	
Special Instructions	Obtain the required building permit for the work done. Coordinate with the Department of Facility Maintenance for the identification of existing City drainage easement on the property. If a building permit cannot be obtained, please remove the retaining wall within the time specified herein.
Stabilize/Protect	N
Stop Work Immediately	N
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Apr 2, 2019 00:00:00
Date Violation Corrected	
Description	BV 2526 Waolani Ave [TMK: 18024022] Work being done in City property by contractor
DPP Inspectors	Irineo Pagat
GPI Inspection Time	
GPI Inspection Zone	
GPS Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688131
Inspector's Report	
Issue Date	
Job Importance	

Aug 11, 2022 14:59:55

NOV (ObjectID 67572078)

Database: HNLP

Job Location	2526 Waolani Ave
Last Bldg Insp Date	Dec 10, 2020 07:20:22
NOOSubjobCreated	Y
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	67517680
User Id	
Violation Address (Multiple Addresses)	2526 Waolani Ave
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Owner contracted an architect to prepare plans for building permit. NOV to be extended until June 1, 2019.
Inspector Notes (Unlocked)	(Last updated on May 1, 2019 11:30:51 by IRINEO PAGAT) Extending NOV expiration until July 1, 2019.
Inspector Notes (Unlocked)	(Last updated on Jun 12, 2019 11:22:55 by IRINEO PAGAT) 7/1/19 - Not corrected. Refer to NOO. Owner's agent Shih Jen Lin was notified and said he would forward message to owners.
Inspector Notes (Unlocked)	(Last updated on Jul 2, 2019 10:36:30 by JUSTIN MAU) 12/9/20 - Violation not corrected. (Last updated on Dec 11, 2020 07:07:54 by DANA NHAM)
<b>Processes</b>	
Create Advisory (Completed on Mar 20, 2019 11:42:01 by IRINEO PAGAT with outcome "Advisory created")	
<b>Assignments</b>	
IRINEO PAGAT	
Update Advisory (Completed on Mar 20, 2019 11:42:09 by IRINEO PAGAT with outcome "Advisory created")	
<b>Assignments</b>	
IRINEO PAGAT	
Draft and Review NOV (Completed on Apr 2, 2019 08:00:43 by DERRICK UEHARA with outcome "Approved by supervisor")	
<b>Assignments</b>	
DERRICK UEHARA	

Determine Type of Inspection (Completed on Apr 2, 2019 08:00:56 by DERRICK UEHARA with outcome "Requires building inspection")

**Assignments**

DERRICK UEHARA

Perform building inspection (Completed on Jul 2, 2019 10:29:19 by JUSTIN MAU with outcome "Performed")

**Assignments**

JUSTIN MAU

Create NOO Sub Job (Completed on Jul 2, 2019 10:36:30 by JUSTIN MAU with outcome "NOO Created")

**Assignments**

JUSTIN MAU

Prepare Inspectors Report (Completed on Jul 22, 2019 14:42:36 by LANCE LAU (INACTIVE 8/27/2021) with outcome "Prepared")

**Assignments**

LANCE LAU (INACTIVE 8/27/2021)

Review status of NOV (Completed on Dec 10, 2020 07:20:22 by DANA NHAM with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

12/9/20 - Violation not corrected.  
(Last updated on Dec 11, 2020 07:07:54 by DANA NHAM)

**Assignments**

DANA NHAM

Review status of NOV

**Assignments**

DANA NHAM

**Relationships**

Advisory Subjob: 2019/ADV-231 (Advisory created)

associated with; TMK: 18024022 POID: 103027 TaxPin: 103027

Code Section: Ch. 18 Sec. 18-3.1 (IBC 2003)

Correction Remarks

Violation Description

A building permit is required for the 5-foot-high, 72-foot-long retaining wall at the rear; right after the drainage ditch.

Code Section: Ch. 18 Sec. 18-6.2(d)

Correction Remarks

Violation Description

A double fee penalty will be assessed for starting work without a building permit.

is related to: No. 1696733 IRINEO PAGAT []

is related to: No. 1096735 IRINEO PAGAT []  
is related to: No. 1700005 DERRICK UEHARA NOV report [POSSE Reports (Letters)]  
is related to: No. 1700088 DANA FURUTA [Scanned document]  
is related to: No. 1738479 LANCE LAU []  
Notice of Order Subjob: 2019/NOO-262 (NOO signed)  
Owner: Li, Le Hua  
    Additional Customer Info  
    Other Contact Info  
Owner: Li, Le Hua  
    Additional Customer Info  
    Other Contact Info  
Request for Investigation Parentjob: 2019/RFI-03-0115 (RFI file closed)

## Job 074459547-001 (2019/NOV-07-038)

### Job Edit

#### Notice of Violation

Job 074459547-001 (2019/NOV-07-038)

SD 2526 Waolani Ave.

Status: NOV File Closed

Created By: FAYALA

Date Created: Jul 06, 2019

Date Completed: Apr 01, 2020

Parent Job:

Specific Location: 2526 Waolani Ave.

### Report Details




City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Aug 22, 2019
Special Instructions	Orig - Owner cc - Contractor, Engineer HPD, Project Review Section, Permit and Inspection Section Inspection Unit (2), File (w/orig. attach.)
Stabilize/Protect	Y
Stop Work Immediately	Y

**Job 074459547-001 (2019/NOV-07-038)**

**Details**

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Aug 22, 2019
Referral Permit No.:	GP2018-05 0223
Special Instructions	Orig - Owner cc - Contractor, Engineer HPD, Project Review Section, Permit and Inspection Section Inspection Unit (2). File (w/orig, attach.)
Stabilize/Protect	Y
Stop Work Immediately	Y
Address	2526 WAOLANI AVE Honolulu / Kapalama 96817
Advertisement Information	
Advertisement Verification Date	
Date NOV Issued	Jul 23, 2019
Date Violation Corrected	Mar 27, 2020
DPP Inspectors	Francisco Ayala
Inspection Branch	SD
Inspector's Phone Number	7688093
Inspector's Report	
Number of Bedrooms	
Related Detail	Not following the approved plan (existing drainage ditch to remain was demolished). Grading permits expire and become null and void 1 year after the date of issuance of the permit. A stop work is hereby ordered for the violations noted above. A NOTICE OF ORDER, as indicated below, will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations. You will be charged with an initial fine of \$100.00, and if no corrective action is taken by the specified date, you will be assessed a daily fine of \$100.00, until corrective action is completed.
User Id	
Violation Address (Multiple Addresses)	2526 Waolani Ave.
Violation Type:	Grading Violation

**Code/Vio.**

	Code Section: Chapter 14, Section 14-16.2(b)(5) ROH 1990, as amended, Chapter 14 Section 14-16.2(b)(5)	
	Correction Remarks	
	Violation Description	A stop work is hereby ordered for the violations noted above. A NOTICE OF ORDER, as in-
	Code Section: Chapter 14, Section 14-14.3(f) Not following approved grading, grubbing or stockpiling plans.	
	Correction Remarks	
	Violation Description	Not following the approved plan (existing drainage ditch to remain was demolished).
	Code Section: Chapter 14, Section 14-14.5(a) Expired permit.	
	Correction Remarks	
	Violation Description	Grading permits expire and become null and void 1 year after the date of issuance of the perm.

**TMKs**

TMK Lookup 18024022-

Job 074459547-001 (2019/NOV-07-038)

TMKs

associated with TMK 1-8-024-022 [27792 sq ft.] 0.638 ac. POID= 103027  
2526 WAOLANI AVE, Honolulu / Kapalama 96817 01/01/1500 to Current TAXPIN = 103027

Customers

Relationship: Contractor:

Additional Customer Info (printed on NOV)

Display Format

Ying Xing Service LLC 1568 Pele St. / State Lic. / ID: 59796376 / PH: ( ) - (808) 853-8993

Other Contact Info (not printed on NOV)

Relationship: Owner:

Additional Customer Info (printed on NOV)

Display Format

Li, Le Hua 2526 Waolani Ave. / State Lic. / ID: 58350706 / PH: (808) 398-8599

Other Contact Info (not printed on NOV)

Relationship: Owner:

Additional Customer Info (printed on NOV)

Display Format

Li, Le Hua 1965 Pele St. / State Lic. / ID: 54651740 / PH: (808) 389-8599

Other Contact Info (not printed on NOV)

Relationship: Engineer:

Additional Customer Info (printed on NOV)

Display Format

Yamamoto, Ronald 2872 Nonoho St. / State Lic. / ID: 52346019 / PH: (808) 342-8227

Other Contact Info (not printed on NOV)

## Job 074459547-001 (2019/NOV-07-038)

### Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
Create Advisory FRANCISCO AYALA	Complete	Advisory created			Jul 08, 2019 10:41:11	
Draft and Review NOV FRANCISCO AYALA	Complete	Approved by supervisor			Jul 24, 2019 07:34:30	
Update Advisory FRANCISCO AYALA	Complete	Advisory created			Jul 08, 2019 10:41:44	
Determine Type of Inspection FRANCISCO AYALA	Complete	Requires grading inspectio			Aug 08, 2019 07:43:07	
Perform grading inspection FRANCISCO AYALA SD 2526 Waialani Ave.	Complete	Performed			Sep 04, 2019 09:29:06	
Perform grading inspection FRANCISCO AYALA SD 2526 Waialani Ave.	Complete	Performed			Oct 11, 2019 10:40:12	
Create NOO Sub Job FRANCISCO AYALA	Complete	NOO Created			Oct 11, 2019 10:40:07	
Review status of NOV FRANCISCO AYALA SD 2526 Waialani Ave.	Complete	Not corrected			Feb 07, 2020 07:59:32	
Review status of NOV FRANCISCO AYALA SD 2526 Waialani Ave.	Complete	Corrected			Apr 01, 2020 08:44:42	
Close NOV File FRANCISCO AYALA	Complete	Closed			Apr 01, 2020 08:45:28	
Notify Code Compliance Chief of Correction ANN ASAUMI; TERRY HILDEBRAN; Assigned						
Close Advisory subjob FRANCISCO AYALA	Complete	Advisory removed			Apr 01, 2020 08:45:25	

### Warnings

associated with 2019/ADV-231 (Advisory created) 2019-03-20  
DOUBLE FEE PENALTY. work being done in City property by contractor

### Docs



is related to : No.1754790 r 1 - 2019-08-05 09:03:27 - RELINDA TEGUI  
[Scanned document] NOV extension letter



is related to NOV report: No.1738979 r 1 - 2019-07-24 07:31:58 - FRANCISCO AYALA  
[POSSE Reports (Letters)] Notice of Violation

## Job 074459547-001 (2019/NOV-07-038)

### Notes

Note Type	Last Updated By	On	Locked
Inspector Notes	FRANCISCO AYALA	Apr 01, 2020 08:44:28	
03/27/20 - Existing drainage ditch restored. Grassing will be covered under Building Permit # 825825. NOV corrected. Code Compliance Branch notified.			
Inspector Notes	FRANCISCO AYALA	Feb 07, 2020 08:01:40	
02/06/20 - Notice of Order 2019/NOO-452 issued to violators.			
Inspector Notes	FRANCISCO AYALA	Oct 11, 2019 10:40:06	
10/10/19 - Property owner unable to correct the violation. Stop work order heeded. Notice of violation 2019/NOV-07-038 referred to Code Compliance Branch for further action.			
Inspector Notes	FRANCISCO AYALA	Sep 04, 2019 08:28:46	
09/03/19 -- Request for one time 30 days extension of deadline for compliance received. Violation not corrected.			

### Project

Job	Type	Created	Issued	Completed	Status
074459547-001	Notice of Violation	Jul 08, 2019		Apr 01, 2020	NOV File Closed
SD 2526 Waialani Ave.					
074459547-002	Advisory	Jul 08, 2019		Apr 01, 2020	Advisory - removed
DOUBLE FEE PENALTY. SD 2526 Waialani Ave.					
074459547-003	Notice of Order	Oct 11, 2019			NOO signed
2019/NOO-452 (2019/NOV-07-038); LI; Not following approved plan and expired grading permit					

### Code Vio. (Grid-Style)

Relationship:	Code Section:	
Chapter		14
Correction Remarks		
Section		14-16.2(b)(5)
Violation Description	A stop work is hereby ordered for the violations noted above. A NOTICE OF ORDER, as indic	
Relationship:	Code Section:	
Chapter		14
Correction Remarks		
Section		14-14.3(f)
Violation Description	Not following the approved plan (existing drainage ditch to remain was demolished).	
Relationship:	Code Section:	
Chapter		14
Correction Remarks		
Section		14-14.5(a)
Violation Description	Grading permits expire and become null and void 1 year after the date of issuance of the permit.	

2019/NOV-07-038  
2526 Waiolani Ave.  
TMK 1-8-024:022

Photos taken by: F. Ayala



BEFORE



AFTER

- Grassing will be covered under Building Permit # 825825.

## Job 074243938-001 (2019/RFI-06-0341)

### Job Edit

#### Request for Investigation

Job 074243938-001 (2019/RFI-06-0341)

2526 Waolani Avenue, TMK: 1-8-024: 022.

According to complainant, a City drainage ditch was damaged above the property line where construction is going on sporadically. When rains come ditch overflows and goes down the hill. Also, large boulders came down during the recent rain as well as from a rock wall on this property. The boulders came down not far away from complainant's apartment complex 2526 A-3, Waolani Avenue. They want to know what can be done about this problem.

Status: RFI file closed Created By: KTOKUMOTO Date Created: Jun 25, 2019  
Date Completed: Jul 12, 2019

### Details

Building Code Branch	N
Code Compliance Branch	N
Complaint No.	
Date RFI Filed	Jun 26, 2019
Description of Request	2526 Waolani Avenue, TMK: 1-8-024: 022. According to complainant, a City drainage ditch was damaged above the property line where construction is going on sporadically. When rains come ditch overflows and goes down the hill. Also, large boulders came down during the recent rain, as well as from a rock wall on this property. The boulders came down not far away from complainant's apartment complex 2526 A-3, Waolani Avenue. They want to know what can be done about this problem.
Electrical Code Branch	N
Enforcement Unit 1	N
Enforcement Unit 2	N
Engineering Code Branch	Y
Last Bldg Insp Date	
Mechanical Code Branch	N
Request Mode	Phone
Research Findings	
RFI Referred To	Referred to DFM

### Spec. Details

Date RFI Filed	Jun 26, 2019
Requestor	Wilkinson, Mike
Requestor's Address	2526 Waolani Avenue, Apt. A-3
Requestor's Phone Number	8083423935

### TMKs

TMK lookup: 18024022

### TMKs



associated with TMK 1-8-024:022 (27792 sq ft) 0.838 ac. POID= 103027  
2526 WAOLANI AVE, Honolulu / Kapalama 96817 01/01/1800 to Current TAXPIN = 103027

### Warnings

Jul 12, 2019 08:28

Name: Complaints Objectid: 74243938

Page 1 of 2

## Job 074243938-001 (2019/RFI-06-0341)

### Processes

Assigned To	Status	Outcome	Scheduled		Actual	
			Start	Completed	Start	Completed
Log RFI and refer to appropriate branch						
KAREN TOKUMOTO	Complete	Logged and referred			Jun 26, 2019 08:25:33	
Monitor closure process						
FRANCISCO AYALA	Complete	Monitored			Jul 12, 2019 08:26:37	
Assign to an engineering inspector						
WESTON WATARU, BENJAMIN CA	Complete	Create inspections			Jun 26, 2019 09:18:32	
Perform grading inspection						
FRANCISCO AYALA	Complete	Performed			Jul 12, 2019 08:26:06	
2526 Waialani Avenue, TMk: 1-8-024-022. According to complainant, a City drainage ditch was damaged above the property line where construction is going on sporadically. When rains come ditch overflows and goes down the hill. Also, large boulders came down during the recent rain as well as from a rock wall on this property. The boulders came down not far away from complainant's apartment complex 2526 A-3, Waialani Avenue. They want to know what can be done about this problem.						
Create NOV Sub Job						
FRANCISCO AYALA	Complete	NOV Created			Jul 12, 2019 08:26:36	
Close RFI file						
FRANCISCO AYALA	Complete	RFI File Closed			Jul 12, 2019 08:26:37	

### Docs

### Notes

Note Type	Last Updated By	On	Locked
Inspector Notes	FRANCISCO AYALA	Jul 12, 2019 08:23:16	
<p>07/09/19 - Site inspection on 06/28/19 at 2526 Waialani Ave. showed drainage ditch at rear side of property was not constructed per approved plans covered under grading permit GP2018-05-0223. The existing drainage ditch and wall should remain. However, it was demolished and reconstructed. The ditch was lined with HDPE pipe, and the drainage flow ends inside the property. The drainage out flow was blocked, apparently causing rain water to overflow down-hill. A notice of violation 2019/NOV-07-038 will be issued to property owner, contractor and engineer.</p> <p>DFM/Division of Road Maintenance (Thomas Takeuchi) stated that the drainage ditch was city easement and DFM already requested a survey to find out where the drainage ditch ends. Records showed Building Permit No. 825825 was issued for the construction of new dwelling. Property owner was informed to maintain BMP's and protect abutting properties.</p> <p>Inspector unable to notify complainant of the findings and action taken. Complainant's phone message box full.</p>			

### Project

Job	Type	Created	Issued	Completed	Status
074243938-001	Request for Investigation	Jun 26, 2019		Jul 12, 2019	RFI file closed
2526 Waialani Avenue, TMk: 1-8-024-022. According to complainant, a City drainage ditch was damaged above the property line where construction is going on sporadically. When rains come ditch overflows and goes down the hill. Also, large boulders came down during the recent rain as well as from a rock wall on this property. The boulders came down not far away from complainant's apartment complex 2526 A-3, Waialani Avenue. They want to know what can be done about this problem.					
074243935-002	Notice of Violation	Jul 12, 2019			Site 1
2526 Waialani Avenue, TMk: 1-8-024-022. According to complainant, a City drainage ditch was damaged above the property line where construction is going on sporadically. When rains come ditch overflows and goes down the hill. Also, large boulders came down during the recent rain as well as from a rock wall on this property. The boulders came down not far away from complainant's apartment complex 2526 A-3, Waialani Avenue. They want to know what can be done about this problem.					

Jul 12, 2019 08:28

Name: Complaints Objectid: 74243938

Page 2 of 2

2016/07-08-0941  
2525 Wagon Ave.

RMK:1-8-024.C22

Photos taken by F. Ayala



Photo 1

11/07/16 – Existing rock walled drainage ditch. (Ref: 2016/R7-11-0006).



Photo 2

08/31/18 – Drainage ditch demolished and replaced with HDPE pipe.

2019/01-06 0341  
2526 Waialae Ave.

DNK: 1-8-026.007

*Photos taken by F. Ayala*



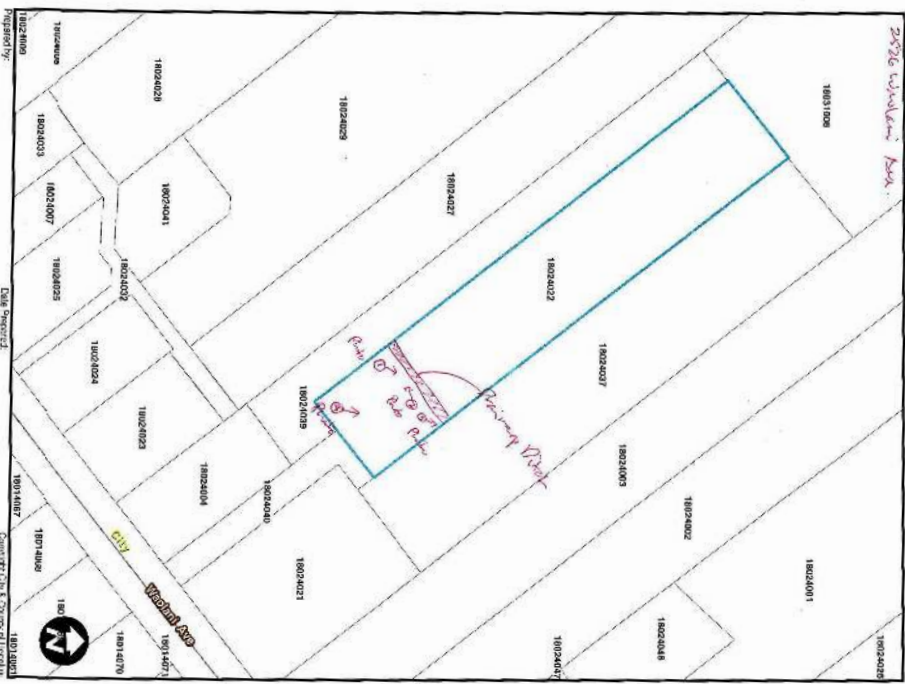
Photo 3



Photo 4

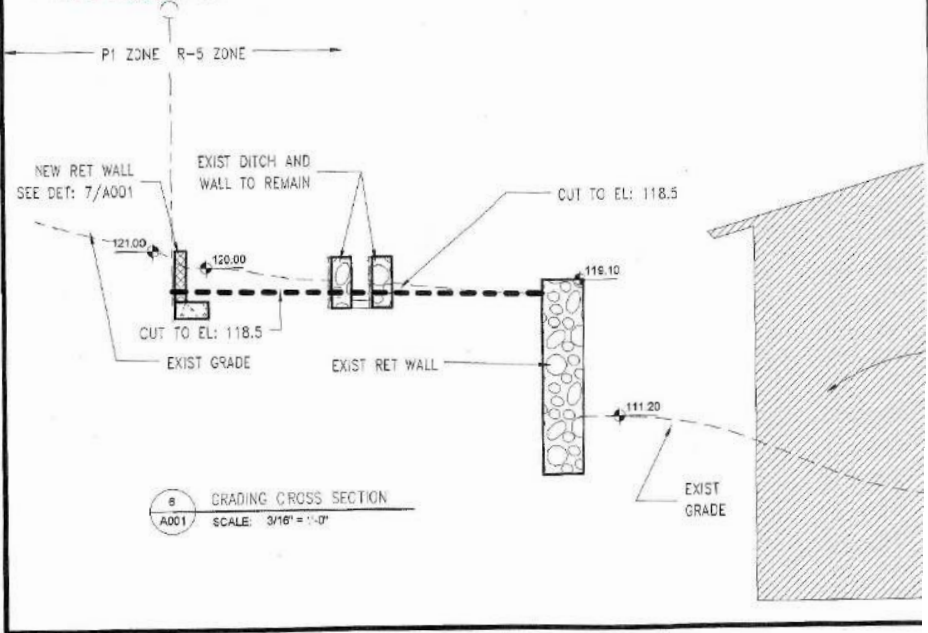
07/09/19 – Drainage ditch (lined with HDPE pipe) ends inside the property. Rain water overflow down hill.

2016 P&E - 06 - 0341  
2026 Columbia Ave.



Prepared by: Date Requested: 18024009 18024010 18024011 18024012 18024013 18024014 18024015 18024016 18024017 18024018 18024019 18024020 18024021 18024022 18024023 18024024 18024025 18024026 18024027 18024028 18024029 18024030 18024031 18024032 18024033 18024034 18024035 18024036 18024037 18024038 18024039 18024040 18024041 18024042 18024043 18024044 18024045 18024046 18024047 18024048 18024049 18024050 18024051 18024052 18024053 18024054 18024055 18024056 18024057 18024058 18024059 18024060 18024061 18024062 18024063 18024064 18024065 18024066 18024067 18024068 18024069 18024070 18024071 18024072 18024073 18024074 18024075 18024076 18024077 18024078 18024079 18024080 18024081 18024082 18024083 18024084 18024085 18024086 18024087 18024088 18024089 18024090 18024091 18024092 18024093 18024094 18024095 18024096 18024097 18024098 18024099 18024100

2019/RFI-06-0341  
2526 Wiclow Ave.





DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 PHONE: (808) 768-8216/8219 \* FAX: (808) 768-6743

DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) \* CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

Help protect our  
 waters... for life.



# GRADING PERMIT

PERMIT NUMBER

**GP2018-05-0223**

Permission is hereby given to do grading work in conformity with Chapter 14, R.O.H. 1990, As Amended, as follows:

TAX MAP KEY				LAND USE	EST. QUANTITY	PERMIT FEE
Zone	Section	Plat	Parcel(s)		Excavation (Cu. Yc.)	
1	8	024	022	P-1 RESTRICTED PRESERVATION R-8 RESIDENTIAL DISTRICT	103	\$1,230.00
					Fill (Cu. Yd.) 0	

Project Name: **Excavation going on at the back of the property,**  
 Located at: **2526 Waolani Ave**  
 Category: **3**

Related Job: **GP2017-04-0169**  
**Grading without a permit**

BORROW /Source of Material

DISPOSAL

Surety: **N/A**

Site: **N/A**  
 Material: **N/A**

**PVT Landfill**  
**Soil**  
 Total Lot Area: 27,792 s.f. (0.64 ac.)  
 Disturbed Area: 7,093 s.f. (0.16 ac.)  
 Graded Area: 7,093 s.f. (0.16 ac.)

To be inspected by: **Site Development Division**  
 (Call 768-8084 for inspection)

Purpose of Work: **Grading at the back of the property**

OWNER

ENGINEER/PLAN MAKER

CONTRACTOR

**Li, Le Hua**  
**2526 Waolani Ave.**  
**Honolulu, HI 96817**

**Yamamoto, Ronald**  
**2672 Nonohe St.**  
**Wahiawa, HI 96786**  
**(808) 342-8227**

**Ying Xing Service LLC**  
**1568 Pele St.**  
**Honolulu, HI 96813**  
**(808) 853-8993**

Contractor shall notify this office two working days before commencing any work and arrange for necessary inspectional services. Grading work which involves contaminated and/or hazardous materials shall be done in conformance with applicable State and Federal requirements. Contact the Solid & Hazardous Waste Branch, State Department of Health for more information at 586-4226.

Authorization from Permittee to act for Owner on file?: **Yes**

Permittee: **SHIH JEN LIN**

**Shih Jen Lin, (808) 853-8993**

Signature of Owner/Developer/Authorized Rep.

Date

Permission is hereby given to do the above work according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with Chapter 14, R.O.H. 1990, As Amended.

Remarks: **Cont.: GP2017-04-0169**

Issued By:

**May 29, 2018**

For Director, DPP

Date

**THIS PERMIT WILL EXPIRE UNLESS WORK IS STARTED WITHIN 90 DAYS FROM DATE OF ISSUE; OR IF WORK IS SUSPENDED OR ABANDONED FOR 60 DAYS OR MORE AFTER WORK IS BEGUN; OR ONE YEAR FROM DATE OF ISSUE. REPORT AFTER GRADING IS REQUIRED FOR PERMIT CLOSURE UNLESS OTHERWISE NOTIFIED.**

I hereby certify that all work as requested above has been completed in conformity with Chapter 14, R.O.H. 1990, As Amended, and in accordance with the approved plans and specifications.

Permittee: PRINT NAME/TITLE

Approved By:

Signature of Owner/Developer/Authorized Rep.

Date

Authorized Signature

Date

Report After Grading required for permit closure? **No**

Date Report Filed:

**52952331 058782984-006**



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

660 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Phone: (808) 768-8220 \* Fax: (808) 768-8111

# BUILDING PERMIT

FOR THE PERFORMANCE OF WORK UNDER THE  
 BUILDING ELECTRICAL, PLUMBING, AND SIDEWALK CODES  
 CHAPTERS 16, 17, 19, AND 20, RESPECTIVELY, AND UNDER CHAPTER 18  
 (FEES AND PERMITS) OF THE REVISED ORDINANCES OF  
 THE CITY AND COUNTY OF HONOLULU

<b>LOCATION</b>				<b>\$9,650.00</b>	
<u>Zone</u>	<u>Section</u>	<u>Plat</u>	<u>Parcel</u>	<b>2526 WAOLANI AVE Honolulu / Kapalama 96817</b> 27,792 Sq. Ft.	<b>PERMIT FEE</b> Type of Payment(s): Cash _____ Check _____ Charge _____  Accepted Value of Work: <b>\$1,290,000</b>
<b>1</b>	<b>8</b>	<b>024</b>	<b>022</b>		
Site Address (if other than primary):					
<b>PROJECT:</b> (BP #825825) [TMK: 18024022] LI RESIDENCE -- NEW 2 STORY SFD W/BASEMENT (WET BAR).					

**TYPE OF WORK**  
 Electrical Work  New Building  Plumbing Work   
 Solar

**RIGHT OF WAY WORK**

Driveway: <input type="checkbox"/> New	Existing: <input type="checkbox"/>	Private: <input type="checkbox"/>
Sidewalk Types:	Curbing Types:	Driveway Types:
Linear Ft. of Sidewalk: _____	Linear Ft. of Curbing: _____	Linear Ft. of Driveway: _____

Please notify the Building Inspector listed below at least 24 hours before starting work in the Right-Of-Way.

**GENERAL CONTRACTOR**  
 NONE  
 Contact Info: **Owner Builder**  
 Lic. No.:

**NOTES**

**Solar Clauses**  
 Panels to be installed per preapproved details. MW# \_\_\_\_\_ # of panels \_\_\_\_\_ bank location. Roof framing is wood construction and the mounting system is a pre-manufactured type.

**Electrical Clauses**  
 Only 1 meter allowed. No additional meters on property. Reconnect in place only.

**DATE ISSUED: 12/07/2018**      Permission is hereby given to do above work according to conditions hereon and according to approved plans and specifications pertaining thereto, subject to compliance with ordinances and laws of the City and County of Honolulu and State of Hawaii.

Location Permit issued: **FMB**  
 Location Application Created: **FMB**

FOR DIRECTOR OF DEPARTMENT OF PLANNING AND PERMITTING

**THIS PERMIT MUST BE POSTED IN A CONSPICUOUS PLACE ON THE SITE DURING THE PROGRESS OF WORK. THIS PERMIT MAY BE REVOKED IF WORK IS NOT STARTED WITHIN 180 DAYS OF DATE OF ISSUANCE OR IF WORK IS SUSPENDED OR ABANDONED FOR 120 DAYS.**

**ELECTRICAL AND PLUMBING WORK TO BE DONE BY LICENSED PERSONS AS REQUIRED UNDER CHAPTER 448 E, HAWAII REVISED STATUTES.**

**NOTICE TO HOMEOWNERS:** This is to inform all homeowners that improvements to your home may require approval by your Homeowners Association or authorized representative prior to the commencement of construction.

Approved by the Department of Planning and Permitting does not certify compliance with the Covenants, Conditions and Restrictions or other design restrictions administered and enforced by your Homeowners Association.

**ALL CONSTRUCTION UNDER THIS BUILDING PERMIT IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. IT SHALL BE THE DUTY OF THE PERSON DOING THE WORK AUTHORIZED BY THIS PERMIT TO NOTIFY THE BUILDING OFFICIAL THAT THE WORK IS READY FOR INSPECTION.**

THE FOLLOWING ARE THE INSPECTORS ASSIGNED TO INSPECT THE CONSTRUCTION UNDER THIS PERMIT AND THEIR TELEPHONE NUMBERS:

<u>Building Inspector</u>	<u>Electrical Inspector</u>	<u>Plumbing Inspector</u>	<u>Storm Water Quality Inspector</u>
Name: IRINEO PAGANI	CLYDE KISHI	GAYLEN YOSHIIDA	
Phone No.: (808) 768-8131	(808) 768-8177	(808) 768-8194	

JobID: **60035534**      **PERMIT NO. 825825**

APPLICATION NO.: **A2017-05-0823**

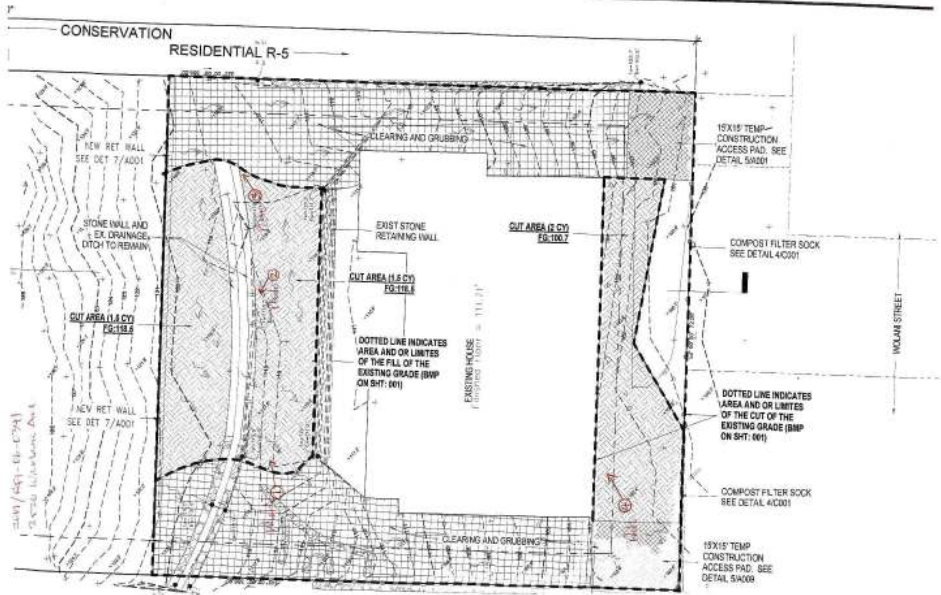
Print Date: Friday December 7, 2018 2:41 pm      ExternalID: **060632408-002**      Page 1 of 1

Objects	Map	Objects	Jobs	HoLISJ...	GISWo...	Custom...	Docum...	ToDo...	Code	R
Retrieve	Update	Insert	Modify	Delete	Locate	Print				

TMK 1-8-024:022 [27792 sq ft.] 0.638 ac. POID= 103027  
 2526 WAOLANI AVE Honolulu / Kapalama 96817 01/01/1600 to Current TAXPIN = 103027

Details	Addresses	<input checked="" type="checkbox"/> Warnings	Parcel Info	Jobs	Notes	<input type="checkbox"/> Documents	Owners	History	As
---------	-----------	--	-------------	------	-------	------------------------------------	--------	---------	----

Related Information  
 Owner: Fee Owner: LI LE HUA Pct: 100  
 TMK: 18024022 HPR: 0 Address: 2526 WAOLANI AVE HONOLULU, HI



**DEPARTMENT OF PLANNING & PERMITTING  
INSPECTOR'S REPORT**

To: T. Hilgebrand Date: July 02, 2019  
 From: J. Mau Requested By: \_\_\_\_\_  
 Subject: 2019/NOO-262 Permit No.: \_\_\_\_\_  
 Owner: Le Hua Li Tenant: \_\_\_\_\_  
 Contractor: \_\_\_\_\_ Agent: ShihJen Lin 853-8993  
 Lessee: \_\_\_\_\_  
 Building Address: 2526 Waialani Avenue  
 Tax Map Key: 1-8-024:022 Land Area: \_\_\_\_\_ Zoning: \_\_\_\_\_  
 Type of Construction: \_\_\_\_\_ Floor \_\_\_\_\_ No. of Stories: \_\_\_\_\_  
 Area: \_\_\_\_\_  
 Occupancy: (present) \_\_\_\_\_ (proposed) \_\_\_\_\_

Referral to Code Compliance       Referral to Prosecuting Attorney  
 Referral to Corporation Counsel

## Observation:

3/11/19 - Received 2019/RFI-03-0115.

3/11/19 - Investigation revealed construction of approximately 14" thick 5' high CRM wall at the rear part of the existing dwelling..

5/1/19 - Owner contracted an architect to prepare plans for building permit. NOV was extended until June 1, 2019.

6/12/19 - NOV expiration was extended until July 1, 2019.

6/26/19 - Violations for retaining wall not corrected.

6/27/19 - Told owner's agent Shih Jen Lin by phone to inform owners to install and BMP's immediately and correct violation because violation will be referred for fines if not corrected. He says he will correct by next week by getting the wall permitted. Told him if not corrected, the NOV will be referred to NOO and fines.

7/1/19 - Not corrected. Refer to NOO. Owner's agent Shih Jen Lin was notified and said he would forward message to owners.

July 01, 2019      0.25      J. Mau  
 (Date Inspected)      Insp. (Hours)      By  
 Jobid: 67572078      Processid: 74377099      Jobexternalid: 087517680-002



2930 DATE ST

**BUILDING CODE VIOLATIONS:**

(See the next pages for the documents)



# Notice of Violation

Violation No.: **2017/NOV-06-160 (BV)**

Date: **June 27, 2017**

Owner(s)

Chan Trust, Gary  
 Attn: Gary Chan, Trustee  
 717 Lukepane Ave  
 Honolulu, HI 96816

Contractor(s)

Contractor:  
 BRILLIANT CONSTRUCTION INC  
 Attn: Benry Lee  
 1556 Kealia Drive  
 Honolulu, HI 96817

Tenant/Violator

Architect/Plan Maker

Wu, A/A, Jimmy S.  
 2889 Ala Ilima Apt 3B  
 Honolulu, HI 96818

Lessee

Agent

Engineer

TMK: **2-7-034:011 2930 DATE ST Honolulu / Waialae Kahala 96816**

Specific Address of Violation: **2930 Date St**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	A new two story structure is being constructed for this property zoned A-2 Medium Density Apartment without a building permit.
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	A double fee penalty shall be assessed for starting work without a building permit.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP WORK IMMEDIATELY is hereby ordered.

**STOP WORK!** You are hereby ordered to stop illegal work immediately.

You are hereby ordered to obtain permit(s) and/or correct violation by July 27, 2017.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please obtain the necessary permits within the time specified herein. If a building permit cannot be obtained, please remove the structure. This structure is within the flood zone.

Inspector: \_\_\_\_\_

Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting

DEPARTMENT OF PLANNING & PERMITTING  
INSPECTOR'S REPORT

To: Mr. Andrew Wenska Date: July 27, 2017  
 From: S. Yang Requested By: \_\_\_\_\_  
 Subject: NOO Permit No.: \_\_\_\_\_  
 Owner: Gary Chan Trust Tenant: \_\_\_\_\_  
 Contractor: Brilliant Construction Inc Agent: Jimmy Wu, AIA  
 Lessee: \_\_\_\_\_  
 Building Address: 2930 Date Street  
 Tax Map Key: 2-7-034:011 Land Area: \_\_\_\_\_ Zoning: \_\_\_\_\_  
 Type of Construction: \_\_\_\_\_ Floor \_\_\_\_\_ No. of Stories: \_\_\_\_\_  
 Area: \_\_\_\_\_  
 Occupancy: (present) \_\_\_\_\_ (proposed) \_\_\_\_\_  
 Referral to Code Compliance  Referral to Prosecuting Attorney  
 Referral to Corporation Counsel

Observation:

06-26-17 Inspection showed framing in progress of 2 story dwelling in the flood zone without a building permit.  
 06-27-17 Notice of violation 2017/NOV-06-160 issued for new 2 story dwelling constructed without a building permit in the flood zone. Stop work issued.  
 06-29-17 Complaint 2017/RPI-06-0375 for work without a building permit. Notice of violation had been issued on 06-27-17.  
 07-03-17 Inspection showed work continues.  
 07-19-17 Complaint 2017/RPI-07-0280 for work without a building permit. Notice of violation had been issued on 06-27-17.  
 07-24-17 The Architect of the project and agent for the owner Jimmy Wu, was informed matter to be referred for daily fines.  
 07-28-17 Permit application in process. No corrective action. Work continues. Recommend referral to Code Compliance Branch for appropriate action.

July 24, 2017 0.25 S. Yang  
 (Date Inspected) Insp. (Hours) By  
 Jobid: 60322162 Processid: 60550049 Jobexternalid: 059678507-004



# Notice of Violation

Violation No.: **2017/NOV-06-160 (BV)**

Date: **June 27, 2017**

Owner(s)

Chan Trust, Gary  
 Attn: Gary Chan, Trustee  
 717 Luakapane Ave  
 Honolulu, HI 96816

Contractor(s)

**Contractor:**  
 BRILLIANT CONSTRUCTION INC  
 Attn: Benny Lee  
 1556 Kealia Drive  
 Honolulu, HI 96817

Tenant/Violator

Architect/Plan Maker

Wu, AIA, Jimmy S.  
 2889 Ala Ilima Apt 3B  
 Honolulu, HI 96818

Lessee

Agent

Engineer

TMK: **2-7-034:011 2930 DATE ST Honolulu / Waialae Kahala 96816**

Specific Address of Violation: **2930 Date St**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
<b>ROH 1990, as amended, Chapter 18 Section 18-3.1</b>	<b>A new two story structure is being constructed for this property zoned A-2 Medium Density Apartment without a building permit.</b>
<b>ROH 1990, as amended, Chapter 18 Section 18-6.2(d)</b>	<b>A double fee penalty shall be assessed for starting work without a building permit.</b>
<b>ROH 1990, as amended, Chapter 18 Section 18-7.5</b>	<b>STOP WORK IMMEDIATELY is hereby ordered.</b>

**STOP WORK!** You are hereby ordered to stop illegal work immediately.

You are hereby ordered to obtain permit(s) and/or correct violation by July 27, 2017.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please obtain the necessary permits within the time specified herein. If a building permit cannot be obtained, please remove the structure. This structure is within the flood zone.

Inspector:

Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting

Jobid: **60322162**

Externalid: **059678507-004**





# BUILDING PERMIT INFORMATION

PERMIT NUMBER: **823365**      ISSUE DATE: **10/11/2018**      Location Permit Issued: **FMB**  
 TAX MAP KEY: **2-7-034:011**      LOT SIZE: **6,000 Sq. Ft.**      Location Job Created: **FMB**  
 PRIMARY ADDRESS: **2930 DATE ST Honolulu / Waiialae Kahala 96816**  
 Site Address (if other than primary):

PROJECT: **(BP #823365) [TMK: 27034011] (TPR) Chan Residence – New 3-story two family detached dwelling, new 6' max ht CMU wall at left and rear of property and new 6' max ht vinyl fence at front-left, middle-rear and right-rear of property w/gates.**

Proposed Use: **TWO FAMILY DETACHED**      Floor Level:

APPLICANT:	<b>Prowork Pacific Incorporated</b>	Contact Info: <b>(808) 384-3388</b>
OWNER:	<b>Chan Trust, Gary, Attn: Gary Chan, Trustee</b>	Contact Info: <b>(808) 389-9000</b>
PLAN MAKER:	<b>Yee, Xiang, Structural Engineer</b>	Contact Info: <b>392-2388</b> Lic. No. <b>PE-9373</b>
GENERAL:	<b>BRILLIANT CONSTRUCTION INC, Attn: Benny Lee</b>	Contact Info: <b>(808) 286-1800</b> Lic. No. <b>CT33750</b>
ELECTRICAL:	<b>B &amp; L Electrical Service</b>	Contact Info: <b>(808) 255-2250</b> Lic. No. <b>CT25902</b>
	Electrical Phases: <b>2,4,6,7,8,9A,13BC</b>	
PLUMBING:	<b>Y 3 Construction Inc., dba U S Plumbing &amp; Sheet Metal</b>	Contact Info: <b>(808) 478-1234</b> Lic. No. <b>CT26730</b>
	Plumbing Phases: <b>1,2AB,3AB,9</b>	

NATURE OF WORK  
 Electrical Work **Y**      Fence **Y**      New Building **Y**  
 Other driveway, gates

RIGHT OF WAY WORK      Driveway: New: **Y**      Existing **N**      Private **N**  
 Sidewalk Types:      Curbing Types:      Driveway Types:  
 Linear Ft. of Sidewalk:      Linear Ft. of Curbing:      Linear Ft. of Driveway: **22'-0" facing Makaleka Ave**

SEWAGE      Sewage Disposal Type: **Existing**      Sewage Disposal Method: **Public Sewer**      SCP No.:

RETROFIT      Showers to be replaced:      Faucets to be Replaced:      Urinals to be Replaced:      Toilets to be Replaced:

Major Occupancy Group:	Commercial	Hotel	Industrial	Residential
Type of Construction	No. of Stories	Flood Hazard Dist	Floor Area (Sq. Ft.)	
Minimum:	Existing: <b>0</b>	<b>Flood Fringe</b>	Existing:	
Actual:	Final: <b>3</b>	Exempt:	New: <b>5,627</b>	
		Complied: <b>Y</b>	Total: <b>5,627</b>	

Occupancy Group: **R-3 Two Family Detached**      Occupancy Class: **02 - Two Family**  
 Structure Code: **52 - TWO FAMILY DETACHED**      Ownership: **01 - Private**

C.O. Required	<input checked="" type="checkbox"/>	Affidavit Required	<input checked="" type="checkbox"/>	WORK WILL	ADD	DEL	Accepted Value of Work:	<b>\$1,125,200</b>	Fee Waived	<input type="checkbox"/>
Require Special Insp	<input type="checkbox"/>	Require Rest Covenant	<input type="checkbox"/>	Residential Units	<b>2</b>	PERMIT FEE:	<b>\$17,660.00</b>		Via. Cited	<input checked="" type="checkbox"/>
Require Called Insp	<input type="checkbox"/>			Hotel Room		Ewa Impact Fee Assessed			Via. Fee Waived	<input type="checkbox"/>

Remarks: **Demo BP#795584,#795583 , #795582, #795581 ; Corner Lot, Violation No:2017/NOV-03-152**

ZONING AND LUO DATA      TMK: **2-7-034-011**

Development Plan Areas	Primary Urban Center
Flood Zones	100 Year Flood, Base Flood Elevation Determined
Flood Zones	Beyond 500 Year Flood Plain
Height Limit	150'
Historic Site Register	None
Lot Restriction	None
Slide Area	None
SMA / Shoreline	Not in SMA
Special Districts	Not in Special District
State Land Use	Urban District
Street Setback	NONE
Zoning (LUO)	A-2 Medium Density Apartment

NOTES

**Fence Clauses**  
 All footings shall rest on firm, stable, undisturbed soil and built entirely within property. For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. Gates to swing into property.

**Electrical Clauses**  
 Only 2 meter(s) allowed. No additional meters on property. Repair/replacement only.

APPLICATION NO.: **A2016-11-0722**      ExternalID: **058833867-002**      JobID: **58859232**

# BUILDING PERMIT INFORMATION

DATE CREATED: 11/15/2016

Plan Checker: Perry Tamayo

Contact Info: Prowork Pacific Inc 808 384-3388

**INSPECTIONS**

<u>Createddate</u>	<u>Process Description</u>	<u>Outcome</u>	<u>Datecompleted</u>	<u>Assignedstaff</u>
10/11/2018	Bldg Insp conduct BP site insp	Unable To Enter	10/16/2018	SYANG
10/16/2018	Bldg Insp conduct BP site insp	Ongoing	11/14/2018	SYANG
11/14/2018	Bldg Insp conduct BP site insp	Ongoing	11/27/2018	SYANG
11/27/2018	Bldg Insp conduct BP site insp	Ongoing	12/07/2018	SYANG
12/07/2018	Bldg Insp conduct BP site insp	Ongoing	12/12/2018	SYANG
12/12/2018	Bldg Insp conduct BP site insp	Ongoing	01/02/2019	SYANG
01/02/2019	Bldg Insp conduct BP site insp	Ongoing	02/07/2019	SYANG
02/07/2019	Bldg Insp conduct BP site insp	Ongoing	03/29/2019	SYANG
03/29/2019	Bldg Insp conduct BP site insp	Ongoing	04/17/2019	SYANG
04/17/2019	Bldg Insp conduct BP site insp	Ongoing	04/17/2019	EMARABULAS
04/17/2019	Bldg Insp conduct BP site insp	Unable To Enter	07/19/2019	SYANG
07/19/2019	Bldg Insp conduct BP site insp	Ongoing	07/25/2019	SYANG
07/25/2019	Bldg Insp conduct BP site insp	Ongoing	10/11/2019	SYANG
10/11/2019	Bldg Insp conduct BP site insp	Ongoing	02/11/2020	SYANG
02/11/2020	Bldg Insp conduct BP site insp	Ongoing	02/24/2020	SYANG
02/24/2020	Bldg Insp conduct BP site insp	Unable To Enter	03/13/2020	SYANG
03/13/2020	Bldg Insp conduct BP site insp	Ongoing	04/30/2020	SYANG
04/30/2020	Bldg Insp conduct BP site insp	Ongoing	05/22/2020	SYANG
05/22/2020	Bldg Insp conduct BP site insp	Ongoing	06/09/2020	SYANG
06/09/2020	Bldg Insp conduct BP site insp	Ongoing	06/16/2020	SYANG
06/16/2020	Bldg Insp conduct BP site insp	Unable To Enter	07/16/2020	SYANG
07/16/2020	Bldg Insp conduct BP site insp	Unable To Enter	07/24/2020	SYANG
07/24/2020	Bldg Insp conduct BP site insp	Unable To Enter	09/22/2020	SYANG
09/22/2020	Bldg Insp conduct BP site insp	Unable To Enter	01/28/2021	SYANG
01/28/2021	Bldg Insp conduct BP site insp	Unable To Enter	03/18/2021	SYANG
03/18/2021	Bldg Insp conduct BP site insp	Ongoing	04/26/2021	SYANG
04/26/2021	Bldg Insp conduct BP site insp	Complete	06/07/2021	SYANG
06/07/2021	Bldg Insp conduct BP site insp	Ongoing	08/03/2021	SYANG
08/03/2021	Bldg Insp conduct BP site insp	Ongoing	10/19/2021	SYANG
10/19/2021	Bldg Insp conduct BP site insp	No Progress	04/05/2022	SYANG
04/05/2022	Bldg Insp conduct BP site insp			SYANG
10/11/2018	Elec Insp conduct BP site insp	Ongoing	11/28/2018	ASUVERKROPP
11/28/2018	Elec Insp conduct BP site insp	Ongoing	08/30/2019	ASUVERKROPP
08/30/2019	Elec Insp conduct BP site insp	Ongoing	09/03/2019	ASUVERKROPP
09/03/2019	Elec Insp conduct BP site insp	Ongoing	04/29/2020	ASUVERKROPP
04/29/2020	Elec Insp conduct BP site insp	Unable To Enter	09/01/2020	ASUVERKROPP
09/01/2020	Elec Insp conduct BP site insp	Ongoing	09/22/2020	ASUVERKROPP.DONUMA
09/22/2020	Elec Insp conduct BP site insp	Ongoing	09/22/2020	ASUVERKROPP.DONUMA
09/22/2020	Elec Insp conduct BP site insp	Ongoing	09/22/2020	ASUVERKROPP.DONUMA
09/22/2020	Elec Insp conduct BP site insp	Complete	09/22/2020	ASUVERKROPP.DONUMA
10/11/2018	Plumb Insp conduct BP site insp	Ongoing	10/15/2018	GYOSHIDA1
10/15/2018	Plumb Insp conduct BP site insp	Ongoing	10/18/2018	GYOSHIDA1
10/18/2018	Plumb Insp conduct BP site insp	Complete	07/17/2020	GYOSHIDA1

APPLICATION NO.: **A2016-11-0722**

ExternalID: 058833867-002

JobID: 58859232

### History Report

As Of: Aug 11, 2022 14:53:28

Notice of Violation: 2020NOV-04-131 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	N
Number Days To Complete	
Obtain Permit and/or Correct By	May 31, 2020 00:00:00
Referral Permit No.:	823365
Special Instructions	Please submit the required reports within the time specified herein.
Stabilize/Protect	N
Stop Work Immediately	N
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	May 1, 2020 00:00:00
Date Violation Corrected	Mar 17, 2021 00:00:00
Description	BV 2930 Date St. [TMK: 27034011] Required reports for permit have not been submitted.
DPP Inspectors	Scott Yang
GP Inspection Time	
GP Inspection Zone	
GPSchedStartDate	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688140
Inspector's Report	
Issue Date	
Job Importance	
Job Location	2930 Date Street

Last Bldg Insp Date Mar 19, 2021 08:36:48  
 NOOSubjobCreated Y  
 NOV is Issued Y  
 NOV Status  
 NOV Status Effective Date  
 Number of Bedrooms  
 Outrider Exact Match N  
 Parent Job (Internal ID) 81063881  
 User Id  
 Violation Address (Multiple Addresses) 2930 Date St  
 Violation Description Edit  
 Violation Type: Building Code Violation

**Notes**

Inspector Notes (Unlocked) Partial correction. SI letter X.Yee submitted.. Flood survey also submitted. However the flood vents are not the same as shown on the approved plan. (Last updated on May 22, 2020 07:40:40 by SCOTT I YANG)  
 Inspector Notes (Unlocked) Waiting on revision showing Flood vents as is, and detail for fire wall (area separation wall). (Last updated on Jan 28, 2021 07:29:31 by SCOTT YANG)

**Processes**

Create Advisory (Completed on Apr 30, 2020 09:22:04 by SCOTT I YANG with outcome "Advisory NOT required")

**Assignments**

SCOTT YANG

Draft and Review NOV (Completed on May 1, 2020 07:48:17 by CHARLIE FROMMER with outcome "Approved by supervisor")

**Assignments**

CHARLIE FROMMER

Determine Type of Inspection (Completed on May 1, 2020 07:48:31 by CHARLIE FROMMER with outcome "Requires building inspection")

**Assignments**

CHARLIE FROMMER

Perform building inspection (Completed on May 22, 2020 07:15:52 by SCOTT I YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on May 29, 2020 07:58:39 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Create NOO Sub Job (Completed on May 29, 2020 07:58:52 by SCOTT YANG with outcome "NOO Created")

**Assignments**

SCOTT YANG

Prepare Inspectors Report (Completed on May 29, 2020 08:15:06 by CHARLIE FROMMER with outcome "Prepared")

**Assignments**

CHARLIE FROMMER

Review status of NOV (Completed on Jun 9, 2020 06:52:23 by SCOTT YANG with outcome "Not corrected")

**Assignments**

SCOTT YANG

Review status of NOV (Completed on Jun 16, 2020 07:19:22 by SCOTT YANG with outcome "Not corrected")

**Assignments**

SCOTT YANG

Review status of NOV (Completed on Jul 24, 2020 07:23:56 by SCOTT YANG with outcome "Not corrected")

**Assignments**

SCOTT YANG

Review status of NOV (Completed on Sep 22, 2020 08:52:47 by SCOTT YANG with outcome "Not corrected")

**Assignments**

SCOTT YANG

Review status of NOV (Completed on Jan 28, 2021 07:11:34 by SCOTT YANG with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

Waiting on revision showing Flood vents as is, and detail for fire wall (area separation wall).  
(Last updated on Jan 28, 2021 07:29:31 by SCOTT YANG)

**Assignments**

SCOTT YANG

Review status of NOV (Completed on Mar 19, 2021 08:36:48 by SCOTT YANG with outcome "Corrected")

**Assignments**

SCOTT YANG

Close NOV File (Completed on Mar 19, 2021 08:36:48 by SCOTT YANG with outcome

---

Aug 11, 2022 14:53:36

NOV (ObjectID 81142098)

Database: HNLP

"Closed")

**Assignments**

SCOTT YANG

Notify Code Compliance Chief of Correction (Completed on Mar 24, 2021 15:25:00 by TERRY HILDEBRAND (inactive 7/8/21) with outcome "Acknowledged")

**Assignments**

ANN ASAUMI

TERRY HILDEBRAND (inactive 7/8/21)

**Relationships**

Architect: Wu, AIA, Jimmy S.

Additional Customer Info

Other Contact Info

associated with: TMK: 27034011 POID: 149934 TaxPin: 149934

Code Section: Ch. 18 Sec. 18-1.1, IRC Sec. R109.4 [IRC 2003]

Correction Remarks

Violation Description

The following required reports have not been submitted to DPP:

- 1) The Special Inspection Report for BP# 823365.
- 2) The FEMA Flood Elevation Certificate (Post-Construction) for the dwelling.

Code Section: Ch. 18 Sec. 18-5.1(b)

Correction Remarks

Violation Description

Not following the approved plans associated with BP# 823365. The required flood vents are not installed and revised plans are required for the occupancy separation wall between the dwelling units.

Contractor: BRILLIANT CONSTRUCTION INC.

Additional Customer Info

Other Contact Info

is related to: No. 1845873 CHARLIE FROMMER NOV report [POSSE Reports (Letters)]

is related to: No. 1845971 KAREN TOKUMOTO [Scanned document]

is related to: No. 1854103 KAREN TOKUMOTO [Scanned document]

is related to: No. 1858403 CHARLIE FROMMER []

is related to: No. 1865899 KAREN TOKUMOTO [Scanned document]

is related to: No. 1866594 KAREN TOKUMOTO [Scanned document]

is related to: No. 1866877 KAREN TOKUMOTO [Scanned document]

is related to: No. 1862748 LESLIE FLUHARTY []

Notice of Order Subjob: 2020/NOO-191 (NOO file closed)

Owner: Chan , GARY

Additional Customer Info

Other Contact Info

Owner: Yeh, Jenny

Additional Customer Info

Other Contact Info

Request for Investigation Parentjob: 2020/RFI-04-0436 (RFI file closed)

### History Report

As Of: Aug 11, 2022 14:56:05

Notice of Violation: 2017/NOV-06-160 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jul 27, 2017 00:00:00
Referral Permit No.:	
Special Instructions	Please obtain the necessary permits within the time specified herein. If a building permit cannot be obtained, please remove the structure. This structure is within the flood zone.
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	Oct 16, 2018 07:29:36
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jun 27, 2017 00:00:00
Date Violation Corrected	Oct 11, 2018 00:00:00
Description	BV 2930 Date St [TMK: 27034011] New 2 story dwelling in the flood zone.
DPP Inspectors	Scott Yang
GP Inspection Time	
GP Inspection Zone	
GP Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688140
Inspector's Report	
Issue Date	
Job Importance	
Job Location	2930 Date St

Last Bldg Insp Date	Oct 16, 2018 07:12:32
NOOSubjobCreated	Y
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	59695751
User Id	
Violation Address (Multiple Addresses)	2930 Date St
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Work continues on upper floor. (Last updated on Jul 3, 2017 07:28:46 by SCOTT YANG)
Inspector Notes (Unlocked)	Inspection showed work in progress. Plan maker informed matter to be referred for daily fines. (Last updated on Jul 24, 2017 07:46:09 by SCOTT YANG)
Inspector Notes (Unlocked)	Work ongoing. Windows and exterior lath in progress. (Last updated on Aug 31, 2017 07:36:15 by SCOTT YANG)
Inspector Notes (Unlocked)	Exterior painted. (Last updated on Oct 13, 2017 08:10:08 by SCOTT YANG)
Inspector Notes (Unlocked)	Building permit 823365 obtained. (Last updated on Oct 16, 2018 07:29:36 by SCOTT YANG)
<b>Processes</b>	
Create Advisory (Completed on Jun 26, 2017 09:03:21 by SCOTT YANG with outcome "Advisory created")	
<b>Assignments</b>	
SCOTT YANG	
Update Advisory (Completed on Jun 26, 2017 09:03:22 by SCOTT YANG with outcome "Advisory created")	
<b>Assignments</b>	
SCOTT YANG	
Draft and Review NOV (Completed on Jun 27, 2017 07:37:08 by ANDREW WENSKA (INACTIVE 1/2/2018) with outcome "Approved by supervisor")	
<b>Assignments</b>	
ANDREW WENSKA (INACTIVE 1/2/2018)	
SCOTT YANG	

Determine Type of Inspection (Completed on Jun 27, 2017 07:37:16 by ANDREW WENSKA (INACTIVE 1/2/2018) with outcome "Requires building inspection")

**Assignments**

ANDREW WENSKA (INACTIVE 1/2/2018)

Perform building inspection (Completed on Jul 2, 2017 19:40:50 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Jul 24, 2017 07:17:08 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Prepare Inspectors Report (Completed on Jul 28, 2017 09:30:05 by ANDREW WENSKA (INACTIVE 1/2/2018) with outcome "Prepared")

**Assignments**

ANDREW WENSKA (INACTIVE 1/2/2018)

SCOTT YANG

Perform building inspection (Completed on Jul 28, 2017 09:30:22 by ANDREW WENSKA (INACTIVE 1/2/2018) with outcome "Performed")

**Assignments**

ANDREW WENSKA (INACTIVE 1/2/2018)

SCOTT YANG

Create NOO Sub Job (Completed on Jul 28, 2017 09:30:34 by ANDREW WENSKA (INACTIVE 1/2/2018) with outcome "NOO Created")

**Assignments**

ANDREW WENSKA (INACTIVE 1/2/2018)

Review status of NOV (Completed on Aug 31, 2017 07:16:12 by SCOTT YANG with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

Work ongoing. Windows and exterior lath in progress.  
(Last updated on Aug 31, 2017 07:36:15 by SCOTT YANG)

**Assignments**

SCOTT YANG

Review status of NOV (Completed on Oct 13, 2017 07:27:31 by SCOTT YANG with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

Exterior painted.  
(Last updated on Oct 13, 2017 06:10:08 by SCOTT YANG)

**Assignments**

SCOTT YANG  
Review status of NOV (Completed on Jan 23, 2018 07:13:06 by SCOTT YANG with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

Inspection with new owner, Leroy Abrirached, with plan. Per plan.  
(Last updated on Jan 23, 2018 07:18:16 by SCOTT YANG)

**Assignments**

SCOTT YANG  
Review status of NOV (Completed on May 17, 2018 07:20:37 by SCOTT YANG with outcome "Not corrected")

**Assignments**

SCOTT YANG  
Review status of NOV (Completed on Aug 1, 2018 07:15:10 by SCOTT YANG with outcome "Not corrected")

**Assignments**

SCOTT YANG  
Review status of NOV (Completed on Oct 16, 2018 07:12:32 by SCOTT YANG with outcome "Corrected")

**Notes**

Inspector Notes (Unlocked)

Building permit 623365 obtained.  
(Last updated on Oct 16, 2018 07:29:36 by SCOTT YANG)

**Assignments**

SCOTT YANG  
Close NOV File (Completed on Oct 16, 2018 07:29:36 by SCOTT YANG with outcome "Closed")

**Assignments**

SCOTT YANG  
Close Advisory subjob (Completed on Oct 16, 2018 07:29:36 by SCOTT YANG with outcome "Advisory removed")

**Assignments**

SCOTT YANG  
Notify Code Compliance Chief of Correction (Completed on Oct 18, 2018 16:42:52 by TERRY HILDEBRAND (inactive 7/8/21) with outcome "Acknowledged")

**Assignments**

ANN ASAUMI  
TERRY HILDEBRAND (inactive 7/8/21)

**Relationships**

Architect: Wu, AIA, Jimmy S.

Additional Customer Info

Other Contact Info

associated with: TMK: 27034011 POID: 149934 TaxPin: 149934

Code Section: Ch. 18 Sec. 18-3.1

Correction Remarks

Violation Description

A new two story structure is being constructed for this property zoned A-2 Medium Density Apartment without a building permit.

Code Section: Ch. 18 Sec. 18-6.2(d)

Correction Remarks

Violation Description

A double fee penalty shall be assessed for starting work without a building permit.

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks

Violation Description

STOP WORK IMMEDIATELY is hereby ordered.

Contractor: BRILLIANT CONSTRUCTION INC.

Additional Customer Info

Other Contact Info

is related to: No. 1479537 SCOTT YANG Photos [Photos]

is related to: No. 1479541 ANDREW WENSKA NOV report [POSSE Reports (Letters)]

is related to: No. 1479608 KAREN TOKUMOTO [Scanned document]

is related to: No. 1492279 ANDREW WENSKA []

is related to: No. 1578568 SCOTT YANG Photos [Photos]

is related to: No. 1870178 KALANI MAHIDE [Scanned document]

Owner: Chan, GARY

Additional Customer Info

Other Contact Info

Owner: Yeh, Jenny

Additional Customer Info

Other Contact Info

**DEPARTMENT OF PLANNING & PERMITTING  
INSPECTOR'S REPORT**

To: Mr. Terry Hildebrand Date: May 29, 2020  
 From: S.Yang Requested By: \_\_\_\_\_  
 Subject: NCO Permit No.: 823365  
 Owner: Gary Chan Trust Tenant: \_\_\_\_\_  
 Contractor: Brilliant Construction Inc Agent: Jimmy Wu, AIA  
 Lessee: \_\_\_\_\_  
 Building Address: 2930 Date Street  
 Tax Map Key: 2-7-034:011 Land Area: 6,000 sq.ft. Zoning: A-2 Medium Density Apartme  
 Type of Construction: \_\_\_\_\_ Floor Area: \_\_\_\_\_ No. of Stories: \_\_\_\_\_  
 Occupancy: (present) \_\_\_\_\_ (proposed) \_\_\_\_\_  
 Referral to Code Compliance  Referral to Prosecuting Attorney  
 Referral to Corporation Counsel

**Observation:**

10-11-18 Building permit for New 3 story two family detached dwelling. After the fact permit. 2017/NOV-06-160 corrected.

01-02-19 Inspection with engineer, Xiang Yee, regarding rated wall. New detail to be approved. Work allowed under guidance by engineer.

04-17-19 Inspection with LDD inspector E. Castro. Interior painting in progress at unit nearest Date street. Unable to enter other side.

10-11-19 Inspection of right side fronting Date. Complete. No handrails. Garage drywall completed. Revision not obtained. SI letter, and Flood required. Benny, contractor, called.

02-11-20 Flood vents have not been installed. Special inspection letter and revision have not been submitted.

5/1/2020 Notice of Violation 2020/NOV-04-131 issued for required reports for permit have not been submitted.

05-22-20 Partial correction of 2020/NOV-04-131. SI letter X.Yee submitted. Flood survey also submitted. However the flood vents on the survey are not the same as shown on the approved plan.

05-29-20 Contractor, Benny Lee (286-1800) informed. Recommend referral to Code Compliance Branch for appropriate action.

(Date Inspected) \_\_\_\_\_ Insp. (Hours) \_\_\_\_\_ S.Yang  
 By \_\_\_\_\_  
 Jobid: 81142098 Processid: 81864723 Jobexternalid: 081063881-002

DEPARTMENT OF PLANNING & PERMITTING  
INSPECTOR'S REPORT

To: Mr. Terry Hildebrand Date: May 29, 2020  
 From: S.Yang Requested By: \_\_\_\_\_  
 Subject: NCC Permit No.: 823365  
 Owner: Gary Chan Trust Tenant: \_\_\_\_\_  
 Contractor: Brilliant Construction Inc Agent: Jimmy Wu, AIA  
 Lessee: \_\_\_\_\_  
 Building Address: 2930 Date Street  
 Tax Map Key: 2-7-034:011 Land Area: 6,000 sq.ft. Zoning: A-2 Medium Density Apartme  
 Type of Construction: \_\_\_\_\_ Floor Area: \_\_\_\_\_ No. of Stories: \_\_\_\_\_  
 Occupancy: (present) \_\_\_\_\_ (proposed) \_\_\_\_\_  
 Referral to Code Compliance  Referral to Prosecuting Attorney  
 Referral to Corporation Counsel

## Observation:

10-11-18 Building permit for New 3 story two family detached dwelling. After the fact permit. 2017/NOV-06-180 corrected.

01-02-19 Inspection with engineer, Xiang Yee, regarding rated wall. New detail to be approved. Work allowed under guidance by engineer.

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03-22-20 Partial correction of 2020/NOV-04-131. SI letter X.Yee submitted. Flood survey also submitted. However the flood vents on the survey are not the same as shown on the approved plan.

05-29-20 Contractor, Benny Lee (286-1803) informed. Recommend referral to Code Compliance Branch for appropriate action.

\_\_\_\_\_  
 (Date Inspected) Insp. (Hours) By S.Yang

Jobid: 81142098

Processid: 81864723

Jobexternalid: 081063881-002



# Notice of Violation

Violation No.: **2020/NOV-04-131 (BV)**

Date: **May 01, 2020**

**Owner(s)**

Chan Trust, Gary  
 Attn: Gary Chan, Trustee  
 717 Lukepane Ave  
 Honolulu, HI 96816

Yeh, Jenny  
 717 Lukepane Avenue  
 Honolulu, Hawaii 96816

**Contractor(s)**

**Contractor:**  
 BRILLIANT CONSTRUCTION INC  
 Attn: Benny Lee  
 1556 Kealia Drive  
 Honolulu, HI 96817

**Tenant/Violator**

**Architect/Plan Maker**

Wu, AIA, Jimmy G.  
 2889 Ala Ilima Apt 3E  
 Honolulu, HI 96818

**Lessee**

**Agent**

**Engineer**

TMK: **2-7-034:011 2930 DATE ST Honolulu / Waialae Kahala 96816**

Permit No.: **823365**

**Specific Address of Violation: 2930 Date Street**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 16 Section 16-1.1, IRC Sec. R109.4	The following required reports have not been submitted to DPP: 1) The Special Inspection Report for BP# 823365. 2) The FEMA Flood Elevation Certificate (Post-Construction) for the dwelling.
ROH 1990, as amended, Chapter 18 Section 18-5.1(b)	Not following the approved plans associated with BP# 823365. The required flood vents are not installed and revised plans are required for the occupancy separation wall between the dwelling units.

You are hereby ordered to obtain permit(s) and/or correct violation by May 31, 2020.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please submit the required reports within the time specified herein.

Inspector:   
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



# Notice of Violation

Violation No.: **2020/NOV-04-131 (BV)**

Date: **May 01, 2020**

Owner(s)

Chan Trust, Gary  
 Attn: Gary Chan, Trustee  
 717 Luapeanu Ave  
 Honolulu, HI 96816

Yeh, Jenny  
 717 Luapeanu Avenue  
 Honolulu, Hawaii 96816

Contractor(s)

**Contractor:**  
 BRILLIANT CONSTRUCTION INC  
 Attn: Benny Lee  
 1556 Keala Drive  
 Honolulu, HI 96817

Tenant/Violator

Architect/Plan Maker

Wu, AIA, Jimmy G.  
 2889 Ala Ilima Apt 3B  
 Honolulu, HI 96818

Lessee

Agent

Engineer

TMK: **2-7-034:011 2930 DATE ST Honolulu / Waialae Kahala 96816**

Permit No.: **823365**

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Inspector:   
 of Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting



# Notice of Violation

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Date: **May 01, 2020**

Owner(s)

Chan Trust, Gary  
 Attn: Gary Chan, Trustee  
 717 Lukepane Ave.  
 Honolulu, HI 96816

Yeh, Jenny  
 717 Lukepane Ave  
 Honolulu, HI 96816

Contractor(s)

Contractor:  
 BRILLIANT CONSTRUCTION INC  
 Attn: Benny Lee  
 1556 Kealia Drive  
 Honolulu, HI 96817

Tenant/Violator

Architect/Plan Maker

Wu, AIA, Jimmy S.  
 2889 Ala Ilima St, Apt 3B  
 Honolulu, HI 96818

Lessee

Agent

Engineer

TMK: **2-7-034:011 2930 DATE ST Honolulu / Waiialae Kahala 96816**

Permit No.: **823365**

**Specific Address of Violation: 2930 Date Street**

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Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 16 Section 16-1.1, IRC Sec. R109.4	The following required reports have not been submitted to DPP: 1) The Special Inspection Report for BP# 823365. 2) The FEMA Flood Elevation Certificate (Post-Construction) for the dwelling.
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You are hereby ordered to obtain permit(s) and/or correct violation by May 31, 2020.

You are reminded that if no action is taken within the specified time:

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2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please submit the required reports within the time specified herein.

Inspector

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



**1352 KOKO HEAD AVE**

**BUILDING CODE VIOLATIONS:**

**(See the next pages for the documents)**



# Notice of Violation

Violation No.: **2022/NOV-06-097 (BV)**

Date: **June 16, 2022**

**Owner(s)**

Lim, Dwayne P. S. Tr.  
 2104 Kaneali Avenue  
 Honolulu, HI 96813

Lim, Kelly K. H. S. Tr.  
 2104 Kaneali Avenue  
 Honolulu, 96813

Liu, Joylyn J.  
 2104 Kaneali Avenue  
 Honolulu, HI 96813

Yu, Kevin Y.  
 2104 Kaneali Avenue  
 Honolulu, HI 96813

Yu, Kevin Y.  
 1352 Koko Head Avenue  
 Honolulu, HI 96816

Liu, Joylyn J.  
 1352 Koko Head Avenue  
 Honolulu, HI 96816

Lim, Kelly K. H. S. Tr.  
 1352 Koko Head Avenue  
 Honolulu, HI 96816

Lim, Dwayne P. S. Tr.  
 1352 Koko Head Avenue  
 Honolulu, HI 96816

**Contractor(s)**

Contractor:  
 Maika'i Construction LLC  
 1500 Sing Loy Lane  
 Honolulu, HI 96817

**Tenant/Violator**

**Architect/Plan Maker**

Ito, Russell  
 1031 Ilima Drive  
 Honolulu, HI 96817

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-007:006**

**1352 KOKO HEAD AVE Honolulu / Waialae Kahala 96816**

Permit No.: **872246**

**Specific Address of Violation: 1350/1352 Koko Head Ave.**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
<b>ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)</b>	<b>Building Permit No. 872246 was issued in error and the proposed construction is in violation of the Land Use Ordinance.</b>
<b>ROH 1990, as amended, Chapter 18 Section 18-7.5</b>	<b>STOP WORK ORDER.</b>

STOP WORK! You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by July 16, 2022.  
 Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Building Permit No. 872246 will be revoked. Obtain a new building permit to correct all violations or restore the property back to its last permitted condition, within the time specified herein.  
 STOP work immediately. Any violation of this order will result in the immediate referral for civil penalties.

Inspector

Leslie Fluharty Phone: 768-3185  
 for the Director Department of Planning and Permitting

Jobid: 102733006

Externalid: 102733006-001

Initial Print Date: Friday, June 17, 2022 2:25 PM

Page 1 of 1

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-6041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

RICK BLANGIARDI  
MAYOR



DEAN UCHIDA  
DIRECTOR  
DAWN TAKEUCHI APUNA  
DEPUTY DIRECTOR

June 20, 2022

**CERTIFIED MAIL  
RETURN RECEIPT REQUEST  
7020 2450 0000 3075 0140**

Mr. Dwayne P.S. Lim Tr.  
2104 Kanealii Avenue  
Honolulu, Hawaii 96183

**CERTIFIED MAIL  
RETURN RECEIPT REQUEST  
7020 2450 0000 3075 0133**

Ms. Kelly K.H.S. Lim Tr.  
2104 Kanealii Avenue  
Honolulu, Hawaii 96183

**CERTIFIED MAIL  
RETURN RECEIPT REQUEST  
7020 2450 0000 3075 0126**

Ms. Joylyn J. Liu  
2104 Kanealii Avenue  
Honolulu, Hawaii 96183

**CERTIFIED MAIL  
RETURN RECEIPT REQUEST  
7020 2450 0000 3075 0102**

Mr. Kevin Y. Yu  
2104 Kanealii Avenue  
Honolulu, Hawaii 96183

**CERTIFIED MAIL  
RETURN RECEIPT REQUEST  
7020 2450 0000 3075 0096**

Mr. Dwayne P.S. Lim Tr.  
1352 Koko Head Avenue  
Honolulu, Hawaii 96816

**CERTIFIED MAIL  
RETURN RECEIPT REQUEST  
7020 2450 0000 3075 0096**

Ms. Kelly K. H. S. Lim Tr.  
1352 Koko Head Avenue  
Honolulu, Hawaii 96816

**CERTIFIED MAIL  
RETURN RECEIPT REQUEST  
7020 2450 0000 3075 0089**

Ms. Joylyn J. Liu  
1352 Koko Head Avenue  
Honolulu, Hawaii 96816

**CERTIFIED MAIL  
RETURN RECEIPT REQUEST  
7020 2450 0000 3075 0072**

Mr. Kevin Y. Yu  
1352 Koko Head Avenue  
Honolulu, Hawaii 96816

Mr. Dwayne P.S. Lim Tr., Ms. Kelly K. H. S. Lim Tr., et al.  
Page 2  
June 20, 2022

Dear Sir/Ma'am:

SUBJECT: NOTICE to Revoke Building Permit No. 872246  
1352 Koko Head Avenue.; TMK 3-3-007: 006

Pursuant to Section 18-5.4, Revised Ordinances of Honolulu (ROH), the Department of Planning and Permitting hereby issues this Notice to Revoke Building Permit (BP) 872246; 1352 Koko Head Ave.; TMK 3-3-007: 006. The BP was issued under the provisions of Chapter 18, ROH, in error, on the basis of incorrect information supplied, and in violation of provisions of Chapter 21, ROH. Specifically, the BP was issued in error based on incorrect floor area in excess of 0.7, and in excess of the building height envelope, both in violation of Chapter 21, ROH.

This Notice also serves as written notice to show cause why the BP should not be revoked. You may apply in writing for a hearing before the Building Board of Appeals (BBA) within ten (10) working days of receipt of this Notice. Should you fail to apply for a hearing within the time specified herein, you will be deemed to have waived your right to a hearing, and the revocation shall become effective from the date of service of this Notice or the date noted on the return receipt for the certified mail. Information regarding application for a hearing can be obtained at the Building Division, at (808) 768-8251.

Upon service of this Notice, any work in progress shall be suspended and be stayed unless a favorable written decision of the BBA is served upon you. If an unfavorable written decision is served upon you, any work under the permit shall be stayed until the judge of the court in which an appeal has been filed pursuant to Chapter 91, Hawaii Revised Statutes, rules otherwise.

Should there be any questions, please contact Dawn Takeuchi Apuna at (808) 768-8001.

Sincerely,



Dean Uchida  
Director

# BUILDING PERMIT INFORMATION

PERMIT NUMBER: <b>872246</b>	ISSUE DATE: <b>11/17/2021</b>	Location Permit Issued: <b>FMB</b>
TAX MAP KEY: <b>3-3-007:006</b>	LOT SIZE: <b>8,233 Sq. Ft.</b>	Location Job Created: <b>FMB</b>
PRIMARY ADDRESS: <b>1352 KOKO HEAD AVE Honolulu / Waialae Kah</b>		
Site Address (if other than primary):		
PROJECT: <b>(BP #872246) [TMK: 33007006] 1350 Koko Head Ave. and 1532 Koko Head Ave. // Lim and Yu Residence - New 3-Story Two-Family Dwelling.</b>		
Proposed Use: <b>2FD</b>	Floor Level:	

APPLICANT: <b>Kaka Keoni</b>	Contact Info: <b>kakakeoni@gmail.com</b>
OWNER: <b>Lim &amp; Yu, Dwayne/Kelly &amp; Kevin/Joylyn</b>	Contact Info: <b>Phone: (808) 392-8826 Email: kellylim@hawaii.rr.com</b>
PLAN MAKER: <b>Ito, Russell</b>	Contact Info: <b>(808) 358-4020</b> Lic. No. <b>AR-5218</b>
ESCP COORDINATOR: <b>Lam, Julie, Prowork Pacific Inc.</b>	Contact Info: <b>Phone: (808) 741-7502 Email: julielam@proworkpacific.com</b>
CWPPP COORDINATOR: <b>RSWMP</b>	Contact Info: <b>Phone: Email:</b>

GENERAL: <b>Maika'i Construction LLC</b>	Contact Info: <b>(808) 258-1808</b>	Lic. No. <b>CT34505</b>
ELECTRICAL: <b>Lau, Kai K., DBA: Pro Build Hawaii Construction</b>	Contact Info: <b>(808) 478-1628</b>	Lic. No. <b>CT30866</b>
Electrical Phases: <b>E-2, 4, 5, 6, 7, 9ab, 15</b>		
PLUMBING: <b>Lau, Kai K., DBA: Pro Build Hawaii Construction</b>	Contact Info: <b>(808) 478-1628</b>	Lic. No. <b>CT30866</b>
Plumbing Phases: <b>P-1, 2abc, 3a, 6ab</b>		

NATURE OF WORK		
Electrical Work <b>Y</b>	Fence <b>Y</b>	New Building <b>Y</b>
Plumbing Work <b>Y</b>	Retaining Wall <b>Y</b>	Solar <b>Y</b>

RIGHT OF WAY WORK		
Driveway: <b>New: Y Existing N Private N</b>		
Sidewalk Types:	Curbing Types:	Driveway Types: <b>Concrete</b>
Linear Ft. of Sidewalk:	Linear Ft. of Curbing:	Linear Ft. of Driveway:

SEWAGE	Sewage Disposal Type:	Sewage Disposal Method:		SCP No.:
RETROFIT	Showers to be replaced:	Faucets to be Replaced:	Urinals to be Replaced:	Toilets to be Replaced:
	Major Occupancy Group: <b>Commercial Hotel Industrial Residential</b>			
	<u>Type of Construction</u>	<u>No. of Stories</u>	<u>Flood Hazard Dist</u>	<u>Floor Area (Sq. Ft.)</u>
	Minimum:	Existing: <b>0</b>	N/A	Existing: <b>0</b>
	Actual:	Final: <b>3</b>	Exempt:	New: <b>5,645</b>
			Complied:	Total: <b>5,645</b>

Occupancy Group: <b>R-3 Two Family Detached</b>	Occupancy Class: <b>02 - Two Family</b>			
Structure Code: <b>52 - TWO FAMILY DETACHED</b>	Ownership: <b>01 - Private</b>			
C.O. Required <input checked="" type="checkbox"/>	Affidavit Required <input type="checkbox"/>	WORK WILL <b>ADD DEL</b>	Accepted Value of Work: <b>\$1,151,000</b>	Fee Waived <input type="checkbox"/>
Require Special Insp <input checked="" type="checkbox"/>	Require Rest Covenant <input checked="" type="checkbox"/>	Residential Units <b>2 0</b>	PERMIT FEE: <b>\$8,955.00</b>	Vio. Cited <input type="checkbox"/>
Require Called Insp <input type="checkbox"/>		Hotel Room	Ewa Impact Fee Assessed <input type="checkbox"/>	Vio. Fee Waived <input type="checkbox"/>
Remarks: <b>Demo Bp#852747; Sp Insp 001</b>				

ZONING AND LUO DATA		TMK: <b>3-3-007-006</b>
Development Plan Areas	Primary Urban Center	
Flood Zones	Beyond 500 Year Flood Plain	
Height Limit	25' unless sloping	
Historic Site Register	None	
Lot Restriction	None	
Slide Area	None	
SMA / Shoreline	Not in SMA	
Special Districts	Not in Special District	
State Land Use	Urban District	
Street Setback	NONE	
Zoning (LUO)	R-5 Residential District	

**NOTES**

**A/C Clauses**

New dwellings or major additions, alterations, or repairs which include the installation of heating or air conditioning equipment shall comply with the roof and wall insulation requirements of the revised Ordinances of Honolulu Chapter 16 Building Code, Article 5 Energy Conservation, Section 16-5.3 Exterior Envelope Requirements, Paragraph (c) - Residential Buildings Not More Than Three Stories in Height.

APPLICATION NO.: **A2021-02-0431**      ExternalID: **089612651-002**      JobID: **89612667**

# BUILDING PERMIT INFORMATION

**Electrical Clauses**

Only 2 meter(s) allowed. No additional meters on property. Repair/replacement only.

**Fence Clauses**

For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. All footings shall rest on firm, stable, undisturbed soil and built entirely within property. For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. Gates to swing into property.

**Building Permit Conditions**

Electrical plans not checked. Project subject to inspection for code compliance. Plumbing/Mechanical plans not checked. Project subject to inspection for code compliance.

**Solar Clauses**

Panels to be installed per preapproved details. MM#\_2020-0042\_\_#of panels\_\_2\_\_tank location- garage. Roof framing is wood construction and the mounting system is a pre-manufactured type.

**SWQ Inspection Notes**

Contractor informed to maintain BMP's during construction.

DATE CREATED: 02/10/2021      Plan Checker: Dannis Yugawa      Contact Info: Yong Lin

**INSPECTIONS**

<u>Createddate</u>	<u>Process Description</u>	<u>Outcome</u>	<u>Datecompleted</u>	<u>Assignedstaff</u>
11/17/2021	Bldg Insp conduct BP site insp	Ongoing	01/31/2022	SYANG
01/31/2022	Bldg Insp conduct BP site insp	Ongoing	04/28/2022	SYANG
04/28/2022	Bldg Insp conduct BP site insp	Work Not Started	06/30/2022	SYANG
06/30/2022	Bldg Insp conduct BP site insp	No Progress	07/28/2022	SYANG
07/28/2022	Bldg Insp conduct BP site insp			SYANG
11/17/2021	Elec Insp conduct BP site insp	Ongoing	06/27/2022	TYOUNGOSBORNE
06/27/2022	Elec Insp conduct BP site insp	Ongoing	07/05/2022	TYOUNGOSBORNE
07/05/2022	Elec Insp conduct BP site insp			TYOUNGOSBORNE
11/17/2021	Perform ESCP Inspection	Ongoing	05/24/2022	LKAAI
05/24/2022	Perform ESCP Inspection			LKAAI
11/17/2021	Perform PCBMP Inspection			LKAAI
11/17/2021	Plumb Insp conduct BP site insp	Ongoing	07/06/2022	BHIRAIWA, SPAGENTE
07/06/2022	Plumb Insp conduct BP site insp			BHIRAIWA

### History Report

As Of: Aug 11, 2022 14:50:20

Notice of Violation: 2022/NOV-06-097 (Draft NOV Reviewed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jul 20, 2022 00:00:00
Referral Permit No.:	872246
Special Instructions	Building Permit No. 872246 will be revoked. Obtain a new building permit to correct all violations or restore the property back to its last permitted condition, within the time specified herein. STOP work immediately. Any violation of this order will result in the immediate referral for civil fines.
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jun 20, 2022 00:00:00
Date Violation Corrected	
Description	BV 1350/1352 Koko Head Ave. Applicant falsified information on plans.
DPP Inspectors	Scott Yang
GP Inspection Time	
GP Inspection Zone	
GP Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688140
Inspector's Report	
Issue Date	

Aug 11, 2022 14:50:27

NOV (ObjectID 102733006)

Database: HNLP

**Job Importance**

Job Location 1350 & 1352 Koko Head Ave.  
Last Bldg Insp Date Jul 28, 2022 10:16:57  
NOOSubjobCreated Y  
NOV is Issued Y  
NOV Status  
NOV Status Effective Date  
Number of Bedrooms  
Outrigger Exact Match N  
Parent Job (Internal ID)  
User Id  
Violation Address (Multiple Addresses) 1350/1352 Koko Head Ave.  
Violation Description Edit  
Violation Type Building Code Violation

**Notes**

Inspector Notes (Unlocked) Recommend referral to CCB.  
(Last updated on Jul 28, 2022 10:16:57 by SCOTT YANG)

**Processes**

Create Advisory (Completed on Jun 17, 2022 10:04:12 by LESLIE FLUHARTY with outcome "Advisory created")

**Assignments**

LESLIE FLUHARTY

Update Advisory (Completed on Jun 17, 2022 10:04:12 by LESLIE FLUHARTY with outcome "Advisory created")

**Assignments**

LESLIE FLUHARTY

Draft and Review NOV (Completed on Jun 28, 2022 12:06:33 by Dawn Takeuchi Apuna with outcome "Approved by supervisor")

**Assignments**

Dawn Takeuchi Apuna

Determine Type of Inspection (Completed on Jul 28, 2022 10:12:37 by CHARLIE FROMMER with outcome "Requires building inspection")

**Assignments**

CHARLIE FROMMER

Dawn Takeuchi Apuna

Perform building inspection (Completed on Jul 28, 2022 10:16:57 by SCOTT YANG)

Aug 11, 2022 14:50:27

NOV (ObjectID 102733006)

Database: HNLP

with outcome "Performed")

**Assignments**

SCOTT YANG

Create NOO Sub Job (Completed on Jul 28, 2022 10:16:57 by SCOTT YANG with outcome "NOO Created")

**Assignments**

SCOTT YANG

Prepare Inspectors Report (Completed on Jul 28, 2022 10:40:38 by CHARLIE FROMMER with outcome "Prepared")

**Assignments**

CHARLIE FROMMER

SCOTT YANG

Review status of NOV

**Assignments**

SCOTT YANG

**Relationships**

Advisory Subjob: 2022/ADV-408 (Advisory created)

Architect: RUSSELL ITO,

Additional Customer Info

Other Contact Info

associated with: TMK: 33007006 POID: 145780 TaxPin: 145780

Code Section: Ch. 18 Sec. 18-6.3(a)(b)

Correction Remarks

Violation Description

Building Permit No. 872246 was issued in error and the proposed construction is in violation of the Land Use Ordinance.

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks

Violation Description

STOP WORK ORDER.

Contractor: MAIKAI CONSTRUCTION LLC,

Additional Customer Info

Other Contact Info

is related to: No. 2201935 Dawn Takeuchi Apuna NOV report [POSSE Reports (Letters)]

is related to: No. 2216103 Nicole Levy [Scanned document]

is related to: No. 2217472 CHARLIE FROMMER []

Notice of Order Subjob: 2022/NOO-228 (NOO signed)

Owner: Lim, Dwayne P. S. Tr.

Additional Customer Info

Other Contact Info

Owner: Lim, Dwayne P. S. Tr.

Additional Customer Info

Other Contact Info

Owner: Lim, Kelly K. H. S. Tr.

Additional Customer Info

Other Contact Info

Owner: Lim, Kelly K. H. S. Tr.

Additional Customer Info

Other Contact Info

Owner: Liu, Joylyn J

Additional Customer Info

Other Contact Info

Owner: Liu, Joylyn J

Additional Customer Info

Other Contact Info

Owner: Yu, Kevin Y

Additional Customer Info

Other Contact Info

Owner: Yu, Kevin Y

Additional Customer Info

Other Contact Info

DEPARTMENT OF PLANNING & PERMITTING  
INSPECTOR'S REPORT

To: Mr. Lester Hirano Date: July 28, 2022

From: S.Yang Requested By: \_\_\_\_\_

Subject: NOO Permit No.: 872246

Owner: Kevin Y. Yu Tenant: \_\_\_\_\_

Contractor: \_\_\_\_\_ Agent: \_\_\_\_\_

Lessee: \_\_\_\_\_

Building Address: 1350/ 1352 Koko Head Ave

Tax Map Key: 3-3-007:006 Land Area: 8,233 sq.ft. Zoning: R-5 Residential District

Type of Construction: \_\_\_\_\_ Floor Area: \_\_\_\_\_ No. of Stories: \_\_\_\_\_

Occupancy: (present) \_\_\_\_\_ (proposed) \_\_\_\_\_

Referral to Code Compliance  Referral to Prosecuting Attorney

Referral to Corporation Counsel

Observation:

- 11-17-21 Building permit 872246 issued for a new three story dwelling.
- 06-20-22 Notice of violation 2022/NOV-06-097 issued.
- 07-28-22 No corrective action. Owner Kevin Yu (808-636-5900) informed matter to be referred.
- 07-28-22 Recommend referral to Code Compliance Branch for appropriate action.

\_\_\_\_\_  
(Date Inspected) Insp. (Hours) By S. Yang

Jobid: 102733006 Processid: 103699407 Jobexternalid: 102733008-001



4057 KOKO DR

**BUILDING CODE VIOLATIONS:**

(See the next pages for the documents)





DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: 2017/NOV-08-183 (BV)

Date: August 31, 2017

Owner(s)

Zhang, Joe  
 1348 17TH AVENUE  
 HONOLULU, HI 96816

Liang, Kun Hang  
 4057 Koko Drive  
 Honolulu, HI 96816

Contractor(s)

Tenant/Violator

Architect/Plan Maker

ACZON, Eliezer Y.  
 dba E.Y. Aczon Architects  
 1150 Kalamia Pl  
 HONOLULU, HI 96825

Lessee

Agent

Engineer

TMK: 3-3-014:052 4057 KOKO DR Honolulu / Waiialae Kahala 96816

Specific Address of Violation: 4057 Koko Drive

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	A building permit is required for the following: 1) The CRM retaining wall at the right side of the property, approximately 9 feet high and 60 feet long. 2) The CRM retaining wall at the rear of the property. 3) The CRM fence wall at the left of the property, approximately 3 feet high and 80 feet long. 4) The CMU retaining wall in the middle of the property, approximately 14 feet high and 60 feet long.
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	The building permit fee will be doubled for starting work without a building permit.

You are hereby ordered to obtain permit(s) and/or correct violation by September 30, 2017.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please obtain the necessary permits within the time specified herein.

Inspector:

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: 2017/NOV-09-019 (BV)

Date: September 06, 2017

Owner(s)

Zhang, Joe  
 1348 17TH AVENUE  
 HONOLULU, HI 96816

Liang, Kun Hang  
 4057 Koko Drive  
 Honolulu, HI 96816

Contractor(s)

Tenant/Violator

Architect/Plan Maker

ACZON, Eleizer Y.  
 dba E.Y. Aczon Architects  
 1190 Kaiama Pl  
 HONOLULU, HI 96825

Lessee

Agent

Engineer

TMK: 3-3-014:052 4057 KOKO DR Honolulu / Waialae Kahala 96816

Permit No.: 798705

Specific Address of Violation: 4057 Koko Drive

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 16 Section 16-1.1 UBC 108.1 Amended	A survey for the overall height of the dwelling on the lot, and the location of the building on the lot is required.
ROH 1990, as amended, Chapter 18 Section 18-5.1(b)	The floor to ceiling height at the garage level has been increased by 6 inches. The overall height of the structure, and the height at the garage level is not per the approved plan.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP work is hereby ordered.

You are hereby ordered to obtain permit(s) and/or correct violation by October 6, 2017.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please submit the survey before starting work.  
 Please obtain a revision to the permit for the height.

Inspector:

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting

JobId: 60806621

ExternalId: 060741024-004

Initial Print Date: Wednesday September 6, 2017 8:37 am

Page 1 of 1



# Notice of Violation

Violation No.: **2017/NOV-08-183 (BV)**

Date: **August 31, 2017**

**Owner(s)**

Zhang, Joe  
 1349 17TH AVENUE  
 HONOLULU, HI 96816

Liang, Kun Hang  
 4057 Koko Drive  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

ACZON, Eliezer Y.  
 dba E.Y. Aczon Architects  
 1190 Kailama Pl  
 HONOLULU, HI 96825

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-014:052 4057 KOKO DR Honolulu / Waiialae Kahala 96816**

Specific Address of Violation: **4057 Koko Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s)  
 and Section(s)

Violation(s)

**ROH 1990, as amended, Chapter 18  
 Section 18-3.1**

**A building permit is required for the following:**  
 1) The CRM retaining wall at the right side of the property,  
 approximately 9 feet high and 60 feet long.  
 2) The CRM retaining wall at the rear of the property.  
 3) The CRM fence wall at the left of the property, approximately 3  
 feet high and 80 feet long.  
 4) The CMU retaining wall in the middle of the property,  
 approximately 14 feet high and 60 feet long.

**ROH 1990, as amended, Chapter 18  
 Section 18-6.2(d)**

**The building permit fee will be doubled for starting work without a  
 building permit.**

You are hereby ordered to obtain permit(s) and/or correct violation by September 30, 2017.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified  
 time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please obtain the necessary permits within the time specified herein.

Inspector:

Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting

JobId: 60758257

ExternalId: 060741024-002

Initial Print Date: Thursday August 31, 2017 10:07 am

Page 1 of 1







# BUILDING PERMIT INFORMATION

PERMIT NUMBER: **798702**      ISSUE DATE: **02/06/2017**      Location Permit Issued: **FMB**  
 TAX MAP KEY: **3-3-014-052**      LOT SIZE: **10,555 Sq. Ft.**      Location Job Created: **FMB**  
 PRIMARY ADDRESS: **4057 KOKO DR Honolulu / Waiialae Kahala 9681**  
 Site Address (if other than primary):

**PROJECT:** (BP #798702) [TMK: 33014052] (TPR) 4055 KOKO DR // Kun Hang Liang Residence – New 3-story SFD. (FRONT DWELLING) [eplans multi application project: complete plan set on A2016-11-1199 - all reviews and approvals for A2016-11-1199 & A2016-12-0479] \*\*\*3/27/18 APPROVED REVISED PLANS TO SHOW SPECIFIED FINISHED FLOOR ELEVATION AND CMU DETAILS. BP #798702/A\*\*\* \*\* 6/21/18 Adding General Contractor TJJJ Corp (Randal Phan) & Changing Electrical Contractor from EK Electric LLC to TJJJ Corp, also Plumbing Contractor changed from AMKO Construction to TJJJ Corp per authorization form Owners Kun Hang Liang & Karen Tam \*\*\*08/03/18 APPROVED REVISED PLANS TO SHOW CHANGE IN FLOOR PLAN AND TO CONVERT TO WETBAR BP#798702/B\*\*\* \*\* 6/24/2019 Approved revised plans to show removal of recreation room walls, exterior elevation details, and changes to beam type.\*\*\*

Proposed Use: **SFD**      Floor Level:

**APPLICANT:** Jenken Pacific, Bill Wong      Contact Info: Phone: (808) 356-8788 Email: Jenken2@jenkenarch.com

**OWNER:** Liang, Kun Hang      Contact Info: none

**PLAN MAKER:** Aczon, Eliezer Y., dba E.Y. Aczon Architects      Contact Info: (808) 395-8422, (808) 781-54 Lic. No. AR7678

**GENERAL:** T J J J CORP      Contact Info: PH: (808) 282-4987, (808) 39 Lic. No. CT32399

**ELECTRICAL:** T J J J CORP      Contact Info: PH: (808) 282-4987, (808) 39 Lic. No. CT32399  
 Electrical Phases: 1,2,4,5,7,9a

**PLUMBING:** T J J J CORP      Contact Info: PH: (808) 282-4987, (808) 39 Lic. No. CT32399  
 Plumbing Phases: 1,2abc,6b

**NATURE OF WORK**  
 Electrical Work Y      New Building Y      Other DRIVEWAY  
 Plumbing Work Y      Retaining Wall Y      Solar Y

**RIGHT OF WAY WORK**  
 Driveway: New: Y Existing N Private N  
 Curbing Types:      Driveway Types: Concrete  
 Linear Ft. of Sidewalk:      Linear Ft. of Curbing:      Linear Ft. of Driveway: 12'-0" & 13'-0"

**SEWAGE** Sewage Disposal Type: Existing      Sewage Disposal Method: Public Sewer      SCP No.: 2017/SCP-0007

**RETROFIT** Showers to be Replaced:      Faucets to be Replaced:      Urinals to be Replaced:      Toilets to be Replaced:

Major Occupancy Group: Commercial Hotel Industrial Residential

Type of Construction	No. of Stories	Flood Hazard Dist	Floor Area (Sq. Ft.)
Minimum:	Existing: 0	N/A	Existing:
Actual:	Final: 3	Exempt:	New: 5,001
		Complied:	Total: 5,001

Occupancy Group: **R-3 Dwelling**      Occupancy Class: **01 - Single Family**  
 Structure Code: **51 - SINGLE FAMILY**      Ownership: **01 - Private**

C.O. Required	<input checked="" type="checkbox"/>	Affidavit Required	<input type="checkbox"/>	WORK WILL ADD DEL	Accepted Value of Work: \$875,000	Fee Waived	<input type="checkbox"/>
Require Special Insp	<input type="checkbox"/>	Require Rest Covenant	<input checked="" type="checkbox"/>	Residential Units 1	PERMIT FEE: \$6,852.50	Vio. Cited	<input type="checkbox"/>
Require Called Insp	<input type="checkbox"/>	Hotel Room		Ewa Impact Fee Assessed	<input type="checkbox"/>	Vio. Fee Waived	<input type="checkbox"/>

Remarks: **NEED DEMO PERMIT**

**ZONING AND LUO DATA**      TMK: 3-3-014-052  
 Development Plan Areas: Primary Urban Center  
 Flood Zones: Beyond 500 Year Flood Plain  
 Height Limit: 25' unless sloping  
 Historic Site Register: None  
 Lot Restriction: None  
 Slide Area: None  
 SMA / Shoreline: Not in SMA  
 Special Districts: Not in Special District  
 State Land Use: Urban District  
 Street Setback: NONE  
 Zoning (LUO): R-3 Residential District

**NOTES**  
**Solar Clauses**

APPLICATION NO: **A2016-11-1199**      ExternalID: 058915696-002      JobID: 58915703

# BUILDING PERMIT INFORMATION

Panels to be installed per preapproved details, MM#88-1(1), (2) 4x8 #of panels, tank location at laundry area. Roof framing is wood construction and the mounting system is a pre-manufactured type.

**Electrical Clauses**

Only 1 meter(s) allowed. No additional meters on property. Repair/replacement only.

DATE CREATED: 11/23/2016      Plan Checker: Rusarin Yoshikane      Contact Info: Jenken Pacific Daysha Madiaga & 808-356-8788

**INSPECTIONS**

Createddate	Process Description	Outcome	Datecompleted	Assignedstaff
02/08/2017	Bldg Insp conduct BP site insp	Work Not Started	02/08/2017	SYANG
02/08/2017	Bldg Insp conduct BP site insp	Work Not Started	02/28/2017	SYANG
02/28/2017	Bldg Insp conduct BP site insp	Work Not Started	03/08/2017	SYANG
03/08/2017	Bldg Insp conduct BP site insp	Ongoing	05/05/2017	SYANG
05/05/2017	Bldg Insp conduct BP site insp	Unable To Enter	06/27/2017	SYANG
06/28/2017	Bldg Insp conduct BP site insp	Ongoing	08/29/2017	SYANG
08/29/2017	Bldg Insp conduct BP site insp	Ongoing	09/20/2017	SYANG
09/20/2017	Bldg Insp conduct BP site insp	Ongoing	10/16/2017	SYANG
10/16/2017	Bldg Insp conduct BP site insp	Ongoing	02/06/2018	SYANG
02/06/2018	Bldg Insp conduct BP site insp	Ongoing	06/07/2018	SYANG
06/07/2018	Bldg Insp conduct BP site insp	Ongoing	06/18/2018	SYANG
06/18/2018	Bldg Insp conduct BP site insp	Ongoing	08/09/2018	SYANG
08/09/2018	Bldg Insp conduct BP site insp	Unable To Enter	01/25/2019	SYANG
01/25/2019	Bldg Insp conduct BP site insp	Unable To Enter	04/17/2019	SYANG
04/17/2019	Bldg Insp conduct BP site insp	Unable To Enter	04/17/2019	EMARABULAS
04/17/2019	Bldg Insp conduct BP site insp	Ongoing	06/19/2019	SYANG
06/19/2019	Bldg Insp conduct BP site insp	Ongoing	07/09/2019	SYANG
07/09/2019	Bldg Insp conduct BP site insp	Ongoing	07/18/2019	SYANG
07/18/2019	Bldg Insp conduct BP site insp	Ongoing	07/19/2019	SYANG
07/19/2019	Bldg Insp conduct BP site insp	Ongoing	07/26/2019	SYANG
07/26/2019	Bldg Insp conduct BP site insp	Complete	08/21/2019	SYANG
02/06/2017	Elec Insp conduct BP site insp	Ongoing	06/18/2018	TYOUNGOSBORNE
06/18/2018	Elec Insp conduct BP site insp	Ongoing	08/10/2018	TYOUNGOSBORNE
08/10/2018	Elec Insp conduct BP site insp	Ongoing	09/11/2018	TYOUNGOSBORNE
09/11/2018	Elec Insp conduct BP site insp	Ongoing	09/17/2018	TYOUNGOSBORNE
09/17/2018	Elec Insp conduct BP site insp	Ongoing	09/28/2018	TYOUNGOSBORNE
09/28/2018	Elec Insp conduct BP site insp	Complete	02/20/2019	TYOUNGOSBORNE
06/10/2019	Elec Insp conduct BP site insp	Complete	08/05/2019	TYOUNGOSBORNE
02/06/2017	Plumb Insp conduct BP site insp	Ongoing	06/27/2018	BHIRAIWA
06/27/2018	Plumb Insp conduct BP site insp	Ongoing	08/10/2018	BHIRAIWA
08/10/2018	Plumb Insp conduct BP site insp	Ongoing	09/26/2018	BHIRAIWA
09/26/2018	Plumb Insp conduct BP site insp	Ongoing	11/05/2018	BHIRAIWA
11/05/2018	Plumb Insp conduct BP site insp	Ongoing	12/21/2018	BHIRAIWA
12/21/2018	Plumb Insp conduct BP site insp	Ongoing	02/06/2019	BHIRAIWA
02/06/2019	Plumb Insp conduct BP site insp	Complete	02/15/2019	BHIRAIWA
06/10/2019	Plumb Insp conduct BP site insp	Complete	08/02/2019	BHIRAIWA

# BUILDING PERMIT INFORMATION

PERMIT NUMBER: **798705**      ISSUE DATE: **02/06/2017**      Location Permit Issued: **FMB**  
 TAX MAP KEY: **3-3-014:052**      LOT SIZE: **10,555 Sq. Ft.**      Location Job Created: **FMB**

PRIMARY ADDRESS: **4057 KOKO DR Honolulu / Waialae Kahala 9681**  
 Site Address (if other than primary):

PROJECT: **(BP #798705) [TMK: 33014052] (TPR) 4057 Koko Dr // Joe Zhang -- New 3-story SFD. (BACK DWELLING)**  
**[explains multi application project: complete plan set on A2016-11-1199 - all reviews and approvals for A2016-11-1199 & A2016-12-0479] [THIRD PARTY REVIEW] \*\*\*3/27/18 APPROVED REVISED PLANS TO SHOW SPECIFIED FINISHED FLOOR ELEVATION AND CMU DETAILS. BP #798705/A\*\*\***

Proposed Use: **SFD**      Floor Level:

APPLICANT:	Jenken Pacific, Bill Wong	Contact Info: Phone: (808) 356-8788 Email: Jenken2@jenkenarch.com
OWNER:	Zhang, Joe	Contact Info: (808) 741-2567
PLAN MAKER:	Aczon, Eliezer Y., dba E.Y. Aczon Architects	Contact Info: (808) 395-8422, (808) 781-54 Lic. No. AR7678
GENERAL:	NONE	Contact Info: none Lic. No.
ELECTRICAL:	EK ELECTRIC LLC Electrical Phases: 1,2,4,6,79a	Contact Info: / PH: (808) 282-8866 Lic. No. CT24614
PLUMBING:	AMKO CONSTRUCTION, c/o: Charlie Chu Plumbing Phases: 1,2abc,6b	Contact Info: PH: (808) 306-3999 Lic. No. CT19167

**NATURE OF WORK**

Electrical Work Y	New Building Y	Plumbing Work Y
Solar Y		

**RIGHT OF WAY WORK**

Driveway: New: N Existing N Private N	Curbing Types:	Driveway Types: Concrete
Sidewalk Types:	Linear Ft. of Curbing:	Linear Ft. of Driveway:

**SEWAGE** Sewage Disposal Type: **Existing**      Sewage Disposal Method: **Public Sewer**      SCP No.:

**RETROFIT**

Showers to be replaced:	Faucets to be Replaced:	Urinals to be Replaced:	Toilets to be Replaced:
Major Occupancy Group:	Commercial    Hotel    Industrial    Residential		
Type of Construction	No. of Stories	Flood Hazard Dist	Floor Area (Sq. Ft.)
Minimum:	Existing: 0	N/A	Existing:
Actual:	Final: 3	Exempt:	New: 5,390
		Complied:	Total: 5,390

Occupancy Group: <b>R-3 Dwelling</b>	Occupancy Class: <b>01 - Single Family</b>
Structure Code: <b>51 - SINGLE FAMILY</b>	Ownership: <b>01 - Private</b>

C.O. Required <input type="checkbox"/>	Affidavit Required <input type="checkbox"/>	WORK WILL <b>ADD DEL</b>	Accepted Value of Work: <b>\$925,000</b> Fee Waived <input type="checkbox"/>
Require Special Insp <input type="checkbox"/>	Require Rest Covenant <input checked="" type="checkbox"/>	Residential Units <b>1</b>	PERMIT FEE: <b>\$7,077.50</b> Vio. Cited <input type="checkbox"/>
Require Called Insp <input type="checkbox"/>	Hotel Room	Ewa Impact Fee Assessed <input type="checkbox"/>	Vio. Fee Waived <input type="checkbox"/>

Remarks: **\*\*\*NEED DEMO PERMIT**

**ZONING AND LUO DATA**

TMK: 3-3-014:052

Development Plan Areas	Primary Urban Center
Flood Zones	Beyond 500 Year Flood Plain
Height Limit	25' unless sloping
Historic Site Register	None
Lot Restriction	None
Site Area	None
SMA / Shoreline	Not in SMA
Special Districts	Not in Special District
State Land Use	Urban District
Street Setback	NONE
Zoning (LUO)	R-5 Residential District

**NOTES**

**Solar Clauses**

Panels to be installed per preapproved details. MM#88-1(1), (2) 4x8 #of panels, tank location at laundry area. Roof framing is wood construction and the mounting system is a pre-manufactured type.

**Electrical Clauses**

Only 1 meter allowed. No additional meters on property. Repair/replacement only.

DATE CREATED: 12/12/2016      Plan Checker: Third Party Reviewer      Contact Info: Jenken Pacific Daysha Madriaga & 808-356-8788

APPLICATION NO.: **A2016-12-0479**      ExternalID: 058915696-003      JobID: 59013356

# BUILDING PERMIT INFORMATION

## INSPECTIONS

<u>Createddate</u>	<u>Process Description</u>	<u>Outcome</u>	<u>Datecompleted</u>	<u>Assignedstaff</u>
02/06/2017	Bldg Insp conduct BP site insp	Work Not Started	02/28/2017	SYANG
02/28/2017	Bldg Insp conduct BP site insp	Work Not Started	03/08/2017	SYANG
03/08/2017	Bldg Insp conduct BP site insp	Ongoing	05/05/2017	SYANG
05/05/2017	Bldg Insp conduct BP site insp	Ongoing	06/27/2017	SYANG
06/28/2017	Bldg Insp conduct BP site insp	Ongoing	08/29/2017	SYANG
08/29/2017	Bldg Insp conduct BP site insp	Ongoing	09/20/2017	SYANG
09/20/2017	Bldg Insp conduct BP site insp	No Progress	10/03/2017	SYANG
10/04/2017	Bldg Insp conduct BP site insp	Ongoing	10/16/2017	SYANG
10/16/2017	Bldg Insp conduct BP site insp	Ongoing	02/06/2018	SYANG
02/06/2018	Bldg Insp conduct BP site insp	Unable To Enter	06/07/2018	SYANG
06/07/2018	Bldg Insp conduct BP site insp	Ongoing	06/18/2018	SYANG
06/18/2018	Bldg Insp conduct BP site insp	Ongoing	08/09/2018	SYANG
08/09/2018	Bldg Insp conduct BP site insp	Unable To Enter	10/15/2018	SYANG
10/15/2018	Bldg Insp conduct BP site insp	Ongoing	01/25/2019	SYANG
01/25/2019	Bldg Insp conduct BP site insp	Ongoing	01/30/2019	SYANG
01/30/2019	Bldg Insp conduct BP site insp	Unable To Enter	04/17/2019	SYANG
04/17/2019	Bldg Insp conduct BP site insp	Unable To Enter	07/09/2019	SYANG
07/09/2019	Bldg Insp conduct BP site insp	Ongoing	07/18/2019	SYANG
07/18/2019	Bldg Insp conduct BP site insp	Ongoing	07/19/2019	SYANG
07/19/2019	Bldg Insp conduct BP site insp	Ongoing	07/26/2019	SYANG
07/26/2019	Bldg Insp conduct BP site insp	Ongoing	08/21/2019	SYANG
08/21/2019	Bldg Insp conduct BP site insp	Complete	10/10/2019	SYANG
02/06/2017	Elec Insp conduct BP site insp	Ongoing	02/13/2017	LPROCHNOW
02/13/2017	Elec Insp conduct BP site insp	Ongoing	12/13/2017	TYOUNGOSBORNE
12/13/2017	Elec Insp conduct BP site insp	Ongoing	02/21/2018	TYOUNGOSBORNE
02/21/2018	Elec Insp conduct BP site insp	Ongoing	10/26/2018	TYOUNGOSBORNE
10/26/2018	Elec Insp conduct BP site insp	Complete	10/29/2018	TYOUNGOSBORNE
02/06/2017	Plumb Insp conduct BP site insp	Ongoing	06/29/2017	BHIRAIWA
06/29/2017	Plumb Insp conduct BP site insp	Ongoing	09/11/2017	BHIRAIWA
09/11/2017	Plumb Insp conduct BP site insp	Ongoing	10/16/2017	BHIRAIWA
10/16/2017	Plumb Insp conduct BP site insp	Ongoing	11/13/2017	BHIRAIWA
11/13/2017	Plumb Insp conduct BP site insp	Ongoing	12/20/2017	BHIRAIWA
12/20/2017	Plumb Insp conduct BP site insp	Ongoing	01/30/2018	BHIRAIWA
01/30/2018	Plumb Insp conduct BP site insp	Ongoing	03/05/2018	BHIRAIWA
03/05/2018	Plumb Insp conduct BP site insp	Ongoing	04/10/2018	BHIRAIWA
04/10/2018	Plumb Insp conduct BP site insp	Ongoing	05/22/2018	BHIRAIWA
05/22/2018	Plumb Insp conduct BP site insp	Complete	06/21/2018	BHIRAIWA

### History Report

As Of: Aug 11, 2022 15:08:06

Notice of Violation: 2019/NOV-01-184 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Mar 2, 2019 00:00:00
Referral Permit No. :	798702
Special Instructions	Please provide a survey within the time specified herein.
Stabilize/Protect	N
Stop Work Immediately	N
Advertisement Information	
Advertisement Verification Date	
Completed Date	Jul 9, 2019 08:14:00
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jan 30, 2019 00:00:00
Date Violation Corrected	Feb 23, 2019 00:00:00
Description	DV 4055 Koko Dr [TMK: 33014052] A portion of the new CMU wall maybe encroached into the neighbors property
DPP Inspectors	Scott Yang
GPInspectionTime	
GPInspectionZone	
GPISchedStartDate	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7885140
Inspector's Report	
Issue Date	
Job Importance	
Job Location	4055 Koko Dr

Last Bldg Insp Date	Jul 9, 2019 08:12:51
NOCSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date:	
Number of Bedrooms	
Outsider Exact Match	N
Parent Job (Internal ID)	64544715
User Id	
Violation Address (Multiple Addresses)	4056 Koko Dr
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Inspection with LDD Inspector E. Casbro. No pins. Driveway DG-1. R-29A? (Last updated on Apr 17, 2019 07:25:27 by SCOTT YANG)
Inspector Notes (Unlocked)	Inspection by LDD inspector with contractor. Contractor informed to correct driveway. (Last updated on May 2, 2019 07:51:42 by SCOTT YANG)
Inspector Notes (Unlocked)	Inspection by the LDD inspector with the approved plan showed the driveway are not per the approved plan, and the (Last updated on May 17, 2019 07:34:48 by SCOTT YANG)
Inspector Notes (Unlocked)	Meeting with contractor in regards to corrective action. Contractor to meet with other property owner to correct. Extension requested for both properties. Extension recommend till 07-18-19. (Last updated on Jun 19, 2019 07:40:59 by SCOTT YANG)
Inspector Notes (Unlocked)	Spoke with contractor for the right side, regarding correction. (Last updated on Jul 2, 2019 07:20:42 by SCOTT YANG)
Inspector Notes (Unlocked)	Survey provided. (Last updated on Jul 9, 2019 08:13:59 by SCOTT YANG)
<b>Processes</b>	
Create Advisory (Completed on Jan 28, 2019 09:23:28 by SCOTT YANG with outcome "Advisory NOT required")	
<b>Assignments</b>	
SCOTT YANG	
Draft and Review NOV (Completed on Jan 30, 2019 08:03:56 by CHARLIE FROMMER with outcome "Approved by supervisor")	
<b>Assignments</b>	
CHARLIE FROMMER	
Determine Type of Inspection (Completed on Jan 30, 2019 08:04:13 by CHARLIE FROMMER with outcome "Requires building inspection")	

**Assignments**

CHARLIE FROMMER

Perform building inspection (Completed on Apr 17, 2019 07:06:41 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on May 2, 2019 07:33:46 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on May 17, 2019 07:26:06 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Jun 19, 2019 07:32:44 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Jul 2, 2019 07:17:40 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Jul 9, 2019 08:12:51 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Close Advisory subjob (Completed on Jul 9, 2019 08:13:59 by SCOTT YANG with outcome "Advisory removed")

**Assignments**

SCOTT YANG

Close NOV File (Completed on Jul 9, 2019 08:14:00 by SCOTT YANG with outcome "Closed")

**Assignments**

SCOTT YANG

**Relationships**

associated with: TMK: 33014052 POID: 148068 TaxPin: 148068

Code Section: Ch. 16 Sec. 16-1.1 IBC 109 Amended

Correction Remarks

Violation Description

A survey of your property is required to verify that no portion of the new CMU wall, at the left, or concrete driveway, at the front, projects into the neighboring property or City and County right of way.

Contractor: TJJJ Corp.,

Additional Customer Info

Other Contact Info

is related to: No. 1678581 SCOTT YANG Photos [Photos]

is related to: No. 1679156 CHARLIE FROMMER NOV report [POSSE Reports (Letters)]

is related to: No. 1679198 KAREN TOKUMOTO [Scanned document]

is related to: No. 1733434 SCOTT YANG Customer submittal [Scanned document]

Owner: Liang, Kun Hang

Additional Customer Info

Other Contact Info

Owner: Peng, Elaine

Additional Customer Info

Other Contact Info

Owner: Tam, Karen

Additional Customer Info

Other Contact Info

Owner: Zhang, Joe

Additional Customer Info

Other Contact Info

As Of: Aug 11, 2022 15:03:28

Notice of Violation: 2017/NOV-09-019 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Oct 6, 2017 00:00:00
Referral Permit No.:	798705
Special Instructions	Please submit the survey before starting work. Please obtain a revision to the permit for the height.
Stabilize/Protect	N
Stop Work Immediately	N
Advertisement Information	
Advertisement Verification Date	
Completed Date	Jul 2, 2018 08:10:46
Correcsion Remarks Edit	
Date Extension Expires	
Date NOV Issued	Sep 6, 2017 00:00:00
Date/Violation/Corrected	Dec 13, 2017 00:00:00
Description	BV 4057 Koko Drive BV 4057 Koko Drive Not following approved plan.
DPP Inspectors	Scott Yang
GPInspectionTime	
GPInspectionZone	
GPSchedStartDate	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688140
Inspector's Report	
Issue Date	
Job Importance	
Job Location	4057 Koko Dr

Aug 11, 2022 15:03:35

NOV (Objectld 00806621)

Database: HNLP

Last Bldg Insp Date	Jul 2, 2018 08:09:56
NOOSubjectCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	60741024
User Id	
Violation Address (Multiple Addresses)	4057 Koko Drive
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Inspection with contractor with plan. Overall height 27'-2" plan shows 28' plus. Pending revision work can start again. (Last updated on Sep 20, 2017 08:19:39 by SCOTT YANG)
Inspector Notes (Unlocked)	Owner requested an extension plans submitted to third party. (Last updated on Oct 16, 2017 07:35:32 by SCOTT YANG)
Inspector Notes (Unlocked)	Permit issuance section reviewing plan to issue. Third party. Owner requested an extension. (Last updated on Dec 13, 2017 07:30:55 by SCOTT YANG)
Inspector Notes (Unlocked)	Owner requested an extension. (Last updated on Feb 6, 2018 07:39:25 by SCOTT YANG)
Inspector Notes (Unlocked)	Call to owner/contractor for inspection with plan. (Last updated on Jun 6, 2018 07:59:08 by SCOTT YANG)
Inspector Notes (Unlocked)	Inspection with owner/contractor regarding outstanding height survey. Architect to provide letter. (Last updated on Jun 18, 2018 08:52:39 by SCOTT YANG)
Inspector Notes (Unlocked)	Building permit 811795. (Last updated on Jul 2, 2018 08:10:46 by SCOTT YANG)
<b>Processes</b>	
Create Advisory (Completed on Sep 6, 2017 08:00:29 by SCOTT YANG with outcome "Advisory NOT required")	
<b>Assignments</b>	
SCOTT YANG	
Draft and Review NOV (Completed on Sep 6, 2017 08:37:35 by ANDREW WENSKA (INACTIVE 1/2/2018) with outcome "Approved by supervisor")	
<b>Assignments</b>	
ANDREW WENSKA (INACTIVE 1/2/2018)	

SCOTT YANG  
Determine Type of Inspection (Completed on Sep 6, 2017 08:37:40 by ANDREW WENSKA (INACTIVE 1/2/2018) with outcome "Requires building inspection")  
**Assignments**  
ANDREW WENSKA (INACTIVE 1/2/2018)  
Perform building inspection (Completed on Sep 20, 2017 07:50:37 by SCOTT YANG with outcome "Performed")  
**Assignments**  
SCOTT YANG  
Perform building inspection (Completed on Oct 3, 2017 19:28:58 by SCOTT YANG with outcome "Performed")  
**Assignments**  
SCOTT YANG  
Perform building inspection (Completed on Oct 16, 2017 07:16:38 by SCOTT YANG with outcome "Performed")  
**Assignments**  
SCOTT YANG  
Perform building inspection (Completed on Dec 7, 2017 08:12:37 by SCOTT YANG with outcome "Performed")  
**Assignments**  
SCOTT YANG  
Perform building inspection (Completed on Dec 13, 2017 07:17:00 by SCOTT YANG with outcome "Performed")  
**Assignments**  
SCOTT YANG  
Perform building inspection (Completed on Feb 6, 2018 07:28:31 by SCOTT YANG with outcome "Performed")  
**Assignments**  
SCOTT YANG  
Perform building inspection (Completed on Jun 6, 2018 07:06:21 by SCOTT YANG with outcome "Performed")  
**Assignments**  
SCOTT YANG  
Perform building inspection (Completed on Jun 16, 2018 07:37:03 by SCOTT YANG with outcome "Performed")  
**Assignments**  
SCOTT YANG  
Perform building inspection (Completed on Jul 2, 2018 08:09:56 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Close Advisory subjob (Completed on Jul 2, 2018 08:10:46 by SCOTT YANG with outcome "Advisory removed")

**Assignments**

SCOTT YANG

Close NOV File (Completed on Jul 2, 2018 08:10:46 by SCOTT YANG with outcome "Closed")

**Assignments**

SCOTT YANG

**Relationships**

Architect: ACZON, EUEZER Y

Additional Customer Info

Other Contact Info

associated with: TMK: 33014052 POID: 148068 TaxPin: 148068

Code Section: Ch. 16 Sec. 16-1.1 UBC 108.1 Amended

Correction Remarks

Violation Description

A survey for the overall height of the dwelling on the lot, and the location of the building on the lot is required.

Code Section: Ch. 18 Sec. 18-5.1(b)

Correction Remarks

Violation Description

The floor to ceiling height at the garage level has been increased by 6 inches. The overall height of the structure, and the height at the garage level is not per the approved plan.

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks

Violation Description

STOP work is hereby ordered.

is related to: No. 1508105 ANDREW WENSKA NOV report [POSSE Reports (Letters)]

is related to: No. 1508135 KAREN TOKUMOTO [Scanned document]

Owner: Liang, Kun Hang

Additional Customer Info

Other Contact Info

Owner: Zhang, Joe

Additional Customer Info

Other Contact Info

**History Report**

As Of: Aug 11, 2022 15:02:35

Notice of Violation: 2017/NOV-08-183 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Sep 30, 2017 00:00:00
Referral Permit No.:	
Special Instructions	Please obtain the necessary permits within the time specified herein.
Stabilize/Protect	N
Stop Work Immediately	N
Advertisement Information	
Advertisement Verification Date	
Completed Date	Feb 6, 2018 07:39:26
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Aug 31, 2017 00:00:00
Date Violation Corrected	Dec 13, 2017 00:00:00
Description	BV 4057 Koko Drive 4057 Koko Dr - CRM and CMU retaining walls without a building permit.
DPP Inspectors	Scott Yang
GP Inspection Time	
GP Inspection Zone	
GP Scheduled Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688140
Inspector's Report	
Issue Date	
Job Importance	
Job Location	4057 Koko Dr

Aug 11, 2022 15:02:42

NOV (ObjectID 60758257)

Database: HNLP

Last Bldg Insp Date	Feb 6, 2018 07:23:47
NOOSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	60741024
User Id	
Violation Address (Multiple Addresses)	4057 Koko Drive
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Inspection with contractor regarding status. (Last updated on Sep 20, 2017 08:19:40 by SCOTT YANG)
Inspector Notes (Unlocked)	Owner requested an extension plans submitted to third party. (Last updated on Oct 16, 2017 07:35:32 by SCOTT YANG)
Inspector Notes (Unlocked)	Owner requested an extension. Permit application A2017-09-0295 processing. (Last updated on Oct 16, 2017 08:42:06 by SCOTT YANG)
Inspector Notes (Unlocked)	Permit issuance section reviewing plan to issue. Third party. Owner requested an extension. (Last updated on Dec 13, 2017 07:30:56 by SCOTT YANG)
Inspector Notes (Unlocked)	BP 811795 obtained. (Last updated on Feb 6, 2018 07:39:25 by SCOTT YANG)
<b>Processes</b>	
Create Advisory (Completed on Aug 31, 2017 09:18:54 by SCOTT YANG with outcome "Advisory created")	
<b>Assignments</b>	
SCOTT YANG	
Update Advisory (Completed on Aug 31, 2017 09:19:04 by SCOTT YANG with outcome "Advisory created")	
<b>Assignments</b>	
SCOTT YANG	
Draft and Review NOV (Completed on Aug 31, 2017 10:42:58 by ANDREW WENSKA (INACTIVE 1/2/2016) with outcome "Approved by supervisor")	
<b>Assignments</b>	
ANDREW WENSKA (INACTIVE 1/2/2016)	
SCOTT YANG	

Determine Type of Inspection (Completed on Aug 31, 2017 10:43:05 by ANDREW WENSKA (INACTIVE 1/2/2018) with outcome "Requires building inspection")

**Assignments**

ANDREW WENSKA (INACTIVE 1/2/2018)

Perform building inspection (Completed on Sep 20, 2017 07:46:31 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Oct 3, 2017 19:26:36 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Oct 16, 2017 07:18:28 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Oct 16, 2017 08:40:55 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Dec 7, 2017 08:12:11 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Dec 13, 2017 07:20:24 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Feb 6, 2018 07:23:47 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Close Advisory subjob (Completed on Feb 6, 2018 07:39:26 by SCOTT YANG with outcome "Advisory removed")

**Assignments**

SCOTT YANG

Close NOV File (Completed on Feb 6, 2018 07:39:26 by SCOTT YANG with outcome "Closed")

**Assignments**

SCOTT YANG

**Relationships**

Architect: ACZON, ELIEZER Y

Additional Customer Info

Other Contact Info

associated with: TMK: 33014052 POID: 148068 TaxPin: 148068

Code Section: Ch. 18 Sec. 18-3.1

Correction Remarks

Violation Description

A building permit is required for the following:

- 1) The CRM retaining wall at the right side of the property, approximately 9 feet high and 80 feet long.
- 2) The CRM retaining wall at the rear of the property.
- 3) The CRM fence wall at the left of the property, approximately 3 feet high and 80 feet long.
- 4) The CMU retaining wall in the middle of the property, approximately 14 feet high and 80 feet long.

Code Section: Ch. 18 Sec. 18-6.2(d)

Correction Remarks

Violation Description

The building permit fee will be doubled for starting work without a building permit.

is related to: No. 1504184 SCOTT YANG Photos [Photos]

is related to: No. 1504185 SCOTT YANG Photos [Photos]

is related to: No. 1504188 ANDREW WENSKA NOV report [POSSE Reports (Letters)]

is related to: No. 1504239 KAREN TOKUMOTO [Scanned document]

Owner: Liang, Kun Hang

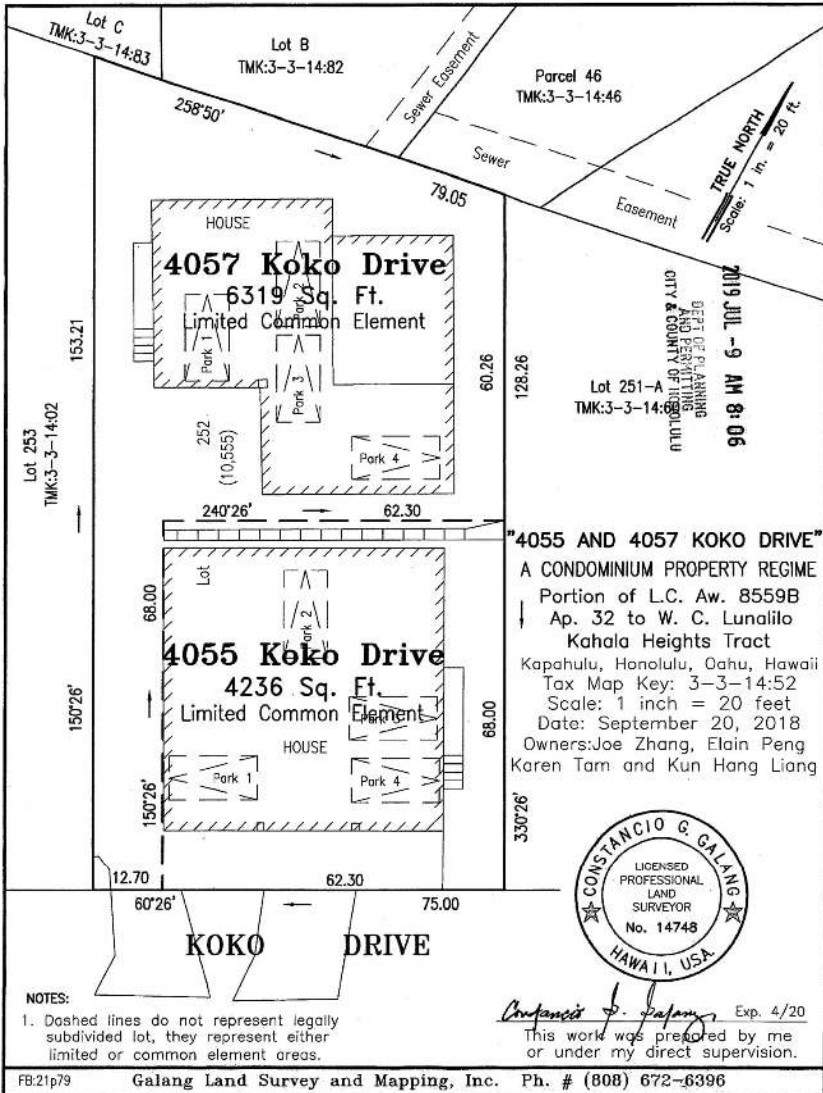
Additional Customer Info

Other Contact Info

Owner: Zhang, Joe

Additional Customer Info

Other Contact Info





DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2019/NOV-01-184 (BV)**

Date: **January 30, 2019**

Owner(s)

Zhang, Joe  
 4057 Koko Drive  
 Honolulu, HI 96816

Liang, Kun Hang  
 4055 Koko Drive  
 Honolulu, HI 96816

Tam, Karen  
 155 N Beretania St, #1301  
 Honolulu, HI 96817

Peng, Elaine  
 4057 Koko Drive  
 Honolulu, HI 96816

Contractor(s)

Tenant/Violator

Architect/Plan Maker

**Contractor:**

TJJJ Corp.  
 Attn: Randal Phan  
 1198 Bishop Street, #2410  
 Honolulu, HI 96813

Lessee

Agent

Engineer

TMK: **3-3-014-052 4057 KOKO DR Honolulu / Waialae Kahala 96816**

Permit No.: **798702**

Specific Address of Violation: **4055 Koko Dr**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s)  
 and Section(s)

Violation(s)

**ROH 1990, as amended, Chapter 16  
 Section 16-1.1 IBC 109 Amended**

**A survey of your property is required to verify that no portion of the new CMU wall, at the left, or concrete driveway, at the front, projects into the neighboring property or City and County right of way.**

You are hereby ordered to obtain permit(s) and/or correct violation by March 2, 2019.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please provide a survey within the time specified herein.

Inspector:

Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting

Jobid: **64564558**

Externalid: **064544715-002**

Initial Print Date: Wednesday January 30, 2019 7:06 am

Page 1 of 1



# Notice of Violation

Violation No.: **2019/NOV-01-184 (BV)**

Date: **January 30, 2019**

Owner(s)

Zhang, Joe  
 4057 Koko Drive  
 Honolulu, HI 96816

Liang, Kun Hang  
 4055 Koko Drive  
 Honolulu, HI 96816

Tam, Karen  
 155 N Beretania St, #1301  
 Honolulu, HI 96817

Peng, Elaine  
 4057 Koko Drive  
 Honolulu, HI 96816

Contractor(s)

Contractor:  
 TJJ Corp.  
 Attn: Randal Phan  
 1188 Bishop Street, #2410  
 Honolulu, HI 96813

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

TMK: **3-3-014:052 4057 KOKO DR Honolulu / Waiialae Kahala 96816**

Permit No.: **798702**

Specific Address of Violation: **4055 Koko Dr**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 16 Section 16-1.1 IBC 109 Amended	A survey of your property is required to verify that no portion of the new CMU wall, at the left, or concrete driveway, at the front, projects into the neighboring property or City and County right of way.

You are hereby ordered to obtain permit(s) and/or correct violation by March 2, 2019.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

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2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please provide a survey within the time specified herein.

Inspector:

Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting

JobId: 64564558

ExternalId: 064544715-002

Initial Print Date: Wednesday, January 30, 2019 8:03 am

Page 1 of 1



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2017/NOV-09-019 (BV)**

Date: **September 06, 2017**

Owner(s)

Zhang, Joe  
 1348 17TH AVENUE  
 HONOLULU, HI 96816

Liang, Kun-Hang  
 4057 Koko Drive  
 Honolulu, HI 96816

Contractor(s)

Tenant/Violator

Architect/Plan Maker

ACZON, Eliezer Y.  
 Jos E.Y. Aczon Architects  
 1190 Kalama Pl  
 HONOLULU, HI 96825

Lessee

Agent

Engineer

TMK: **3-3-014:052 4057 KOKO DR Honolulu / Waialae Kahala 96816**

Permit No.: **798705**

Specific Address of Violation: **4057 Koko Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s)  
 and Section(s)

Violation(s)

**ROH 1990, as amended, Chapter 16  
 Section 16-1.1 UBC 108.1 Amended**

**A survey for the overall height of the dwelling on the lot, and the location of the building on the lot is required.**

**ROH 1990, as amended, Chapter 18  
 Section 18-5.1(b)**

**The floor to ceiling height at the garage level has been increased by 6 inches. The overall height of the structure, and the height at the garage level is not per the approved plan.**

**ROH 1990, as amended, Chapter 18  
 Section 18-7.5**

**STOP work is hereby ordered.**

You are hereby ordered to obtain permit(s) and/or correct violation by October 6, 2017.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please submit the survey before starting work.  
 Please obtain a revision to the permit for the height.

Inspector:

Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting

Jobid: 60806621

ExternalId: 060741024-004

Initial Print Date: Wednesday September 6, 2017 8:10 am

Page 1 of 1



**3615 SIERRA DR**

**BUILDING CODE VIOLATIONS:**

**(See the next pages for the documents)**



# Notice of Violation

Violation No.: **2021/NOV-06-042 (BV)**

Date: **June 08, 2021**

**Owner(s)**

Chiu, Yi-Sun  
 2308 Dole St.  
 Honolulu, Hawaii 96822-2410

Lei, Christy Z.  
 3615 Sierra Drive  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-032:039 3615 SIERRA DR Honolulu / Waialae Kahala 96816**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	A building permit is required for the demolition of the existing buildings on this property.
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	The permit fee shall be tripled for starting work without first obtaining a building permit.

You are hereby ordered to obtain permit(s) and/or correct violation by July 8, 2021. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions:

Inspector

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



# Notice of Violation

Violation No.: **2021/NOV-06-122 (BV)**

Date: **June 22, 2021**

**Owner(s)**

Chiu, Yi-Sun  
 2308 Dole St.  
 Honolulu, Hawaii 96822-2410

Lei, Christy Z.  
 3615 Sierra Drive  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kalia Place  
 Honolulu, HI 96825

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-032:039 3615 SIERRA DR Honolulu / Waiialae Kahala 96816**

**Specific Address of Violation: 3615-C Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 21 Section 21-3.70-1	<p>The approved plans associated with building permit #865576 do not comply with Ordinance 20-43. Per the ordinance, the maximum number of bathrooms per dwelling unit is four. The approved plans for dwelling unit 3615-C show five bathrooms (Sheet A117).</p> <p>The approved Site Plan (Sheet A102) does not show the percentage of impervious surface as required by 21-3.70-1 (c)(3) (G).</p>

You are hereby ordered to obtain permit(s) and/or correct violation by July 22, 2021. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Revise the approved plans within the timeframe identified herein or the building permit(s) shall be revoked.

Inspector

Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting



# Notice of Violation

Violation No.: **2021/NOV-06-122 (BV)**

Date: **June 22, 2021**

**Owner(s)**

Chiu, Yi-Sun  
 2308 Dole St.  
 Honolulu, Hawaii 96822-2410

Lei, Christy Z.  
 3615 Sierra Drive  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

Aczon, Elezer Y.  
 dba Aczon Architects  
 1190 Kaiama Place  
 Honolulu, HI 96825

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-032:039 3615 SIERRA DR Honolulu / Waialae Kahala 96816**

**Specific Address of Violation: 3615-C Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 21 Section 21-3.70-1	<p>The approved plans associated with building permit #865576 do not comply with Ordinance 20-43. Per the ordinance, the maximum number of bathrooms per dwelling unit is four. The approved plans for dwelling unit 3615-C show five bathrooms (Sheet A117).</p> <p>The approved Site Plan (Sheet A102) does not show the percentage of impervious surface as required by 21-3.70-1 (c)(3) (G).</p>

You are hereby ordered to obtain permit(s) and/or correct violation by July 22, 2021. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Revise the approved plans within the timeframe identified herein or the building permit(s) shall be revoked.

Inspector

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



# Notice of Violation

Violation No.: **2021/NOV-06-042 (BV)**

Date: **June 08, 2021**

**Owner(s)**

Chiu, Yi-Sun  
 2308 Dole St.  
 Honolulu, Hawaii 96822-2410

Lei, Christy Z.  
 3615 Sierra Drive  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-032:039 3615 SIERRA DR Honolulu / Waialae Kahala 96816**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	A building permit is required for the demolition of the existing buildings on this property.
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	The permit fee shall be tripled for starting work without first obtaining a building permit.

You are hereby ordered to obtain permit(s) and/or correct violation by July 8, 2021. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions:

Inspector   
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



# BUILDING PERMIT INFORMATION

PERMIT NUMBER: **865575**

ISSUE DATE: **06/16/2021**

Location Permit Issued: **FMB**

TAX MAP KEY: **3-3-032:039**

LOT SIZE: **19,066 Sq. Ft.**

Location Job Created: **FMB**

PRIMARY ADDRESS: **3615 SIERRA DR Honolulu / Waialae Kahala 96**

Site Address (if other than primary):

PROJECT: **(BP #865575) [TMK: 33032039] 3615 SIERRA DR UNIT A and 3615 SIERRA DR UNIT B // LEI / CHUN RESIDENCE - NEW 2-STORY 2FD W/ WETBAR \*\*\*\*7/22/21 CHANGE OF GENERAL CONTRACTOR from YI SUN CHIU to OWNER/ BUILDER- ZHEN YU ZENG per AUTHORIZATION FORM from OWNER\*\*\*\* [replans multi application project: All reviews and approvals on A2019-11-0748 for (A2019-11-0748, A2019-11-1300, A2019-11-1301, A2019-11-1302 & A2019-12-0398)]. \*\*\*\*10/19/2021 APPROVED revised plans to reduce scope of work, show reduction in floor areas and impervious surface areas. BP#865575/A\*\*\*\***

Proposed Use: **2FD**

Floor Level:

APPLICANT: <b>CHRISTY Z. LEI</b>	Contact Info: <b>(808) 225-4950</b>
OWNER: <b>CHRISTY Z. LEI</b>	Contact Info: <b>(808) 223-1442</b>
PLAN MAKER: <b>Aczon, Eliezer Y., dba E.Y. Aczon Architects</b>	Contact Info: <b>(808) 395-8422, (808) 781-54</b> Lic. No. <b>AR7678</b>
PLAN MAKER: <b>galangsurvey@gmail.com</b>	Contact Info: <b>(808) 672-6396</b> Lic. No. <b>LS14748</b>
ESCP COORDINATOR: <b>Aczon, Eliezer, E.Y. Aczon Architects</b>	Contact Info: <b>Phone: Email:</b>
CWPPP COORDINATOR: <b>NONE</b>	Contact Info: <b>Phone: Email:</b>

GENERAL: <b>NONE</b>	Contact Info: <b>OWNER/ BUILDER</b>	Lic. No.
ELECTRICAL: <b>SL Construction LLC, c/o Song Lin Zhang</b> Electrical Phases: <b>E2,4,5,6,7,9A,11,13B,15</b>	Contact Info: <b>(808) 799-7825</b>	Lic. No. <b>CT33587</b>
PLUMBING: <b>SL Construction LLC, c/o Song Lin Zhang</b> Plumbing Phases: <b>P1,2BCD</b>	Contact Info: <b>(808) 799-7825</b>	Lic. No. <b>CT33587</b>

**NATURE OF WORK**

Electrical Work <b>Y</b>	Fence <b>Y</b>	<b>New Building Y</b>
Plumbing Work <b>Y</b>	Solar <b>Y</b>	

**RIGHT OF WAY WORK**

Driveway: <b>New: N Existing Y Private N</b>	Curbing Types: <b>Linear Ft. of Curbing:</b>	Driveway Types: <b>Linear Ft. of Driveway:</b>
Sidewalk Types: <b>Linear Ft. of Sidewalk:</b>		

**SEWAGE** Sewage Disposal Type: Sewage Disposal Method: SCP No.:

**RETROFIT**

Showers to be replaced:	Faucets to be Replaced:	Urinals to be Replaced:	Toilets to be Replaced:
Major Occupancy Group:	Commercial Hotel Industrial Residential		
Type of Construction	No. of Stories	Flood Hazard Dist	Floor Area (Sq. Ft.)
Minimum:	Existing: <b>0</b>	N/A	Existing: <b>0</b>
Actual:	Final: <b>2</b>	Exempt: <b>5,235</b>	New: <b>5,235</b>
		Complied: <b>10,803</b>	Total: <b>10,803</b>

Occupancy Group: **R-3 Two Family Detached**      Occupancy Class: **02 - Two Family**  
 Structure Code: **52 - TWO FAMILY DETACHED**      Ownership: **01 - Private**

C.O. Required <input type="checkbox"/>	Affidavit Required <input type="checkbox"/>	WORK WILL <b>ADD DEL</b>	Accepted Value of Work: <b>\$1,814,144</b>	Fee Waived <input type="checkbox"/>
Require Special Insp <input checked="" type="checkbox"/>	Require Rest Covenant <input checked="" type="checkbox"/>	Residential Units <b>2 0</b>	PERMIT FEE: <b>\$12,275.00</b>	Vio. Cited <input type="checkbox"/>
Require Called Insp <input type="checkbox"/>	Hotel Room	Ewa Impact Fee Assessed <input type="checkbox"/>	Vio. Fee Waived <input type="checkbox"/>	

Remarks: **SEWER EASEMENT TOWARDS REAR OF PROPERTY 2019/PARK-59 (Unit A and Unit B 4 bathrooms). FAR = 56%. Building Area | Building Foot print (including garages/carpports) = 9,046.71 = 47%. Total Impervious Surface Area = 14,076.40 = 73.8%**

**ZONING AND LUO DATA**

TMK: <b>3-3-032:039</b>
Development Plan Areas: <b>Primary Urban Center</b>
Flood Zones: <b>Beyond 500 Year Flood Plain</b>
Height Limit: <b>25' unless sloping</b>
Historic Site Register: <b>None</b>
Lot Restriction: <b>None</b>
Slide Area: <b>None</b>
SMA / Shoreline: <b>Not in SMA</b>
Special Districts: <b>Not in Special District</b>
State Land Use: <b>Urban District</b>

APPLICATION NO.: **A2019-11-1300**

ExternalID: **077289381-003**

JobID: **77481932**

# BUILDING PERMIT INFORMATION

TMK: 3-3-032:039  
 Street Setback NONE  
 Zoning (LUO) R-5 Residential District

**NOTES**

**A/C Clauses**

New dwellings or major additions, alterations, or repairs which include the installation of heating or air conditioning equipment shall comply with the roof and wall insulation requirements of the revised Ordinances of Honolulu Chapter 16 Building Code, Article 5 Energy Conservation, Section 16-5.3 Exterior Envelope Requirements, Paragraph (c) - Residential Buildings Not More Than Three Stories in Height.

**Electrical Clauses**

Only 1 meter(s) allowed. No additional meters on property. Repair/replacement only.

**Fence Clauses**

For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. All footings shall rest on firm, stable, undisturbed soil and built entirely within property. For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. Gates to swing into property.

**Solar Clauses**

Panels to be installed per preapproved details. MM# 2020-0040 #of panels 2 tank location. Roof framing is wood construction and the mounting system is a pre-manufactured type.

**Building Permit Conditions**

Electrical plans not checked. Project subject to inspection for code compliance. Plumbing/Mechanical plans not checked. Project subject to inspection for code compliance.

**SWQ Inspection Notes**

Contractor informed to maintain BMP's during construction.

DATE CREATED: 11/19/2019 Plan Checker: Clint Young Contact Info: Christy Lei 808-225-4950

**INSPECTIONS**

Createddate	Process Description	Outcome	Datecompleted	Assignedstaff
06/16/2021	Bldg Insp conduct BP site insp	Work Not Started	06/21/2021	SYANG
06/21/2021	Bldg Insp conduct BP site insp	Work Not Started	06/24/2021	SYANG
06/24/2021	Bldg Insp conduct BP site insp	Work Not Started	06/30/2021	SYANG
06/30/2021	Bldg Insp conduct BP site insp	Ongoing	07/14/2021	SYANG
07/14/2021	Bldg Insp conduct BP site insp	Ongoing	08/25/2021	SYANG
08/25/2021	Bldg Insp conduct BP site insp	Ongoing	10/26/2021	SYANG
10/26/2021	Bldg Insp conduct BP site insp	Ongoing	10/27/2021	SYANG
10/27/2021	Bldg Insp conduct BP site insp	Ongoing	12/01/2021	SYANG
12/01/2021	Bldg Insp conduct BP site insp	Ongoing	01/19/2022	SYANG
01/19/2022	Bldg Insp conduct BP site insp	Ongoing	03/01/2022	SYANG
03/01/2022	Bldg Insp conduct BP site insp	Ongoing	03/15/2022	SYANG
03/15/2022	Bldg Insp conduct BP site insp	Ongoing	05/06/2022	SYANG
05/06/2022	Bldg Insp conduct BP site insp	No Progress	06/03/2022	SYANG
06/03/2022	Bldg Insp conduct BP site insp	No Progress	07/28/2022	SYANG
07/28/2022	Bldg Insp conduct BP site insp	No Progress		SYANG
06/16/2021	Elec Insp conduct BP site insp			TYOUNGOSBORNE
06/16/2021	Perform ESCP Inspection	Ongoing	11/29/2021	LKAAI
11/29/2021	Perform ESCP Inspection			LKAAI
06/16/2021	Plumb Insp conduct BP site insp	Ongoing	01/24/2022	BHIRAIWA
01/24/2022	Plumb Insp conduct BP site insp			BHIRAIWA



# BUILDING PERMIT INFORMATION

TMK: 3-3-032-039  
Zoning (LUO) R-5 Residential District

## NOTES

### Solar Clauses

Panels to be installed per preapproved details. MM#\_MM#2020-0040\_\_\_\_\_#of panels \_\_\_\_\_2\_\_\_\_\_tank location. Roof framing is wood construction and the mounting system is a pre-manufactured type.

### Fence Clauses

For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. All footings shall rest on firm, stable, undisturbed soil and built entirely within property. For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. Gates to swing into property.

### Building Permit Conditions

Electrical plans not checked. Project subject to inspection for code compliance. Plumbing/Mechanical plans not checked. Project subject to inspection for code compliance.

### A/C Clauses

New dwellings or major additions, alterations, or repairs which include the installation of heating or air conditioning equipment shall comply with the roof and wall insulation requirements of the revised Ordinances of Honolulu Chapter 16 Building Code, Article 5 Energy Conservation, Section 16-5.3 Exterior Envelope Requirements, Paragraph (c) - Residential Buildings Not More Than Three Stories in Height.

### Electrical Clauses

Only 1 meter(s) allowed. No additional meters on property. Repair/replacement only.

### SWQ Inspection Notes

Contractor informed to maintain BMP's during construction.

DATE CREATED: 11/11/2019 Plan Checker: Clint Young Contact Info: Christy Lei 808-225-4950

## INSPECTIONS

Createddate	Process Description	Outcome	Datecompleted	Assignedstaff
06/16/2021	Bldg Insp conduct BP site insp	Work Not Started	06/21/2021	SYANG
06/21/2021	Bldg Insp conduct BP site insp	Work Not Started	06/24/2021	SYANG
06/24/2021	Bldg Insp conduct BP site insp	Work Not Started	06/30/2021	SYANG
06/30/2021	Bldg Insp conduct BP site insp	Ongoing	07/14/2021	SYANG
07/14/2021	Bldg Insp conduct BP site insp	Ongoing	08/25/2021	SYANG
08/25/2021	Bldg Insp conduct BP site insp	Ongoing	10/26/2021	SYANG
10/26/2021	Bldg Insp conduct BP site insp	Ongoing	10/27/2021	SYANG
10/27/2021	Bldg Insp conduct BP site insp	Ongoing	12/01/2021	SYANG
12/01/2021	Bldg Insp conduct BP site insp	Ongoing	12/14/2021	SYANG
12/14/2021	Bldg Insp conduct BP site insp	Ongoing	01/19/2022	SYANG
01/19/2022	Bldg Insp conduct BP site insp	Ongoing	03/01/2022	SYANG
03/01/2022	Bldg Insp conduct BP site insp	Ongoing	03/15/2022	SYANG
03/15/2022	Bldg Insp conduct BP site insp	Ongoing	05/06/2022	SYANG
05/06/2022	Bldg Insp conduct BP site insp	Ongoing	06/03/2022	SYANG
06/03/2022	Bldg Insp conduct BP site insp	No Progress	07/28/2022	SYANG
07/28/2022	Bldg Insp conduct BP site insp			SYANG
06/16/2021	Elec Insp conduct BP site insp			TYOUNGOSBORNE
09/17/2020	Fire Insp perform Auto Fire Sprinkler i			HFDPLANSREVIEW
06/16/2021	Perform ESCP Inspection	Ongoing	11/29/2021	LKAAI
11/29/2021	Perform ESCP Inspection			LKAAI
06/16/2021	Plumb Insp conduct BP site insp	Ongoing	01/13/2022	BHIRAIWA
01/13/2022	Plumb Insp conduct BP site insp	Ongoing	01/13/2022	BHIRAIWA
01/13/2022	Plumb Insp conduct BP site insp			BHIRAIWA

APPLICATION NO: A2019-11-0748

ExternalID: 077289381-002

JobID: 77289395

# BUILDING PERMIT INFORMATION

PERMIT NUMBER: **865576**      ISSUE DATE: **06/16/2021**      Location Permit Issued: **FMB**  
 TAX MAP KEY: **3-3-032:039**      LOT SIZE: **19,066 Sq. Ft.**      Location Job Created: **FMB**

PRIMARY ADDRESS: **3615 SIERRA DR Honolulu / Waialae Kahala 96**  
 Site Address (if other than primary):

PROJECT: **(BP #865576) [TMK: 33032039] 3615 SIERRA DR UNIT C // LEI / CHUN RESIDENCE - NEW 2-STORY SFD W/ WETBAR**

**\*\*\*7/22/21 CHANGE OF GENERAL CONTRACTOR from YI SUN CHIU to OWNER/ BUILDER- ZHEN YU ZENG per AUTHORIZATION FORM from OWNER\*\*\* [eplans multi application project: All reviews and approvals on A2019-11-0748 for (A2019-11-0748, A2019-11-1300, A2019-11-1301, A2019-11-1302 & A2019-11-0398)]. \*\*\*10/19/2021 APPROVED revised plans to reduce scope of work, show reduction in floor areas and impervious surface areas, remove bathroom. BP#865576/A\*\*\***

Proposed Use: **SFD**      Floor Level:

APPLICANT: <b>CHRISTY Z. LEI</b>	Contact Info: <b>(808) 225-4950</b>
OWNER: <b>CHRISTY Z. LEI</b>	Contact Info: <b>(808) 223-1442</b>
PLAN MAKER: <b>Aczon, Eliezer Y., dba E.Y. Aczon Architects</b>	Contact Info: <b>(808) 395-8422, (808) 781-54</b> Lic. No. <b>AR7678</b>
PLAN MAKER: <b>galangsurvey@gmail.com</b>	Contact Info: <b>(808) 672-6396</b> Lic. No. <b>LS14748</b>
ESCP COORDINATOR: <b>Aczon, Eliezer, E.Y. Aczon Architects</b>	Contact Info: <b>Phone: Email:</b>
CWPPP COORDINATOR: <b>NONE</b>	Contact Info: <b>Phone: Email:</b>

GENERAL: <b>NONE</b>	Contact Info: <b>OWNER/ BUILDER</b>	Lic. No.
ELECTRICAL: <b>SL Construction LLC, c/o Song Lin Zhang</b>	Contact Info: <b>(808) 799-7825</b>	Lic. No. <b>CT33587</b>
Electrical Phases: <b>2,4,5,6,7,9A,11,13B,15</b>		
PLUMBING: <b>SL Construction LLC, c/o Song Lin Zhang</b>	Contact Info: <b>(808) 799-7825</b>	Lic. No. <b>CT33587</b>
Plumbing Phases: <b>1,2ABC,3ABC,4AB,6AB,9</b>		

**NATURE OF WORK**

Electrical Work **Y**      Fence **Y**      New Building **Y**  
 Plumbing Work **Y**      Solar **Y**

RIGHT OF WAY WORK      Driveway: New: **N**      Existing **Y**      Private **N**  
 Sidewalk Types:      Curbing Types:      Driveway Types:  
 Linear Ft. of Sidewalk:      Linear Ft. of Curbing:      Linear Ft. of Driveway:

SEWAGE      Sewage Disposal Type:      Sewage Disposal Method:      SCP No.:

RETROFIT      Showers to be replaced:      Faucets to be Replaced:      Urinals to be Replaced:      Toilets to be Replaced:  
 Major Occupancy Group:      Commercial      Hotel      Industrial      Residential

<b>Type of Construction</b>	<b>No. of Stories</b>	<b>Flood Hazard Dist</b>	<b>Floor Area (Sq. Ft.)</b>
Minimum:	Existing: <b>0</b>	<b>N/A</b>	Existing: <b>0</b>
Actual:	Final: <b>2</b>	Exempt:	New: <b>3,092</b>
		Complied:	Total: <b>10,803</b>

Occupancy Group: **R-3 Dwelling**      Occupancy Class: **01 - Single Family**  
 Structure Code: **51 - SINGLE FAMILY**      Ownership: **01 - Private**

C.O. Required <input type="checkbox"/>	Affidavit Required <input type="checkbox"/>	WORK WILL <b>ADD DEL</b>	Accepted Value of Work: <b>\$989,010</b>	Fee Waived <input type="checkbox"/>
Require Special Insp <input checked="" type="checkbox"/>	Require Rest Covenant <input checked="" type="checkbox"/>	Residential Units <b>1 0</b>	PERMIT FEE: <b>\$8,150.00</b>	Vio. Cited <input type="checkbox"/>
Require Called Insp <input type="checkbox"/>	Hotel Room	Ewa Impact Fee Assessed <input type="checkbox"/>	Vio. Fee Waived <input type="checkbox"/>	

Remarks: **SEWER EASEMENT TOWARDS REAR OF PROPERTY**  
**2019/PARK-59 (Unit C 4 bathrooms).**  
**FAR = 56%.**  
**Building Area | Building Foot print (including garages/carports) = 9,046.71 = 47%.**  
**Total Impervious Surface Area = 14,076.40 = 73.8%**

**ZONING AND LUO DATA**

TMK: 3-3-032:039

Development Plan Areas	Primary Urban Center
Flood Zones	Beyond 500 Year Flood Plain
Height Limit	25' unless sloping
Historic Site Register	None
Lot Restriction	None
Slide Area	None
SMA / Shoreline	Not in SMA
Special Districts	Not in Special District
State Land Use	Urban District

APPLICATION NO.: **A2019-11-1301**

ExternalID: **077289381-004**

JobID: **77481938**

# BUILDING PERMIT INFORMATION

TMK: 3-3-032:039  
Street Setback NONE  
Zoning (LUO) R-5 Residential District

## NOTES

### A/C Clauses

New dwellings or major additions, alterations, or repairs which include the installation of heating or air conditioning equipment shall comply with the roof and wall insulation requirements of the revised Ordinances of Honolulu Chapter 16 Building Code, Article 5 Energy Conservation, Section 16-5.3 Exterior Envelope Requirements, Paragraph (c) - Residential Buildings Not More Than Three Stories in Height.

### Building Permit Conditions

Electrical plans not checked. Project subject to inspection for code compliance. Plumbing/Mechanical plans not checked. Project subject to inspection for code compliance.

### Solar Clauses

Panels to be installed per preapproved details. MM# 2020-0040 #of panels 2 tank location. Roof framing is wood construction and the mounting system is a pre-manufactured type.

### Fence Clauses

For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. All footings shall rest on firm, stable, undisturbed soil and built entirely within property. For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. Gates to swing into property.

### Electrical Clauses

Only 1 meter(s) allowed. No additional meters on property. Repair/replacement only.

### SWQ Inspection Notes

Contractor informed to maintain BMP's during construction.

DATE CREATED: 11/19/2019 Plan Checker: Bldg Plans Review Contact Info: Christy Lei 808-225-4950

## INSPECTIONS

Createddate	Process Description	Outcome	Datecompleted	Assignedstaff
06/16/2021	Bldg Insp conduct BP site insp	Work Not Started	06/21/2021	SYANG
06/21/2021	Bldg Insp conduct BP site insp	Work Not Started	06/24/2021	SYANG
06/24/2021	Bldg Insp conduct BP site insp	Work Not Started	06/30/2021	SYANG
06/30/2021	Bldg Insp conduct BP site insp	Ongoing	07/14/2021	SYANG
07/14/2021	Bldg Insp conduct BP site insp	Ongoing	08/25/2021	SYANG
08/25/2021	Bldg Insp conduct BP site insp	Ongoing	10/26/2021	SYANG
10/26/2021	Bldg Insp conduct BP site insp	Ongoing	10/27/2021	SYANG
10/27/2021	Bldg Insp conduct BP site insp	Ongoing	12/01/2021	SYANG
12/01/2021	Bldg Insp conduct BP site insp	Ongoing	01/19/2022	SYANG
01/19/2022	Bldg Insp conduct BP site insp	Ongoing	03/01/2022	SYANG
03/01/2022	Bldg Insp conduct BP site insp	Ongoing	03/15/2022	SYANG
03/15/2022	Bldg Insp conduct BP site insp	Ongoing	05/06/2022	SYANG
05/06/2022	Bldg Insp conduct BP site insp	No Progress	06/03/2022	SYANG
06/03/2022	Bldg Insp conduct BP site insp	No Progress	07/28/2022	SYANG
07/28/2022	Bldg Insp conduct BP site insp			SYANG
06/16/2021	Elec Insp conduct BP site insp			TYOUNGOSBORNE
06/16/2021	Perform ESCP Inspection	Ongoing	11/29/2021	LKAAI
11/29/2021	Perform ESCP Inspection			LKAAI
06/16/2021	Plumb Insp conduct BP site insp			BHIRAIWA

APPLICATION NO.: A2019-11-1301

ExternallID: 077289381-004

JobID: 77481938

### History Report

As Of: Aug 11, 2022 15:37:36

Notice of Violation: 2022/NOV-06-084 (Draft NOV Reviewed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jul 14, 2022 00:00:00
Referral Permit No.:	865576
Special Instructions	VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.
	CC: HPD
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jun 14, 2022 00:00:00
Date Violation Corrected	
Description	BV 3615 Sierra Drive [TMK: 3-3-032-039] Building permits issued in error, plans do not meet Ordinance 19-3.
DPP Inspectors	Scott Yang
GP Inspection Time	
GP Inspection Zone	
GP Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688140
Inspector's Report	
Issue Date	

Job Importance	
Job Location	3615 Sierra Drive
Last Bldg Insp Date	Jul 28, 2022 07:25:11
NOC Subjob Created	Y
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outsider Exact Match	N
Parent Job (Internal ID)	102689502
User ID	
Violation Address (Multiple Addresses)	3615 Sierra Drive
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked):	Recommend referral to CCD. (Last updated on Jul 27, 2022 10:28:39 by SCOTT YANG)
Inspector Notes (Unlocked):	Per M. Silva meeting with L. Fluharty and C. Frommer, wait till admin gives us guidance regarding NOV's for structures as a result revision. No one working. (Last updated on Jul 26, 2022 08:30:20 by SCOTT YANG)
<b>Processes</b>	
Draft and Review NOV (Completed on Jun 14, 2022 14:04:25 by DERRICK UEHARA with outcome "Approved by supervisor")	
<b>Assignments</b>	
DERRICK UEHARA	
Determine Type of Inspection (Completed on Jun 14, 2022 14:04:43 by DERRICK UEHARA with outcome "Requires building inspection")	
<b>Assignments</b>	
DERRICK UEHARA	
Perform building inspection (Completed on Jul 27, 2022 10:28:07 by SCOTT YANG with outcome "Performed")	
<b>Assignments</b>	
SCOTT YANG	
Create NOC Sub Job (Completed on Jul 27, 2022 10:26:39 by SCOTT YANG with outcome "NOC Created")	
<b>Assignments</b>	

Aug 11, 2022 15:37:43

NOV (ObjectID 102689501)

DateIssued: HNL\*

SCOTT YANG  
 Review status of NOV (Completed on Jul 28, 2022 07:25:11 by SCOTT YANG with outcome "Not corrected")

**Notes**  
 Inspector Notes (Unlocks) Per M. Silva meeting with L. Fluharty and C. Frommer, wait till admin gives us guidance regarding NOV's for structures as a result renovation. No one working. (Last updated on Jul 28, 2022 08:30:20 by SCOTT YANG)

**Assignments**  
 SCOTT YANG  
 Prepare Inspectors Report (Completed on Jul 26, 2022 06:40:43 by LESLIE FLUHARTY with outcome "Prepared")

**Assignments**  
 LESLIE FLUHARTY  
 SCOTT YANG  
 Review status of NOV

**Assignments**  
 SCOTT YANG  
 Create Advisory  
 Draft and Review NOV

**Relationships**  
 Architect: Accori, Eliezer Y  
 Additional Customer Info  
 Other Contact Info  
 associated with: TMK: 33032039 POID: 167606 TaxPin: 167960  
 Code Section: Ch. 16 Sec. 16-6.3(a)(b)  
 Correction Remarks  
 Violation Description Building Permit No. 865575 was issued in error based on incorrect information supplied, specifically the floor area ratio, building height envelope, number of wet bars, number of bathrooms, and side yards, all in violation of provisions of Chapter 21, RCH.

Code Section: Ch. 16 Sec. 16-7.5  
 Correction Remarks  
 Violation Description STOP WORK ORDER.  
 is related to: No. 2200321 DERRICK LEI-ARA NOV report [POSSE Reports (Letters)]  
 is related to: No. 2200356 DERRICK LEI-ARA NOV report [POSSE Reports (Letters)]  
 is related to: No. 2200411 DANA FURUTA [Scanned document]

is related to: No. 2201407 DANA FURUTA (Scanned document)  
is related to: No. 2217779 LESLIE FLUHARTY []  
Notice of Order Subject: 2022NDO-227 (Start)  
Notice of Violation Parantjob: 2022NOV-06-083 (Draft NOV Reviewed)  
Owner: Lai, Christy Z  
Additional Customer Info  
Other Contact Info

Owner: Zeng, Ellie  
Additional Customer Info  
Other Contact Info

Owner: Zeng, Zhen Long  
Additional Customer Info  
Other Contact Info

Owner: Zeng, Zhen Yu  
Additional Customer Info  
Other Contact Info

## History Report

As Of: Aug 11, 2022 15:35:54

Notice of Violation: 2022-NOV-03 085 (Draft NOV Reviewed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jul 14, 2022 00:00:00
Referral Permit No.	865575
Special Instructions	VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.
	(X): HMI
StopsProtect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jun 14, 2022 00:00:00
Date Violation Corrected	
Description	BV 3916 Sierra Drive [TRK: 3-3-022-036] Building permits issued in error, plans do not meet Ordinance 19-3.
DPP Inspector	Scott Yang
GPInspectionTime	
GPInspectionZone	
OPSchedStart Date	
House Number To	
Inspector Branch	BV
Inspector's Phone Number	7688143
Inspector's Report	
Issue Date	

Aug 11, 2022 15:34:01

NOV (ObjectID 102889002)

Database: HNLP

Job Importance	
Job Location	3615 Sierra Drive
Last Htg Insp Date	Jul 26, 2022 07:24:48
NOI/Subject Created	Y
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Sections	
Outsider Exact Match	N
Parent Job (Internal ID)	102943685
User Id	
Violation Address (Multiple Addresses)	3615 Sierra Drive
Violation Description Edit	Building Permit No. 885675 was issued in error based on incorrect information supplied, specifically the floor area ratio, building height envelope, number of wet bars, number of bedrooms, and side yards, all in violation of provisions of Chapter 21, ROH.
Violation Type	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Recommend referral to CCB.
Inspector Notes (Unlocked)	(Last updated on Jul 27, 2022 08:47:49 by SCOTT YANG) Per M. Silva meeting with L. Fluharty and C. Frummer, wait till admin gives us guidance regarding NOV's for structures as a result revocation. No one working. (Last updated on Jul 28, 2022 08:30:20 by SCOTT YANG)
<b>Processes</b>	
Create Advisory (Completed on Jun 14, 2022 13:57:47 by DERRICK UEHARA with outcome "Advisory created")	
<b>Assignments</b>	
DERRICK UEHARA	
Update Advisory (Completed on Jun 14, 2022 15:57:47 by DERRICK UEHARA with outcome "Advisory created")	
<b>Assignments</b>	
DERRICK UEHARA	
Draft and Review NOV (Completed on Jun 14, 2022 14:05:07 by DERRICK UEHARA with outcome "Approved by supervisor")	
<b>Assignments</b>	
DERRICK UEHARA	
Determine Type of Inspection (Completed on Jun 14, 2022 14:05:15 by DERRICK UEHARA with outcome "Requires building inspection")	

Aug 11, 2022 15:34:01

NOV (ObjectID 102889002)

Database: HNLP

**Assignments**

DERNICK UDI IARA

Perform building inspection (Completed on Jul 27, 2022 08:46:54 by SCOTT YANG with outcome: "Permitted")

**Assignments**

SCOTT YANG

Create NCO Sub Job (Completed on Jul 27, 2022 09:47:49 by SCOTT YANG with outcome: "NCO Created")

**Assignments**

SCOTT YANG

Review status of NOV (Completed on Jul 28, 2022 07:24:48 by SCOTT YANG with outcome: "Not corrected")

**Notes**

Inspector Notes (Unlocked)

Per M.Sive meeting with L. Fluharty and C. Frommer, well ill admin gives us guidance regarding NOV's for structures as a result renovation.  
No one working.  
(Last updated on Jul 28, 2022 09:30:20 by SCOTT YANG)

**Assignments**

SCOTT YANG

Prepare Inspectors Report (Completed on Jul 29, 2022 06:43:42 by LESLIE FLUHARTY with outcome: "Prepare")

**Assignments**

LESLIE FLUHARTY

SCOTT YANG

Review status of NOV

**Assignments**

SCOTT YANG

Draft and Review NOV

Draft and Review NOV

**Relationships**

Advisory Subject: 2022/NOV 095 (Advisory created)

Architect: Azcon, Eliezar Y

Additional Customer Info

Other Contact Info

associated with: TRK 33032029 P(0)(0); 167806 FaxPin: 167856

Code Section: Ch. 18 Sec. 18-5.3(a)(8)

Correction Remarks  
Violation Description

Building Permit No. 865575 was issued in error based on incorrect information supplied, specifically, the floor area ratio, building height envelope, number of wet bars, number of bathrooms, and side yards, all in violation of provisions of Chapter 21, ROH.

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks  
Violation Description

STOP WORK ORDER.

is related to: No. 2200312 DERRICK UEHARA NOV report [POSSE Reports (Letters)]  
is related to: No. 2200315 DERRICK UEHARA NOV report [POSSE Reports (Letters)]  
is related to: No. 2200354 DERRICK UEHARA NOV report [POSSE Reports (Letters)]  
is related to: No. 2200410 DANA FURUTA [Scanned document]  
is related to: No. 2201406 DANA FURUTA [Scanned document]  
is related to: No. 2217780 LESLIE FLUHARTY []  
Notice of Order Subjob: 2022/NOO-226 (Start)  
Notice of Violation Parentjob: 2022/NOV-06-070 (Draft NOV Reviewed)  
Notice of Violation Subjob: 2022/NOV-06-064 (Draft NOV Reviewed)  
Owner: Lei, Christy Z  
Additional Customer Info  
Other Contact Info  
Owner: Zeng, Ellie  
Additional Customer Info  
Other Contact Info  
Owner: Zeng, Zhen Long  
Additional Customer Info  
Other Contact Info  
Owner: Zeng, Zhen Yu  
Additional Customer Info  
Other Contact Info

### History Report

As Of: Aug 11, 2022 15:31:47

Notice of Violation: 2022/NOV-06-070 (Draft NOV Reviewed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jul 14, 2022 00:00:00
Referral Permit No.:	865574-865576
Special Instructions	VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.
	CC: HPD
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jun 14, 2022 00:00:00
Date Violation Corrected	
Description	BV 3615 Sierra Drive [TMK: 3-3-032-039] Building permits issued in error, plans do not meet Ordinance 19-3.
DPP Inspectors	Scott Yang
GP Inspection Time	
GP Inspection Zone	
GPSched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688140
Inspector's Report	
Issue Date	

Create NOO Sub Job (Completed on Jul 27, 2022 08:06:02 by SCOTT YANG with outcome "NOO Created")

**Assignments**

SCOTT YANG

Review status of NOV (Completed on Jul 28, 2022 07:24:02 by SCOTT YANG with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

Per M.Silva meeting with L. Fluharty and C. Frommer, wait till admin gives us guidance regarding NOV's for structures as a result revocation.  
No one working.  
(Last updated on Jul 28, 2022 08:30:19 by SCOTT YANG)

**Assignments**

SCOTT YANG

Prepare Inspectors Report (Completed on Jul 29, 2022 06:44:26 by LESLIE FLUHARTY with outcome "Prepared")

**Assignments**

LESLIE FLUHARTY

SCOTT YANG

Review status of NOV

**Assignments**

SCOTT YANG

Draft and Review NOV

Draft and Review NOV

Draft and Review NOV

Draft and Review NOV

**Relationships**

Architect: Aczon, Eliezer Y

Additional Customer Info

Other Contact Info

associated with: TMK: 33032039 POID: 167866 TaxPin: 167866

Code Section: Ch. 18 Sec. 18-5.3(a)(b)

Correction Remarks

Violation Description

Building Permit No. 865674 was issued in error based on incorrect information supplied, specifically, the floor area ratio, building height envelope, number of wet bars, number of bathrooms, and side yards, all in violation of provisions of Chapter 21, ROH.

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks

SCOTT YANG

Review status of NOV (Completed on Jul 28, 2022 07:25:11 by SCOTT YANG with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

Per M. Silva meeting with L. Fluharty and C. Frommer, wait till admin gives us guidance regarding NOV's for structures as a result evacuation. No one working. (Last updated on Jul 28, 2022 08:30:20 by SCOTT YANG)

**Assignments**

SCOTT YANG

Prepare Inspectors Report (Completed on Jul 29, 2022 09:40:43 by LESLIE FLUHARTY with outcome "Prepared")

**Assignments**

LESLIE FLUHARTY

SCOTT YANG

Review status of NOV

**Assignments**

SCOTT YANG

Create Advisory

Draft and Review NOV

**Relationships**

Architect: Aczon, Eliezer Y

Additional Customer Info

Other Contact Info

associated with: TMK: 29012036 POID: 167868 TaxPtn: 167688

Code Section: Ch. 18 Sec. 18-5.3(a)(b)

Correction Remarks

Violation Description

Building Permit No. 955676 was issued in error based on incorrect information supplied, specifically, the floor area ratio, building height envelope, number of wet bars, number of bedrooms, and side yards, all in violation of provisions of Chapter 21, ROH.

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks

Violation Description

STOP WORK ORDER.

is related to: No. 2200021 DERRICK UEHARA NOV report (POSSE Records (Letters))

is related to: No. 2200056 DERRICK UEHARA NOV report (POSSE Records (Letters))

is related to: No. 2200411 DANA FURUTA (Scanned document)

Aug 11, 2022 16:37:43

NOV (ObjectID 102989591)

Database: HNLP

**History Report**

As Of: Aug 11, 2022 15:24:29

Notice of Violation: 2021/NOV-07-079 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Aug 16, 2021 00:00:00
Referral Permit No.:	865574 - 865576
Special Instructions	This violation supersedes 2021/NOV-06-122 to clarify compliance with ordinances. Revise the approved plans within the timeframe identified herein or the building permit(s) will be revoked. The revised plans may also be submitted that fully comply with Ordinance 20-43 including more restrictive setback requirements. Failure to heed the Stop Work Order will result in the immediate referral for civil fines.
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV issued	Jul 15, 2021 00:00:00
Date Violation Corrected	Oct 19, 2021 00:00:00
Description	BV 3615 Sierra Drive (TMK 33032039) Plans do not meet Ordinance 19-3.
DPP Inspectors	Scott Yang
GP Inspection Time	
GP Inspection Zone	
GP Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688140
Inspector's Report	
Issue Date	

Job Importance	
Job Location	3615 Sierra Drive
Last Bidg Insp Date	Oct 19, 2021 09:10:34
NOOSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	92743351
User Id	
Violation Address (Multiple Addresses)	3615 Sierra Drive
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	7/19/21 - Field verified that work stopped and SWO was heeded. (Last updated on Jul 20, 2021 07:22:44 by CHARLIE FROMMER)
Inspector Notes (Unlocked)	Extension till 09-16-21. (Last updated on Aug 18, 2021 07:56:29 by SCOTT YANG)
Inspector Notes (Unlocked)	Pending revision. (Last updated on Aug 25, 2021 07:22:18 by SCOTT YANG)
Inspector Notes (Unlocked)	Per administration extension till 10-16-21. (Last updated on Sep 20, 2021 07:42:17 by SCOTT YANG)
Inspector Notes (Unlocked)	Corrected. Revisions obtained for all permits (3). (Last updated on Oct 19, 2021 09:12:52 by SCOTT YANG)
<b>Processes</b>	
Create Advisory (Completed on Jul 15, 2021 08:41:29 by CHARLIE FROMMER with outcome "Advisory NOT required")	
<b>Assignments</b>	
CHARLIE FROMMER	
Draft and Review NOV (Completed on Jul 15, 2021 08:41:48 by CHARLIE FROMMER with outcome "Approved by supervisor")	
<b>Assignments</b>	
CHARLIE FROMMER	
Determine Type of Inspection (Completed on Jul 15, 2021 08:42:10 by CHARLIE FROMMER with outcome "Requires building inspection")	
<b>Assignments</b>	
CHARLIE FROMMER	

Aug 11, 2022 15:24:37

NOV (ObjectID 93685054)

Database: HNLP

Perform building inspection (Completed on Jul 20, 2021 07:22:44 by CHARLIE FROMMER with outcome "Performed")

**Assignments**

CHARLIE FROMMER

SCOTT YANG

Perform building inspection (Completed on Aug 18, 2021 07:28:50 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Aug 25, 2021 07:16:29 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Sep 20, 2021 07:21:32 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Sep 20, 2021 08:43:55 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection (Completed on Oct 19, 2021 09:10:34 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Close NOV File (Completed on Oct 19, 2021 09:12:52 by SCOTT YANG with outcome "Closed")

**Assignments**

SCOTT YANG

**Relationships**

Architect: Aczon, Elezer Y

Additional Customer Info

Other Contact Info

associated with: TMK: 33032039 POID: 167866 TaxPin: 167866

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks

Violation Description

STOP WORK ORDER. All construction activity shall cease until revised plans are approved.

Aug 11, 2022 15:24:37

NOV (Objectid 93685054)

Database: HNLP

**History Report**

As Of: Aug 11, 2022 15:21:37

## Notice of Violation: 2021/NOV-06-122 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jul 22, 2021 00:00:00
Referral Permit No.:	
Special Instructions	Revise the approved plans within the lineframe identified herein or the building permit(s) shall be revoked.
Stabilize/Protect	N
Stop Work Immediately	N
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jun 22, 2021 00:00:00
Date Violation Corrected	Jul 15, 2021 00:00:00
Description	BV 3615-C Sierra Drive [TMK 33032039] Plans do not meet Ordinance 20-43.
DPP Inspectors	Scott Yang
GP Inspection Time	
GP Inspection Zone	
GP Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688140
Inspector's Report	
Issue Date	
Job Importance	
Job Location	3615-C Sierra Drive

Aug 11, 2022 15:21:44

NOV (Objectid 93112282)

Database: HNL7

Last Bldg Insp Date Jul 15, 2021 08:19:28  
 NOOSubjectCreated N  
 NOV is Issued Y  
 NOV Status  
 NOV Status Effective Date  
 Number of Bedrooms  
 Outrider Exact Match N  
 Parent Job (Internal ID) 92743351  
 User Id  
 Violation Address (Multiple Addresses) 3615-C Sierra Drive  
 Violation Description Edit  
 Violation Type: Building Code Violation

**Notes**

Inspector Notes (Unlocked) Work not started on dwelling.  
 (Last updated on Jun 24, 2021 06:58:15 by SCOTT YANG)  
 Inspector Notes (Unlocked) Inspection with owner with approved plan. Revision to be obtained.  
 (Last updated on Jun 30, 2021 08:00:20 by SCOTT YANG)  
 Inspector Notes (Unlocked) Dirt brought in. Grading required?  
 (Last updated on Jul 6, 2021 07:23:50 by SCOTT YANG)  
 Inspector Notes (Unlocked) Updated by 2021NOV-07-079 issued 07-15-21  
 (Last updated on Jul 15, 2021 08:26:05 by SCOTT YANG)

**Processes**

Create Advisory (Completed on Jun 22, 2021 08:12:52 by SCOTT YANG with outcome "Advisory NOT required")

**Assignments**

SCOTT YANG

Draft and Review NOV (Completed on Jun 22, 2021 08:13:04 by CHARLIE FROMMER with outcome "Approved by supervisor")

**Assignments**

CHARLIE FROMMER

Determine Type of Inspection (Completed on Jun 22, 2021 08:13:16 by CHARLIE FROMMER with outcome "Requires building inspection")

**Assignments**

CHARLIE FROMMER

Perform building inspection (Completed on Jun 24, 2021 06:53:58 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Aug 11, 2022 15:21:44

NOV (ObjectID 93112282)

Database: HNLP

is related to: No. 2051895 KAREN TOKUMOTO [Scanned document]  
is related to: No. 2054605 KAREN TOKUMOTO [Scanned document]  
is related to: No. 2054510 KAREN TOKUMOTO [Scanned document]  
is related to: No. 2055565 SCOTT YANIS [Scanned document]  
is related to: No. 2055574 KAREN TOKUMOTO [Scanned document]

Owner: Chiu, Yi Sun

Additional Customer Info

Other Contact Info

Owner: Lei, Chivily Z

Additional Customer Info

Other Contact Info

Request for Investigation Parent(s): 2021-RF-06-0108 (RF No closed)

### History Report

As Of: Aug 11, 2022 15:19:54

Notice of Violation: 2021/NOV-06-042 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jul 8, 2021 00:00:00
Referral Permit No.:	
Special Instructions	
Stabilize/Protect	N
Stop Work Immediately	N
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jun 8, 2021 00:00:00
Date Violation Corrected	Jun 18, 2021 00:00:00
Description	BV 3615 Sierra Drive [TMK 33032039] Demo without a building permit,
DPP Inspectors	Scott Yang
GP Inspection Time	
GP Inspection Zone	
GP Scheduled Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7888140
Inspector's Report	
Issue Date	
Job Importance	
Job Location	3615 Sierra Drive

Last Bldg Insp Date Jun 21, 2021 08:45:33  
 NOOSubjobCreated N  
 NOV is Issued Y  
 NOV Status  
 NOV Status Effective Date  
 Number of Bedrooms  
 Outrider Exact Match N  
 Parent Job (Internal ID) 92743351  
 User Id  
 Violation Address (Multiple Addresses) 3615 Sierra Drive  
 Violation Description Edit  
 Violation Type: Building Code Violation

**Notes**

Inspector Notes (Unlocked) No change  
 (Last updated on Jun 15, 2021 07:32:06 by SCOTT YANG)  
 Inspector Notes (Unlocked) No change  
 (Last updated on Jun 16, 2021 07:29:57 by SCOTT YANG)  
 Inspector Notes (Unlocked) Corrected. Building permit 865578 and 865579 issued.  
 (Last updated on Jun 21, 2021 08:47:03 by SCOTT YANG)

**Processes**

Update Advisory (Completed on Jun 8, 2021 08:16:23 by SCOTT YANG with outcome "Advisory created")

**Assignments**

SCOTT YANG

Create Advisory (Completed on Jun 8, 2021 08:16:39 by SCOTT YANG with outcome "Advisory created")

**Assignments**

SCOTT YANG

Draft and Review NOV (Completed on Jun 8, 2021 08:39:36 by CHARLIE FROMMER with outcome "Approved by supervisor")

**Assignments**

CHARLIE FROMMER

Determine Type of Inspection (Completed on Jun 8, 2021 08:39:55 by CHARLIE FROMMER with outcome "Requires building inspection")

**Assignments**

CHARLIE FROMMER

Perform building inspection (Completed on Jun 15, 2021 07:04:18 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG  
Perform building inspection (Completed on Jun 16, 2021 07:27:02 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG  
Perform building inspection (Completed on Jun 21, 2021 08:45:33 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG  
Close Advisory subjob (Completed on Jun 21, 2021 08:47:03 by SCOTT YANG with outcome "Advisory removed")

**Assignments**

SCOTT YANG  
Close NOV File (Completed on Jun 21, 2021 08:47:03 by SCOTT YANG with outcome "Closed")

**Assignments**

SCOTT YANG

**Relationships**

Advisory Subjob: 2021/ADV-483 (Advisory - removed)  
associated with: TMK: 33032039 POID: 167866 TaxPin: 167866

Code Section: Ch. 18 Sec. 18-3.1

Correction Remarks

Violation Description

A building permit is required for the demolition of the existing buildings on this property.

Code Section: Ch. 18 Sec. 18-6.2(d)

Correction Remarks

Violation Description

The permit fee shall be tripled for starting work without first obtaining a building permit.

is related to: No. 2045709 CHARLIE FROMMER NOV report [POSSE Reports (Letters)]

is related to: No. 2045775 KARIN YAMAGUCHI [Scanned document]

is related to: No. 2045776 KARIN YAMAGUCHI [Scanned document]

is related to: No. 2045778 KARIN YAMAGUCHI [Scanned document]

is related to: No. 2069842 DANA FURUTA [Scanned document]

Owner: Chiu, Yi-Sun

Additional Customer Info

Other Contact Info  
Owner: Lei, Christy Z  
Additional Customer Info  
Other Contact Info  
Request: for investigation Parentjob: 2021RFL-06-0108 (RFL file closed)

**DEPARTMENT OF PLANNING & PERMITTING**  
**INSPECTOR'S REPORT**

To: Mr. Lester Hirano Date: July 26, 2022  
 From: S.Yang Requested By: \_\_\_\_\_  
 Subject: NOO Permit No.: 865574-865576  
 Owner: Christy Z. Lei Tenant: \_\_\_\_\_  
 Contractor: \_\_\_\_\_ Agent: \_\_\_\_\_  
 Lessee: \_\_\_\_\_  
 Building Address: \_\_\_\_\_  
 Tax Map Key: 3-3-032:039 Land Area: 19,066 sq.ft. Zoning: R-5 Residential District  
 Type of Construction: \_\_\_\_\_ Floor \_\_\_\_\_ No. of Stories: \_\_\_\_\_  
 Area: \_\_\_\_\_  
 Occupancy: (present) \_\_\_\_\_ (proposed) \_\_\_\_\_  
 Referral to Code Compliance  Referral to Prosecuting Attorney  
 Referral to Corporation Counsel

## Observation:

06-16-21 Building permit 865574 issued for new two story single family dwelling with wetbar. Building permit 865575 issued for new two story two single family dwelling with wetbar. Building permit 865576 issued for new two story two single family dwelling with wetbar.

06-14-22 Notice of violation 2022/NOV-06-070 issued.

07-26-22 No corrective action.

07-26-22 Ellie (808-223-1442) agent for the owner informed matter to be referred for fines.

07-27-22 Recommend referral to Code Compliance Branch for appropriate action.

(Date Inspected) \_\_\_\_\_ Insp. (Hours) \_\_\_\_\_ S.Yang  
 By \_\_\_\_\_  
 Jobid: 102643465 Processid: 103643109 Jobexternalid: 092743351-007

DEPARTMENT OF PLANNING & PERMITTING  
INSPECTOR'S REPORT

To: Mr. Lester Hirano Date: July 27, 2022  
 From: S.Yang Requested By: \_\_\_\_\_  
 Subject: NOO Permit No.: 865575  
 Owner: Christy Z. Lei Tenant: \_\_\_\_\_  
 Contractor: \_\_\_\_\_ Agent: \_\_\_\_\_  
 Lessee: \_\_\_\_\_  
 Building Address: \_\_\_\_\_  
 Tax Map Key: 3-3-032:039 Land Area: 19,066 sq.ft. Zoning: R-5 Residential District  
 Type of Construction: \_\_\_\_\_ Floor \_\_\_\_\_ No. of Stories: \_\_\_\_\_  
 Area: \_\_\_\_\_  
 Occupancy: (present) \_\_\_\_\_ (proposed) \_\_\_\_\_  
 Referral to Code Compliance  Referral to Prosecuting Attorney  
 Referral to Corporation Counsel

Observation:

- 06-16-21 Building permit 865575 issued for new two story two single family dwelling with wetbar.
- 06-14-22 Notice of violation 2022/NOV-06-083 issued.
- 07-26-22 No corrective action.
- 07-26-22 Ellie (808-223-1442) agent for the owner informed matter to be referred for fines.
- 07-27-22 Recommend referral to Code Compliance Branch for appropriate action.

\_\_\_\_\_  
 (Date Inspected) Insp. (Hours) S.Yang  
 By \_\_\_\_\_  
 Jobid: 102689002 Processid: 103665254 Jobexternalid: 092743351-008

DEPARTMENT OF PLANNING & PERMITTING  
INSPECTOR'S REPORT

To: Mr. Lester Hirano Date: July 27, 2022  
 From: S. Yang Requested By: \_\_\_\_\_  
 Subject: NOO Permit No.: 865576  
 Owner: Christy Z. Lei Tenant: \_\_\_\_\_  
 Contractor: \_\_\_\_\_ Agent: \_\_\_\_\_  
 Lessee: \_\_\_\_\_  
 Building Address: \_\_\_\_\_  
 Tax Map Key: 3-3-032:039 Land Area: 19,066 sq.ft. Zoning: R-5 Residential District  
 Type of Construction: \_\_\_\_\_ Floor \_\_\_\_\_ No. of Stories: \_\_\_\_\_  
 Area: \_\_\_\_\_  
 Occupancy: (present) \_\_\_\_\_ (proposed) \_\_\_\_\_  
 Referral to Code Compliance  Referral to Prosecuting Attorney  
 Referral to Corporation Counsel

Observation:

- 06-16-21 Building permit 865576 issued for new two story two single family dwelling with wetbar.
- 06-14-22 Notice of violation 2022/NOV-06-083 issued.
- 07-26-22 No corrective action.
- 07-26-22 Ellie (808-223-1442) agent for the owner informed matter to be referred for fines.
- 07-27-22 Recommend referral to Code Compliance Branch for appropriate action.

\_\_\_\_\_  
 (Date Inspected)                      Insp. (Hours)                      S. Yang  
 By

Jobid: 102689591                      Processid: 103668800                      Jobexternalid: 092743351-010



# Notice of Violation

Violation No.: <b>2022/NOV-06-084 (BV)</b>		Date: <b>June 14, 2022</b>
<b>Owner(s)</b>		
Zeng, Zhen Yu 1523 Palolo Avenue Honolulu, HI 96816	Lei, Christy Z. 1525 Palolo Avenue Honolulu, HI 96816	Zeng, Ellie 2235-A Seaview Avenue Honolulu, HI 96822
Zeng, Zhen Long 1519 Palolo Avenue Honolulu, HI 96816		
<b>Contractor(s)</b>		
	<b>Tenant/Violator</b>	<b>Architect/Plan Maker</b>
		Aczon, Eliezer Y. dba Aczon Architects 1190 Kalaama Place Honolulu, HI 96825
<b>Lessee</b>		
	<b>Agent</b>	<b>Engineer</b>
TMK: <b>3-3-032:039</b>	<b>3615 SIERRA DR Honolulu / Waialae Kahala 96816</b>	Permit No.: <b>865576</b>

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)	Building Permit No. 865576 was issued in error based on incorrect information supplied, specifically, the floor area ratio, building height envelope, number of wet bars, number of bathrooms, and side yards, all in violation of provisions of Chapter 21, ROH.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP WORK ORDER.

STOP WORK! You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by July 14, 2022.  
 Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.

CC: HPD

Inspector   
 For: Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: 2022/NOV-06-083 (BV)		Date: June 14, 2022
<b>Owner(s)</b>		
Zeng, Zhen Yu 1523 Palolo Avenue Honolulu, HI 96816	Lei, Christy Z. 1525 Palolo Avenue Honolulu, HI 96816	Zeng, Ellie 2235-A Seaview Avenue Honolulu, HI 96822
Zeng, Zhen Long 1519 Palolo Avenue Honolulu, HI 96816		
<b>Contractor(s)</b>	<b>Tenant/Violator</b>	<b>Architect/Plan Maker</b>
		Aczon, Eleizer Y. dba Aczon Architects 1190 Kalama Place Honolulu, HI 96825
<b>Lessee</b>	<b>Agent</b>	<b>Engineer</b>
TMK: 3-3-032:039	3615 SIERRA DR Honolulu / Waiialae Kahala 96816	Permit No.: 865575

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)	Building Permit No. 865575 was issued in error based on incorrect information supplied, specifically, the floor area ratio, building height envelope, number of wet bars, number of bathrooms, and side yards, all in violation of provisions of Chapter 21, ROH.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP WORK ORDER.

STOP WORK! You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by July 14, 2022.  
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Special Instructions: VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.

CC: HPD

Inspector

FOR: Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: 2022/NOV-06-070 (BV)

Date: June 14, 2022

**Owner(s)**

Zeng, Zhen Yu  
 1523 Palolo Avenue  
 Honolulu, HI 96816

Lel, Christy Z.  
 1525 Palolo Avenue  
 Honolulu, HI 96816

Zeng, Ellie  
 2235-A Seaview Avenue  
 Honolulu, HI 96822

Zeng, Zhen Long  
 1519 Palolo Avenue  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kalama Place  
 Honolulu, HI 96825

**Lessee**

**Agent**

**Engineer**

TMK: 3-3-032:039 3615 SIERRA DR Honolulu / Waiialae Kahala 96816

Permit No.: 865574

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s)  
 and Section(s)

Violation(s)

ROH 1990, as amended, Chapter 18  
 Section 18-5.3(a)(b)

Building Permit No. 865574 was issued in error based on incorrect information supplied, specifically, the floor area ratio, building height envelope, number of wet bars, number of bathrooms, and side yards, all in violation of provisions of Chapter 21, ROH.

ROH 1990, as amended, Chapter 18  
 Section 18-7.5

STOP WORK ORDER.

STOP WORK! You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by July 14, 2022. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.

CC: HPD

Inspector

*For:*

Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting

JobId: 102643465

ExternalId: 092743351-007

Initial Print Date: Tuesday June 14, 2022 2:27 PM

Page 1 of 1



# Notice of Violation

Violation No.: **2022/NOV-06-070 (BV)**

Date: **June 14, 2022**

**Owner(s)**

Zeng, Zhen Yu  
 1523 Palolo Avenue  
 Honolulu, HI 96816

Lei, Christy Z.  
 1525 Palolo Avenue  
 Honolulu, HI 96816

Zeng, Ellie  
 2235-A Seaview Avenue  
 Honolulu, HI 96822

Zeng, Zhen Long  
 1519 Palolo Avenue  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

Azcar, Elxer Y.  
 dba Azcon Architects  
 1190 Kalahele Place  
 Honolulu, HI 96825

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-032:039 3615 SIERRA DR Honolulu / Waialae Kahala 96816** Permit No.: **865574**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)	Building Permit No. 865574 was issued in error based on incorrect information supplied, specifically, the floor area ratio, building height envelope, number of wet bars, number of bathrooms, and side yards, all in violation of provisions of Chapter 21, ROH.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP WORK ORDER.

STOP WORK! You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by July 14, 2022. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.

CC: HPD

Inspector

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



# Notice of Violation

Violation No.: **2022/NOV-06-084 (BV)**

Date: **June 14, 2022**

Owner(s)

Zeng, Zhen Yu  
 1523 Palolo Avenue  
 Honolulu, HI 96816

Lei, Christy Z.  
 1525 Palolo Avenue  
 Honolulu, HI 96816

Zeng, Ellie  
 2235-A Seaview Avenue  
 Honolulu, HI 96822

Zeng, Zhen Long  
 1518 Palolo Avenue  
 Honolulu, HI 96816

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kaiama Place  
 Honolulu, HI 96825

Lessee

Agent

Engineer

TMK: **3-3-032:039**

**3615 SIERRA DR Honolulu / Waialae Kahala 96816**

Permit No.: **865576**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)	Building Permit No. 865576 was issued in error based on incorrect information supplied, specifically, the floor area ratio, building height envelope, number of wet bars, number of bathrooms, and side yards, all in violation of provisions of Chapter 21, ROH.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP WORK ORDER.

STOP WORK! You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by July 14, 2022.  
 Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.

CC: HPD

Inspector

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



# Notice of Violation

Violation No.: <b>2022/NOV-06-083 (BV)</b>		Date: <b>June 14, 2022</b>
<b>Owner(s)</b>		
Zeng, Zhen Yu 1523 Palolo Avenue Honolulu, HI 96816	Lei, Christy Z. 1525 Palolo Avenue Honolulu, HI 96816	Zeng, Ellie 2235-A Seaview Avenue Honolulu, HI 96822
Zeng, Zhen Long 1519 Palolo Avenue Honolulu, HI 96816		
<b>Contractor(s)</b>	<b>Tenant/Violator</b>	<b>Architect/Plan Maker</b>
		Acron, Elezer Y. dba Acron Architects 1190 Kaiama Place Honolulu, HI 96825
<b>Lessee</b>	<b>Agent</b>	<b>Engineer</b>
TMK: <b>3-3-032:039</b>	<b>3615 SIERRA DR Honolulu / Waialae Kahala 96816</b>	Permit No.: <b>865575</b>

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)	Building Permit No. 865575 was issued in error based on incorrect information supplied, specifically, the floor area ratio, building height envelope, number of wet bars, number of bathrooms, and side yards, all in violation of provisions of Chapter 21, ROH.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP WORK ORDER.

STOP WORK! You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by July 14, 2022. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.

CC: HPD

Inspector

Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2022/NOV-06-084 (BV)**

Date: **June 14, 2022**

Owner(s)

Zeng, Zhen Yu  
 1523 Palolo Avenue  
 Honolulu, HI 96816

Lei, Christy Z.  
 1525 Palolo Avenue  
 Honolulu, HI 96816

Zeng, Ellie  
 2235-A Seaview Avenue  
 Honolulu, HI 96822

Zeng, Zhen Long  
 1519 Palolo Avenue  
 Honolulu, HI 96816

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kaiama Place  
 Honolulu, HI 96825

Lessee

Agent

Engineer

TMK: **3-3-032:039**

**3615 SIERRA DR Honolulu / Waialae Kahala 96816**

Permit No.: **865576**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
<b>ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)</b>	<b>Building Permit No. 865576 was issued on the basis of incorrect information supplied. The plans did not comply with Ordinance 19-3. The number of wet bars and bathrooms exceed the maximum for the property.</b>
<b>ROH 1990, as amended, Chapter 18 Section 18-7.5</b>	<b>STOP WORK ORDER.</b>

**STOP WORK!** You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by July 14, 2022. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: **VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.**

CC: HPD

Inspector

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting

JobId: 102689591

ExternalId: 092743351-010

Initial Print Date: Tuesday, June 14, 2022 2:04 PM

Page 1 of 1



# Notice of Violation

Violation No.: **2022/NOV-06-083 (BV)**

Date: **June 14, 2022**

Owner(s)

Zeng, Zhen Yu  
 1523 Palolo Avenue  
 Honolulu, HI 96816

Lei, Christy Z.  
 1525 Palolo Avenue  
 Honolulu, HI 96816

Zeng, Ellie  
 2235-A Seaview Avenue  
 Honolulu, HI 96822

Zeng, Zhen Long  
 1519 Palolo Avenue  
 Honolulu, HI 96816

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kaiama Place  
 Honolulu, HI 96825

Lessee

Agent

Engineer

TMK: **3-3-032-039**

**3615 SIERRA DR Honolulu / Waiialae Kahala 96816**

Permit No.: **865575**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)	Building Permit No. 865575 was issued on the the basis of incorrect information supplied. The plans did not comply with Ordinance 19-3. The number of wet bars and bathrooms exceed the maximum for the property.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP WORK ORDER.

STOP WORK! You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by July 14, 2022. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

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2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.

CC: HPD

Inspector

Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



# Notice of Violation

Violation No.: **2022/NOV-06-083 (BV)**

Date: **June 14, 2022**

Owner(s)

Zeng, Zhen Yu  
 1523 Palolo Avenue  
 Honolulu, HI 96816

Lei, Christy Z.  
 1525 Palolo Avenue  
 Honolulu, HI 96816

Zeng, Ellie  
 2235-A Seaview Avenue  
 Honolulu, HI 96822

Zeng, Zhen Long  
 1519 Palolo Avenue  
 Honolulu, HI 96816

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kaiama Place  
 Honolulu, HI 96825

Lessee

Agent

Engineer

TMK: **3-3-032:039**

**3615 SIERRA DR Honolulu / Waialae Kahala 96816**

Permit No.: **865575**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s)  
 and Section(s)

Violation(s)

**ROH 1990, as amended, Chapter 18  
 Section 18-7.5**

**STOP WORK ORDER.**

**ROH 1990, as amended, Chapter 18  
 Section 18-5.3(a)(b)**

**Building Permit No. 865575 was issued on the the basis of incorrect information supplied. The plans did not comply with Ordinance 19-3. The number of wet bars and bathrooms exceed the maximum for the property.**

**STOP WORK!** You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by July 14, 2022. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: **VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.**

CC: HPD

Inspector

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



# Notice of Violation

Violation No.: **2022/NOV-06-083 (BV)**

Date: **June 14, 2022**

**Owner(s)**

Zeng, Zhen Yu  
 1523 Palolo Avenue  
 Honolulu, HI 96816

Lei, Christy Z.  
 1525 Palolo Avenue  
 Honolulu, HI 96816

Zeng, Ellie  
 2235-A Seaview Avenue  
 Honolulu, HI 96822

Zeng, Zhen Long  
 1519 Palolo Avenue  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kaiama Place  
 Honolulu, HI 96825

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-032-039**

**3615 SIERRA DR Honolulu / Waialae Kahala 96816**

Permit No.: **865575**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-7.5	<b>STOP WORK ORDER.</b>
ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)	<b>Building Permit No. 865575 was issued on the the basis of incorrect information supplied. The plans did not comply with Ordinance 19-3. The number of wet bars and bathrooms exceed the maximum for the property.</b>

**STOP WORK!** You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by July 14, 2022. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing **CIVIL FINES** for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: **VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.**

CC: HPD

Inspector

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting

JobId: **102689002**

ExternalId: **092743351-008**

Initial Print Date: Tuesday June 14, 2022 1:58 PM

Page 1 of 1



4103 PAKOLU PL

**BUILDING CODE VIOLATIONS:**

(See the next pages for the documents)

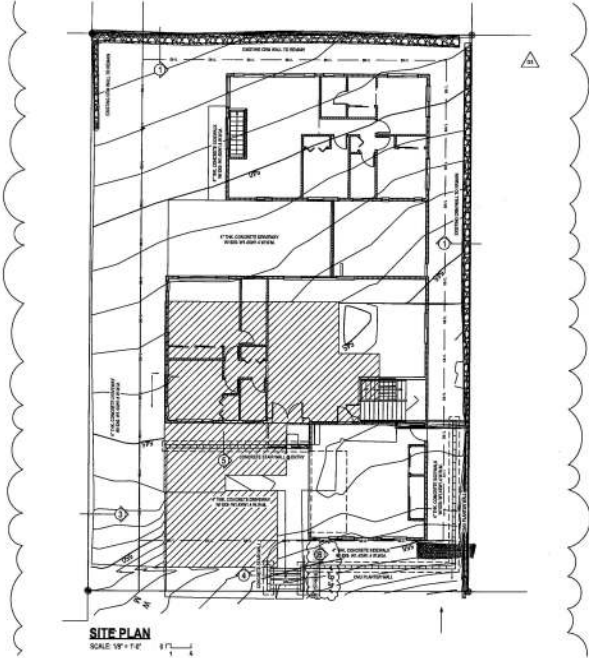


3/2 PLAN

PLAN  
3/2/25

SOLD  
18 OF 25/26

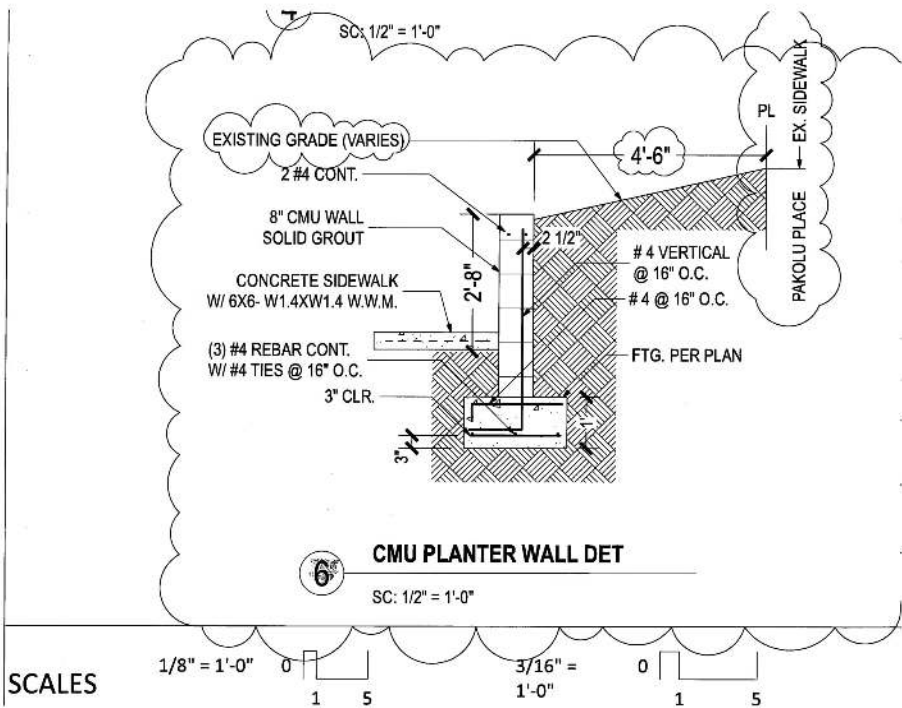
105  
A

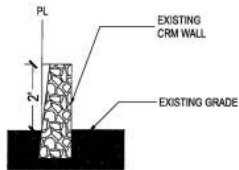


DRAWN BY: J. WANG  
 CHECKED BY: J. WANG  
 DATE: 3/2/25

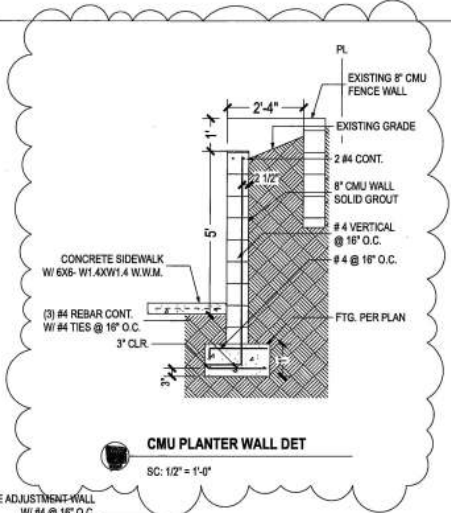
PROPOSED TWO-FAMILY DETACHED DWELLING FOR:  
**J. WANG AND Y. CHEN RESIDENCE**  
 4103 & 4103A PAKOULI PLACE HONOLULU, HI 96816 T.M.C. 3-3-021-025

SITE PLAN  
 DRAWING BY:  
 J. WANG  
 DATE:

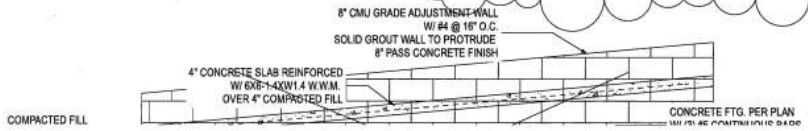




1 EX. CRM WALL  
SC: 1/2" = 1'-0"



CMU PLANTER WALL DET  
SC: 1/2" = 1'-0"





# Notice of Violation

Violation No.: 2022/NOV-06-064 (BV)

Date: June 16, 2022

**Owner(s)**

Wang, Qin Hui J.  
 4103 Pakolu Place  
 Honolulu, HI 96816

Chan, Yufang  
 4103 Pakolu Place  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

Yamamoto, Ronald A.  
 2672 Nonohe Street  
 Wahiawa, HI 96786

TMK: 3-3-021:025

4103 PAKOLU PL Honolulu / Waialae Kahala 96816

Permit No.: 874414

**Specific Address of Violation: 4103 Pakolu Place**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	New CMU retaining walls at the rear of the property, at the right side of the property, and at the front of the property were constructed without first obtaining a building permit.
ROH 1990, as amended, Chapter 18 Section 18-5.1(b)	The following is not in accordance with approved plans: 1) The existing CRM fence wall at the rear was replaced with a CMU retaining wall. 2) The existing CMU fence wall at the right side was replaced with a CMU retaining wall. 3) The new CMU retaining wall at the front is located at the property line and not 4'-6" away from the property line as shown.
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	The permit fee shall be tripled for starting work without first obtaining a building permit.
ROH 1990, as amended, Chapter 18 Section 18-7.5	Stop Work Order.

STOP WORK! You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by July 16, 2022.  
 Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Failure to heed the STOP WORK ORDER will result in the immediate referral for civil penalties.

Inspector

Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting

Jobid: 102609040

Externalid: 102534212-002

Initial Print Date: Tuesday, June 14, 2022 6:51 AM

Page 1 of 1



# Notice of Violation

Violation No.: **2022/NOV-06-064 (BV)**

Date: **June 16, 2022**

**Owner(s)**

Wang, Qin Hui J.  
 4103 Pakolu Place  
 Honolulu, HI 96816

Chan, Yufang  
 4103 Pakolu Place  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

Yamamoto, Ronald A.  
 2672 Nonohe Street  
 Wahiawa, HI 96786

TMK: **3-3-021:025**

**4103 PAKOLU PL Honolulu / Waiialae Kahala 96816**

Permit No.: **874414**

**Specific Address of Violation: 4103 Pakolu Place**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	New CMU retaining walls at the rear of the property, at the right side of the property, and at the front of the property were constructed without first obtaining a building permit.
ROH 1990, as amended, Chapter 18 Section 18-5.1(b)	The following is not in accordance with approved plans: 1) The existing CRM fence wall at the rear was replaced with a CMU retaining wall. 2) The existing CMU fence wall at the right side was replaced with a CMU retaining wall. 3) The new CMU retaining wall at the front is located at the property line and not 4'-6" away from the property line as shown.
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	The permit fee shall be tripled for starting work without first obtaining a building permit.
ROH 1990, as amended, Chapter 18 Section 18-7.5	Stop Work Order.

**STOP WORK!** You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by July 16, 2022.  
 Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Failure to heed the STOP WORK ORDER will result in the immediate referral for civil penalties.

Inspector

Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting







# BUILDING PERMIT INFORMATION

**PERMIT NUMBER: 874414**      **ISSUE DATE: 01/18/2022**      **Location Permit Issued: FMB**  
**TAX MAP KEY: 3-3-021:025**      **LOT SIZE: 8,250 Sq. Ft.**      **Location Job Created: FMB**  
**PRIMARY ADDRESS: 4103 PAKOLU PL Honolulu / Waiatae Kahala 96**  
 Site Address (if other than primary):

**PROJECT: (BP #874414) [TMK: 33021025] [TPR] 4103 Pakolu PL. // Wang and Chen Residence - New Two-Family Dwelling. [replans multi-app: all approvals on A2020-11-0965; for A2021-01-0772].**

**Proposed Use: 2FD**      **Floor Level: 2**

**APPLICANT: ELLIS, SARAH**      **Contact Info: Phone: (808) 772-0619 Email: permitfacilitators@gmail.com**

**OWNER: Wang, Qin Hui Jason**      **Contact Info:**

**PLAN MAKER: Yamamoto, Ronald A.**      **Contact Info: Phone: (808) 622-3642 Lic. No. PE2935**

**ESCP COORDINATOR: Ellis, Sarah, Building Permit Facilitators Hawaii Inc.**      **Contact Info: Phone: (808) 951-9500 Email: permitfacilitators@gmail.com**

**CWPPP COORDINATOR: RSWMP**      **Contact Info: Phone: Email:**

**GENERAL: Wang, Qin Hui Jason**      **Contact Info: 779-0931 Lic. No. CT36095**

**ELECTRICAL: Koo Electrical Service, JOHN, (John Koo)**      **Contact Info: 282-7721 Lic. No. CT30010**  
 Electrical Phases: 1,2,3,4,5,6,7,9A

**PLUMBING: Y 3 Construction Inc., dba U S Plumbing & Sheet Metal**      **Contact Info: 478-1234 Lic. No. CT36730**  
 Plumbing Phases: 1,2AC,3AB,6AB,9

**NATURE OF WORK**

**Electrical Work Y**      **New Building Y**      **Plumbing Work Y**  
**Solar Y**

**RIGHT OF WAY WORK**      **Driveway: New: Y Existing N Private N**

**Sidewalk Types:**      **Curbing Types:**      **Driveway Types: Concrete**  
**Linear Ft. of Sidewalk:**      **Linear Ft. of Curbing:**      **Linear Ft. of Driveway:**

**SEWAGE Sewage Disposal Type:**      **Sewage Disposal Method:**      **SCP No.:**

**RETROFIT Showers to be Replaced:**      **Faucets to be Replaced:**      **Urinals to be Replaced:**      **Toilets to be Replaced:**  
 Major Occupancy Group: Commercial Hotel Industrial Residential

Type of Construction	No. of Stories	Flood Hazard Dist	Floor Area (Sq. Ft.)
Minimum:	Existing: 0	N/A	Existing: 0
Actual:	Final: 2	Exempt:	New: 4,761
		Complied:	Total: 4,761

**Occupancy Group: R-3 Two Family Detached**      **Occupancy Class: 02 - Two Family**  
**Structure Code: 52 - TWO FAMILY DETACHED**      **Ownership: 01 - Private**

C.O. Required <input checked="" type="checkbox"/>	Affidavit Required <input type="checkbox"/>	WORK WILL: ADD <input type="checkbox"/> DEL <input type="checkbox"/>	Accepted Value of Work: \$1,123,201	Fee Waived <input type="checkbox"/>
Require Special Insp <input checked="" type="checkbox"/>	Require Rest Covenant <input checked="" type="checkbox"/>	Residential Units: 2	PERMIT FEE: \$8,820.00	Vio. Cited <input type="checkbox"/>
Require Called Insp <input type="checkbox"/>		Hotel Room	Ewa Impact Fee Assessed <input type="checkbox"/>	Vio. Fee Waived <input type="checkbox"/>

Remarks:

**ZONING AND LUO DATA**

TMK:	3-3-021.025
Development Plan Areas:	Primary Urban Center
Flood Zones:	Beyond 500 Year Flood Plain
Height Limit:	25' unless sloping
Historic Site Register:	None
Lot Restriction:	None
Slide Area:	None
SMA / Shoreline:	Not in SMA
Special Districts:	Not in Special District
State Land Use:	Urban District
Street Setback:	NONE
Zoning (LUO):	R-5 Residential District

**NOTES**

**Building Permit Conditions**  
**Electrical plans not checked. Project subject to inspection for code compliance.**  
**A/C Clauses**  
**New dwellings or major additions, alterations, or repairs which include the installation of heating or air conditioning equipment**

**APPLICATION NO.: A2020-11-0965**      **ExternalID: 087092333-002**      **JobID: 87092347**

# BUILDING PERMIT INFORMATION

shall comply with the roof and wall insulation requirements of the revised Ordinances of Honolulu Chapter 16 Building Code, Article 5 Energy Conservation, Section 16-5.3 Exterior Envelope Requirements, Paragraph (c) - Residential Buildings Not More Than Three Stories in Height.

#### Solar Clauses

Panels to be installed per preapproved details. MM# \_\_\_\_\_ #of panels \_\_\_\_\_ tank location. Roof framing is wood construction and the mounting system is a pre-manufactured type.

#### Fence Clauses

For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. All footings shall rest on firm, stable, undisturbed soil and built entirely within property. For the work under this building permit, the City shall not be responsible, or liable for any potential drainage problems resulting from the flow of surface waters, or the alteration or concentration of surface water run-off on any property. It is a civil matter between affected parties. Gates to swing into property.

#### Electrical Clauses

Only 2 meter(s) allowed. No additional meters on property. Repair/replacement only.

#### SWQ Inspection Notes

Contractor informed to maintain BMP's during construction.

DATE CREATED: 11/18/2020 Plan Checker: Eroditha Cubacub Contact Info: SARAH ELLIS 808-772-0619

#### INSPECTIONS

Createddate	Process Description	Outcome	Datecompleted	Assignedstaff
01/18/2022	Bldg Insp conduct BP site insp	Ongoing	05/25/2022	SYANG
05/25/2022	Bldg Insp conduct BP site insp	Ongoing	06/09/2022	SYANG
06/09/2022	Bldg Insp conduct BP site insp	Ongoing	06/17/2022	SYANG
06/17/2022	Bldg Insp conduct BP site insp	No Progress	07/28/2022	SYANG
07/28/2022	Bldg Insp conduct BP site insp			SYANG
01/18/2022	Elec Insp conduct BP site insp	Ongoing	03/24/2022	TYOUNGOSBORNE
03/24/2022	Elec Insp conduct BP site insp			TYOUNGOSBORNE
01/18/2022	Perform ESCP Inspection	Ongoing	05/19/2022	LKAAI
05/19/2022	Perform ESCP Inspection			LKAAI
01/18/2022	Perform PCBMP Inspection			LKAAI
01/18/2022	Plumb Insp conduct BP site insp			BHIRAIWA

### History Report

As Of: Aug 11, 2022 15:17:48

Notice of Violation: 2022/NOV-06-094 (Draft NOV Reviewed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jul 20, 2022 00:00:00
Referral Permit No.:	874414
Special Instructions	STOP work immediately. Any work will result in an immediate referral for civil fines. Building Permit No. 874414 will be revoked. Obtain a new building permit to correct all violations or restore the property back to its last permitted condition, within the time specified herein.
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jun 20, 2022 00:00:00
Date Violation Corrected	
Description	BV 4103 & 4103/A Pakolu Place [TMK: 3-3-021-025] Applicant falsified information on plans.
DPP Inspectors	Leslie Fluhardt
GP Inspection Time	
GP Inspection Zone	
GPS Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7683185
Inspector's Report	
Issue Date	

Job Importance	
Job Location	4103 & 4103/A Pakolu Place
Last Bldg Insp Date	Jul 28, 2022 07:31:46
NOOSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	
User Id	
Violation Address (Multiple Addresses)	4103 & 4103/A Pakolu Place
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Per M.Silva meeting with L. Fluharety and C. Frommer, wait till admin gives us guidance regarding NOV's for structures as a result revocation. No one working. (Last updated on Jul 28, 2022 08:30:19 by SCOTT YANG)
<b>Processes</b>	
Draft and Review NOV (Completed on Jun 15, 2022 12:58:35 by Dawn Takeuchi Apuna with outcome "Approved by supervisor")	
<b>Assignments</b>	
Dawn Takeuchi Apuna	
Determine Type of Inspection (Completed on Jun 17, 2022 09:55:31 by LESLIE FLUHARTY with outcome "Requires building inspection")	
<b>Assignments</b>	
Dawn Takeuchi Apuna	
LESLIE FLUHARTY	
Create Advisory (Completed on Jun 17, 2022 10:03:25 by LESLIE FLUHARTY with outcome "Advisory created")	
<b>Assignments</b>	
LESLIE FLUHARTY	
Update Advisory (Completed on Jun 17, 2022 10:03:26 by LESLIE FLUHARTY with outcome "Advisory created")	
<b>Assignments</b>	

LESLIE FLUHARTY

Perform building inspection (Completed on Jul 28, 2022 07:31:46 by SCOTT YANG with outcome "Performed")

**Assignments**

SCOTT YANG

Perform building inspection

**Assignments**

SCOTT YANG

**Relationships**

Advisory Subjob: 2022/ADV-407 (Advisory created)

associated with: TMK: 33021025 POID: 142646 TaxPin: 142646

Code Section: Ch. 18 Sec. 18-5.3(a)(b)

Correction Remarks

Violation Description

Building Permit No. 874414 was issued in error and the proposed construction is in violation of the Land Use Ordinance.

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks

Violation Description

STOP WORK ORDER.

Contractor: QIN HUI JASON WANG

Additional Customer Info

Other Contact Info

Engineer: Yamamoto, Ronald A

Additional Customer Info

Other Contact Info

is related to: No. 2200863 Dawn Takeuchi Apuna NOV report [POSSE Reports (Letters)]

is related to: No. 2202184 DANA FURUTA [Scanned document]

is related to: No. 2202258 DANA FURUTA [Scanned document]

is related to: No. 2202259 DANA FURUTA [Scanned document]

is related to: No. 2202260 DANA FURUTA [Scanned document]

is related to: No. 2202261 DANA FURUTA [Scanned document]

is related to: No. 2206077 DANA FURUTA [Scanned document]

is related to: No. 2206078 DANA FURUTA [Scanned document]

is related to: No. 2206162 DANA FURUTA [Scanned document]

is related to: No. 2206163 DANA FURUTA [Scanned document]

is related to: No. 2216098 Nicole Levy [Scanned document]

Owner: Chen, YuFang

Additional Customer Info

Other Contact Info

Owner: Wang, Qin Hui J.

Additional Customer Info

Other Contact Info

### History Report

As Of: Aug 11, 2022 15:15:37

Notice of Violation: 2022/NOV-06-064 (Draft NOV Reviewed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jul 16, 2022 00:00:00
Referral Permit No.:	874414
Special Instructions	Failure to heed the STOP WORK ORDER will result in the immediate referral for civil penalties.
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Jun 16, 2022 00:00:00
Date Violation Corrected	
Description	BV 4103 Pakolu Place [TMK: 3-3-021-025] New CMU retaining walls without a building permit.
DPP Inspectors	Scott Yang
GP Inspection Time	
GP Inspection Zone	
GP Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688140
Inspector's Report	
Issue Date	
Job Importance	

Job Location	4103 Paikolu Place
Last Bldg Insp Date	Jul 28, 2022 07:31:28
NOOSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outdrer Exact Match	N
Parent Job (Internal ID)	102534212
User Id	
Violation Address (Multiple Addresses)	4103 Paikolu Place
Violation Description Edit	The following is not in accordance with approved plans: 1) The existing CRM fence wall at the rear was replaced with a CMU retaining wall. 2) The existing CMU fence wall at the right side was replaced with a CMU retaining wall. 3) The new CMU retaining wall at the front is located at the property line and not 4'-6" away from the property line as shown.
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Work stopped. (Last updated on Jun 17, 2022 07:52:44 by SCOTT YANG)
Inspector Notes (Unlocked)	Per M.Silva meeting with L. Fluharely and C. Frommer, wait till admin gives us guidance regarding NOV's for structures as a result revocation. No one working. (Last updated on Jul 28, 2022 08:30:18 by SCOTT YANG)
<b>Processes</b>	
Update Advisory (Completed on Jun 13, 2022 07:23:19 by SCOTT YANG with outcome "Advisory created")	
<b>Assignments</b>	
SCOTT YANG	
Create Advisory (Completed on Jun 13, 2022 07:23:47 by SCOTT YANG with outcome "Advisory created")	
<b>Assignments</b>	
SCOTT YANG	
Draft and Review NOV (Completed on Jun 15, 2022 09:31:44 by SCOTT YANG with outcome "Approved by supervisor")	
<b>Assignments</b>	
SCOTT YANG	
Determine Type of Inspection (Completed on Jun 15, 2022 09:32:01 by SCOTT YANG with outcome "Requires building inspection")	

Aug 11, 2022 15:15:45

NOV (Objectid 102609040)

Database: HNLP

is related to: No. 2206163 DANA FURUTA [Scanned document]

is related to: No. 2216098 Nicole Levy [Scanned document]

Owner: Chen, YuFang

Additional Customer Info

Other Contact Info

Owner: Wang, Qin Hui J.

Additional Customer Info

Other Contact Info

is related to: No. 2199487 SCOTT YANG General [Scanned document]  
is related to: No. 2199488 SCOTT YANG General [Photos]  
is related to: No. 2199489 SCOTT YANG General [Photos]  
is related to: No. 2199490 SCOTT YANG General [Photos]  
is related to: No. 2200864 SCOTT YANG NOV report [POSSE Reports (Letters)]  
is related to: No. 2200738 DANA FURUTA [Scanned document]  
is related to: No. 2200804 DANA FURUTA [Scanned document]  
is related to: No. 2200805 DANA FURUTA [Scanned document]  
is related to: No. 2200806 DANA FURUTA [Scanned document]  
is related to: No. 2204376 DANA FURUTA [Scanned document]  
is related to: No. 2205523 DANA FURUTA [Scanned document]  
is related to: No. 2206071 DANA FURUTA [Scanned document]  
Owner: Chan, Yufang  
    Additional Customer Info  
    Other Contact Info  
Owner: Wang, Qin Hui J.  
    Additional Customer Info  
    Other Contact Info  
Request for Investigation Parentjob: 2022/RFI-06-0087 (RFI file closed)

DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

850 SOUTH KING STREET, 7<sup>TH</sup> FLOOR • HONOLULU, HAWAII 96813  
PHONE: (808) 768-8000 • FAX: (808) 768-8041  
DEPT. WEB SITE: [www.honolulu.gov](http://www.honolulu.gov) • CITY WEB SITE: [www.honolulu.gov](http://www.honolulu.gov)

RICK BLANGIARDI  
MAYOR



DEAN UCHIDA  
DIRECTOR  
DAWN TAKEUCHI APUNA  
DEPUTY DIRECTOR

June 20, 2022

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7020 2450 0000 3075 0164**

Qin Hui J. Wang  
4103 Pakolu Place  
Honolulu, Hawaii 96816

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED  
7020 2450 0000 3075 0157**

Yu Fang Chen  
4103 Pakolu Place  
Honolulu, Hawaii 96816

Dear Sir/Ma'am:

**SUBJECT: NOTICE to Revoke Building Permit No. 874414  
4103 & 4103/A Pakolu Place; TMK 3-3-021: 025**

Pursuant to Section 18-5.4, Revised Ordinances of Honolulu (ROH), the Department of Planning and Permitting hereby issues this Notice to Revoke Building Permit (BP) 874414; 4103 & 4103A Pakolu Place; TMK 3-3-021: 025. The BP was issued under the provisions of Chapter 18, ROH, in error, on the basis of incorrect information supplied, and in violation of provisions of Chapter 21, ROH. Specifically, the BP was issued in error based on incorrect information on the location of the dwelling within the required yard space, in excess of the maximum number of bathrooms, and in excess of the building height envelope, all in violation of provisions of Chapter 21, ROH.

This Notice also serves as written notice to show cause why the BP should not be revoked. You may apply in writing for a hearing before the Building Board of Appeals (BBA) within ten (10) working days of receipt of this Notice. Should you fail to apply for a hearing within the time specified herein, you will be deemed to have waived your right to a hearing, and the revocation shall become effective from the date of service of this Notice or the date

Qin Hui J. Wang and Yu Fang Chen  
Page 2  
June 20, 2022

noted on the return receipt for the certified mail. Information regarding application for a hearing can be obtained at the Building Division, at (808) 768-8251.

Upon service of this Notice, any work in progress shall be suspended and be stayed unless a favorable written decision of the BBA is served upon you. If an unfavorable written decision is served upon you, any work under the permit shall be stayed until the judge of the court in which an appeal has been filed pursuant to Chapter 91, Hawaii Revised Statutes, rules otherwise.

Should there be any questions, please contact Dawn Takeuchi Apuna at (808) 768-8001.

Sincerely,



Dean Uchida  
Director



# Notice of Violation

Violation No.: 2022/NOV-06-094 (BV)

Date: June 15, 2022

**Owner(s)**

Wang, Qin Hui J.  
 4103 Pakolu Place  
 Honolulu, HI 96816

Chen, YuFang  
 4103 Pakolu Place  
 Honolulu, HI 96816

**Contractor(s)**

Wang, Qin Hui Jason  
 4103 Pakolu Place  
 Honolulu, 96816

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

Yamamoto, Ronald A.  
 2672 Nonohe Street  
 Wahiawa, HI 96786

TMK: 3-3-021:025

4103 PAKOLU PL Honolulu / Waialae Kahala 96816

Permit No.: 874414

**Specific Address of Violation: 4103 & 4103/A Pakolu Place**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 16 Section 16-1.1, IBC Sec. 109.1	A topography survey is required to determine existing lot elevations and the proposed spacial position of the new dwelling.
ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)	Building Permit No. 874414 was issued in error and the proposed construction is in violation of the Land Use Ordinance.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP WORK ORDER.
ROH 1990, as amended, Chapter 21 Section 21-3.70-1(b) Table 21-3.2	The plans show the new dwelling is located within the required yard space.  The required side and rear yards for this project are a minimum of 8 feet.
ROH 1990, as amended, Chapter 21 Section 21-3.70-1(c)	The new dwelling exceeds the maximum number of bathrooms allowed.
ROH 1990, as amended, Chapter 21 Section 21-4.30	It is impermissible for the dwelling to be located in any required yard.
ROH 1990, as amended, Chapter 21 Section 21-4.60(a)	The plans show the new dwelling protrudes from the building height envelope.

STOP WORK! You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by July 15, 2022.  
 Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Building Permit No. 874414 will be revoked. Obtain a new building permit to correct all violations or restore the property back to its last permitted condition, within the time specified herein.

cc: Honolulu Police DEPARTMENT.

JobId: 102720148

ExternalId: 102720148-001



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
Fax: (808) 768-4400

# Notice of Violation

---

Inspector

Leslie Fluharty

Phone: 768-3185

for the Director Department of Planning and Permitting

---

JobId: 102720148

ExternalId: 102720148-001

Initial Print Date: Wednesday June 15, 2022 12:59 PM

Page 2 of 2



# Notice of Violation

Violation No.: **2022/NOV-06-094 (BV)**

Date: **June 15, 2022**

**Owner(s)**

Wang, Qin Hui J.  
 4103 Pakolu Place  
 Honolulu, HI 96816

Chen, YuFang  
 4103 Pakolu Place  
 Honolulu, HI 96816

**Contractor(s)**

Contractor:  
 Wang, Qin Hui Jason  
 4103 Pakolu Place  
 Honolulu, 96816

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

Yamamoto, Ronald A.  
 2672 Nonohe Street  
 Wahiawa, HI 96786

TMK: **3-3-021:025**

**4103 PAKOLU PL Honolulu / Waiialae Kahala 96816**

Permit No.: **874414**

**Specific Address of Violation: 4103 & 4103/A Pakolu Place**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s)  
 and Section(s)

Violation(s)

ROH 1990, as amended, Chapter 16  
 Section 16-1.1, IBC Sec. 109.1

A topography survey is required to determine existing lot elevations and the proposed spacial positon of the new dwelling.

ROH 1990, as amended, Chapter 18  
 Section 18-5.3(a)(b)

Building Permit No. 874414 was issued in error and the proposed construction is in violation of the Land Use Ordinance.

ROH 1990, as amended, Chapter 18  
 Section 18-7.5

STOP WORK ORDER.

ROH 1990, as amended, Chapter 21  
 Section 21-3.70-1(b) Table 21-3.2

The plans show the new dwelling is located within the required yard space.  
  
 The required side and rear yards for this project are a minimum of 8 feet.

ROH 1990, as amended, Chapter 21  
 Section 21-3.70-1(c)

The new dwelling exceeds the maximum number of bathrooms allowed.

ROH 1990, as amended, Chapter 21  
 Section 21-4.30

It is impermissible for the dwelling to be located in any required yard.

ROH 1990, as amended, Chapter 21  
 Section 21-4.60(a)

The plans show the new dwelling protrudes from the building height envelope.

STOP WORK! You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by July 15, 2022.  
 Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Building Permit No. 874414 will be revoked. Obtain a new building permit to correct all violations or restore the property back to its last permitted condition, within the time specified herein.

JobId: 102720148

ExternalId: 102720148-001

Initial Print Date: Wednesday, June 15, 2022 12:59 PM

Page 1 of 2



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
Fax: (808) 768-4400

# Notice of Violation

---

Inspector \_\_\_\_\_

Leslie Fluharty

Phone: 768-3185

for the Director Department of Planning and Permitting

JobId: 102720148

ExternalId: 102720148-001

Initial Print Date: Wednesday June 15, 2022 12:59 PM

Page 2 of 2



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 850 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2022/NOV-06-070 (BV)**

Date: **June 14, 2022**

**Owner(s)**

Zeng, Zhen Yu  
 1523 Palolo Avenue  
 Honolulu, HI 96816

Lei, Christy Z.  
 1525 Palolo Avenue  
 HONOLULU, HI 96816

Zeng, Ellie  
 2235-A Seaview Avenue  
 Honolulu, HI 96822

Zeng, Zhen Long  
 1519 Palolo Avenue  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kalaena Place  
 Honolulu, HI 96825

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-032:039**

**3615 SIERRA DR Honolulu / Waiialae Kahala 96816**

Permit No.: **865574 - 865576**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Code(s) and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)	Building permits 865574, 865575 and 865576 were issued in error because the plans did not comply with Ordinance 19-3. The number of wet bars and bathrooms exceed the maximum for the property.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP WORK ORDER

**STOP WORK!** You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by July 13, 2022. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

**Special Instructions:** This Notice of Violation supersedes 2022/NOV-05-219. Failure to heed the STOP WORK ORDER will result in the immediate referral for civil fines.

Inspector

  
 Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting

JobId: 102543465

ExternalId: 092743351-007

Initial Print Date: Monday June 13, 2022 8:52 AM

Page 1 of 1



# Notice of Violation

Violation No.: 2022/NOV-06-070 (BV)

Date: June 14, 2022

**Owner(s)**

Zeng, Zhen Yu  
 1523 Palolo Avenue  
 Honolulu, HI 96816

Lei, Christy Z.  
 1525 Palolo Avenue  
 Honolulu, HI 96816

Zeng, Ellie  
 2235-A Seaview Avenue  
 Honolulu, HI 96822

Zeng, Zhen Long  
 1519 Palolo Avenue  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kaiama Place  
 Honolulu, HI 96825

**Lessee**

**Agent**

**Engineer**

TMK: 3-3-032:039

3615 SIERRA DR Honolulu / Waialae Kahala 96816

Permit No.: 865574 - 865576

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-5.3(a)(b)	Building permits 865574, 865575 and 865576 were issued in error because the plans did not comply with Ordinance 19-3. The number of wet bars and bathrooms exceed the maximum for the property.
ROH 1990, as amended, Chapter 18 Section 18-7.5	STOP WORK ORDER.

STOP WORK! You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by July 13, 2022.  
 Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: VIOLATION OF THIS STOP WORK ORDER WILL RESULT IN THE IMMEDIATE REFERRAL FOR CIVIL FINES.

CC: HPD

Inspector

Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2021/NOV-07-079 (BV)**

Date: **July 15, 2021**

**Owner(s)**

Chiu, Yi-Sun  
 2308 Dole St.  
 Honolulu, Hawaii 96822-2410

Lei, Christy  
 1525 Palolo Avenue  
 Honolulu, HI 96818

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kaiama Place  
 Honolulu, HI 96825

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-032:039**

**3615 SIERRA DR Honolulu / Waialae Kahala 96816**

Permit No.: **865574 - 865576**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
<b>ROH 1990, as amended, Chapter 21 Section 21-3.70-1</b>	<p>The approved plans associated with building permits #865574, 865575 and 865576 do not comply with Ordinance 19-3 that amends the Revised Ordinances of Honolulu, Chapter 21 - Land Use Ordinance. Ordinance 19-3 is the ordinance of record at the time of building permit issuance.</p> <p>Per the ordinance, the maximum number of bathrooms per zoning lot is nine and one-half. The approved plans show seventeen and one-half bathrooms.</p> <p>Per the ordinance, the maximum number of wet bars per zoning lot is two. The approved plans show four wet bars.</p> <p>Per the ordinance, the approved Site Plan (Sheet A102) does not show the required percentage of impervious surface.</p>
<b>ROH 1990, as amended, Chapter 18 Section 18-7.5</b>	<b>STOP WORK ORDER. All construction activity shall cease until revised plans are approved.</b>

**STOP WORK!** You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by August 16, 2021. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

**Special Instructions:** This violation supersedes 2021/NOV-06-122 to clarify compliance with ordinances. Revise the approved plans within the timeframe identified herein or the building permit(s) will be revoked. The revised plans may also be submitted that fully comply with Ordinance 20-43 including more restrictive setback requirements. Failure to heed the Stop Work Order will result in the immediate referral for civil fines.

Inspector

  
 of Scott Yang

Phone: 768-8140

for the Director Department of Planning and Permitting

JobId: **93685054**

ExternalId: **092743351-005**

Initial Print Date: Thursday July 15, 2021 8:04 AM

Page 1 of 1



# Notice of Violation

Violation No.: **2021/NOV-07-079 (BV)**

Date: **July 15, 2021**

**Owner(s)**

Chiu, Yi-Sun  
 2308 Dole St.  
 Honolulu, Hawaii 96822-2410

Lei, Christy  
 1525 Palolo Avenue  
 Honolulu, HI 96816

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

Aczon, Eliezer Y.  
 dba Aczon Architects  
 1190 Kaiama Place  
 Honolulu, HI 96825

**Lessee**

**Agent**

**Engineer**

TMK: **3-3-032:039**

**3615 SIERRA DR Honolulu / Waialae Kahala 96816**

Permit No.: **865574 - 865576**

**Specific Address of Violation: 3615 Sierra Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 21 Section 21-3.70-1	<p>The approved plans associated with building permits #865574, 865575 and 865576 do not comply with Ordinance 19-3 that amends the Revised Ordinances of Honolulu, Chapter 21 - Land Use Ordinance. Ordinance 19-3 is the ordinance of record at the time of building permit issuance.</p> <p>Per the ordinance, the maximum number of bathrooms per zoning lot is nine and one-half. The approved plans show seventeen and one-half bathrooms.</p> <p>Per the ordinance, the maximum number of wet bars per zoning lot is two. The approved plans show four wet bars.</p> <p>Per the ordinance, the approved Site Plan (Sheet A102) does not show the required percentage of impervious surface.</p>
ROH 1990, as amended, Chapter 18 Section 18-7.5	<p><b>STOP WORK ORDER. All construction activity shall cease until revised plans are approved.</b></p>

**STOP WORK!** You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by August 16, 2021. Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

**Special Instructions:** This violation supersedes 2021/NOV-06-122 to clarify compliance with ordinances. Revise the approved plans within the timeframe identified herein or the building permit(s) will be revoked. The revised plans may also be submitted that fully comply with Ordinance 20-43 including more restrictive setback requirements. Failure to heed the Stop Work Order will result in the immediate referral for civil fines.

Inspector

\_\_\_\_\_  
 Scott Yang Phone: 768-8140  
 for the Director Department of Planning and Permitting

Undeliverable Notice of Violation

**Date:** 6/29/2021

**To:** Scott Yang

**From:** Clerical Section- Karen Tokumoto

**Re:** Notice of Violation No. 2021/NOV-06-122

Addressee: Christy Z. Lei

Address: 3615 Sierra Drive Honolulu, HI 96816

Inspector: Scott Yang


The attached Notice of Violation was returned as:

Return to sender, no mail receptacle, unable to forward.

---

**Please complete below and return to supervisor:**

- Mail to New Address:
- Inspector to Hand Deliver (please have the owner sign/date, and return to supervisor)

Recipient Signature: 

Recipient Printed name: Christy Z. Lei

Date: 7/1/21

Agent       Addressee

- Other:

UNOV-BIS.docx  
Revised: 3/1/21

Undeliverable Notice of Violation

**Date:** 6/29/2021

**To:** Scott Yang

**From:** Clerical Section- Karen Tokumoto

**Re:** Notice of Violation No. 2021/NOV-06-122

Addressee: Christy Z. Lei

Address: 3615 Sierra Drive Honolulu, HI 96816

Inspector: Scott Yang

The attached Notice of Violation was returned as:

Return to sender, no mail receptacle, unable to forward.

---

**Please complete below and return to supervisor:**

Mail to New Address:

Inspector to Hand Deliver (please have the owner sign/date, and return to supervisor)

Recipient Signature: \_\_\_\_\_

*Christy Z. Lei*

Recipient Printed name: \_\_\_\_\_

Christy Z. Lei

Date: \_\_\_\_\_

7/1/21

Agent

Addressee

Other:



1909 KALIHI ST

**BUILDING CODE VIOLATIONS:**

(See the next pages for the documents)



## *Hawaii Real Property Research*

**Prepared For:** Lance Luke  
**Delivery Address:** lanceluke1@gmail.com  
**Property Taxkey:** 1-1-3-26-18  
**Property Address:** 1909 Kalihi St  
**Property Owner:** Weng  
**Delivery Date:** 10/10/22  
**Product:** Building Violations Research



CITY AND COUNTY OF HONOLULU  
Department of Planning and Permitting (DPP)

Aloha. We provide services and information on building permits, development projects, and planning activities for the City and County of Honolulu.

[Permitting](#) [Searching](#) [DPP Home](#) [Sign In](#)

## Tax Map Key

Details	Warnings	Building/Sign Permits	Subdivision Permits	Other Permits	Owners	History	Assessments	Street/Utilities	Parcel Info	
Permit Type		Permit No.	Description					Status	Created Date	Issue Date
Grading Permits		GP2016-06-0308	[TMK 13028016] WENG RESIDENCE - ALTERATION / ADDITION (OPEN DECKS) TO EXISTING SINGLE FAMILY DWELLING (6 LEVELS)					Job closed	Aug 14, 2016	Aug 14, 2016
Notice of Violation		2015/NOV-10-068HC	1909 KALIHI ST Roof collapsed					NOV File Closed	Oct 8, 2015	mmm dd, yyyy
Notice of Violation		2017/NOV-11-093BV	1909 Kalihi Street 1909 Kalihi St., TMK 1-3-028-016, not following the approved plans (BP 766776)					NOV File Closed	Nov 13, 2017	mmm dd, yyyy
Sewer Connection Application		2014/SCA-0789	2014/SCA-0789 Kalihi - Add SFD					Adequate determination mailed	Oct 29, 2014	Oct 30, 2014
Sewer Connection Application		2017/SCA-2091	ADU at 1909 KALIHI STREET					Inadequate determination mailed	Nov 30, 2017	Dec 4, 2017
Sewer Connection Application		2016/SCA-0030	ADU at 1909 Kalihi Street					Inadequate determination mailed	Jan 4, 2016	Jan 10, 2016
Trenching (Converted)		TP-99-0912						Permit Closed	Aug 3, 1999	Aug 3, 1999
Trenching Permit		TP2016-10-0977	BWS / SERVICE / BWS / KALIHI ST					Final Inspection performed	Oct 7, 2016	Oct 18, 2016
Trenching Permit		TP2016-03-0195	BWS / NEW SERVICE / BWS / KALIHI ST					Job closed	Mar 5, 2016	Mar 6, 2016

Submit: [Cancel](#)

City and County of Honolulu, Department of Planning & Permitting  
650 So. King St., Honolulu, HI 96813 \* Fax: (808) 768-6743  
email: [info@honolulu.gov](mailto:info@honolulu.gov)  
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Screen ID: 790040





# Notice of Violation

Violation No.: 2015/NOV-10-058 (HC)

Date: October 08, 2015

**Owner(s)**

Weng, Wen Wu, Neng Xin and Wen Ping  
 1017 Auki Lane  
 Honolulu, HI 96817

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

TMK: 1-3-026:018 1909 KALIHI ST Honolulu / Tripler 96819

Specific Address of Violation: 1909 KALIHI ST

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 16 Section 16-1.1	Portions of the roof and eaves are collapsed, damaged and missing.  Please repair all of the above.
ROH 1990, as amended, Chapter 18 Section 18-3.1	A building permit is required.

Restore the area immediately and complete all work within 90 days from the date of this notice.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

**Special**

Instructions:

Inspector:

Corinne Omura Phone: 768-8293  
 for the Director, Department of Planning and Permitting



# Notice of Violation

Violation No.: 2017/NOV-11-093 (BV)

Date: November 15, 2017

**Owner(s)**

Weng, Wen Wu, Neng Xin and Wen Ping  
 1017 Auld Lane  
 Honolulu, HI 96817

WENG, WEN PING  
 1909 KALIHI ST  
 HONOLULU, HI 96819

**Contractor(s)**

**Tenant/Violator**

**Architect/Plan Maker**

**Lessee**

**Agent**

**Engineer**

Ou, Zihang  
 1568 Pele St.  
 Honolulu, HI 96813

Ou, Zihang  
 2311 Malle Way  
 Honolulu, HI 96822

Ou, Zihang  
 99-916 Halawa Dr.  
 Aiea, HI 96701

TMK: 1-3-026-018 1909 KALIHI ST Honolulu / Tripler 96819

Specific Address of Violation: 1909 Kalihi Street

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	Additional decks, balconies and interior & exterior doors have been constructed without first obtaining a building permit.
ROH 1990, as amended, Chapter 18 Section 18-5.1(b)	The approved plans indicate 8 parking spaces. The first floor has been altered and the required parking will not be situated as shown on the approved plans. Roof framing is not as shown on the approved plans. Interior and exterior doors have been added as well as balconies and deck areas which are not shown on the approved plans.
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	Revised plans are required for the altered areas and another building permit is required for the additional floor area. A double fee penalty will be assessed for the additional floor area.

**STOP WORK!** You are hereby ordered to stop illegal work immediately.

You are hereby ordered to obtain permit(s) and/or correct violation by December 15, 2017.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions:

Inspector: \_\_\_\_\_  
 Justin Mau Phone: 768-8137  
 for the Director Department of Planning and Permitting

JobId: 61265709

ExternalId: 061265709-001

Initial Print Date: Monday November 13, 2017 4:40 pm

Page 1 of 1



# Notice of Violation

Violation No.: **2017/NOV-11-093 (BV)**

Date: **November 16, 2017**

Owner(s)

Weng, Neng Xin  
 NENG XIN WENG  
 1909 Kaliah Street  
 Honolulu, Hawaii 96819

Weng, Wen Wu, Neng Xin and Wen Ping  
 1017 Auld Lane  
 Honolulu, HI 96817

WENG, WEN PING  
 1909 KALIH ST  
 HONOLULU, HI 96819

Weng, Wen Wu  
 1909 Kaliah Street  
 Honolulu, Hawaii 96819

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

Ou, Zihang  
 Lic. No. PE15031  
 956 Honokahua Pl.  
 Honolulu, HI 96825

TMK: **1-3-026-018 1909 KALIH ST Honolulu / Tripler 96819**

Permit No.: **788776**

Specific Address of Violation: **1909 Kaliah Street**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-3.1	<b>Additional decks, balconies and interior &amp; exterior doors have been constructed without first obtaining a building permit.</b>
ROH 1990, as amended, Chapter 18 Section 18-5.1(b)	<b>The approved plans indicate 8 parking spaces. The first floor has been altered and the required parking will not be situated as shown on the approved plans. Roof framing is not as shown on the approved plans. Interior and exterior doors have been added as well as balconies and deck areas which are not shown on the approved plans.</b>
ROH 1990, as amended, Chapter 18 Section 18-6.2(d)	<b>Revised plans are required for the altered areas and another building permit is required for the additional floor area. A double fee penalty will be assessed for the additional floor area.</b>
ROH 1990, as amended, Chapter 18 Section 18-7.5	<b>Stop work immediately. Failure to heed stop work order will result in the immediate referral to Code Compliance Branch for Civil Fines.</b>

**STOP WORK!** You are hereby ordered to stop illegal work immediately.

You are hereby ordered to obtain permit(s) and/or correct violation by December 16, 2017.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Please obtain a building permit for the additional work within the time specified herein. If a permit is unobtainable, the structure must be restored to its original permitted condition.

Inspector: 

Justin Mau

Phone: 768-8137

for the Director Department of Planning and Permitting



JabId: 61265709

ExternalId: 061265709-001

Initial Print Date: Wednesday November 15, 2017 12:30 pm

Page 1 of 1



DEPARTMENT OF PLANNING & PERMITTING  
INSPECTOR'S REPORT

To: T. Hildebrand Date: December 28, 2017  
 From: J. Mau Requested By: \_\_\_\_\_  
 Subject: 2017/NOO-414 Permit No.: 788776  
 Owner: Neng Xin Weng, Wen Ping Weng, Wen W Tenant: \_\_\_\_\_  
 Contractor: \_\_\_\_\_ Agent: \_\_\_\_\_  
 Lessee: \_\_\_\_\_  
 Building Address: 1909 Kalihi Street  
 Tax Map Key: 1-3-026:018 Land Area: \_\_\_\_\_ Zoning: \_\_\_\_\_  
 Type of Construction: \_\_\_\_\_ Floor \_\_\_\_\_ No. of Stories: \_\_\_\_\_  
 Area: \_\_\_\_\_  
 Occupancy: (present) \_\_\_\_\_ (proposed) \_\_\_\_\_

Referral to Code Compliance       Referral to Prosecuting Attorney  
 Referral to Corporation Counsel

Observation:

11/13/17 - Inspection by Inspector L. Asaoka revealed plans for BP 788776 not being followed: additional decks and doors were added; interior layout and parking not as per the approved plans.

11/16/17 - 2017/NOV-11-093 issued.

12/27/17 - No corrective action. Owner notified that this matter is being referred to the Code Compliance Branch for civil fines.

12/28/17 - Recommending referral to Code Compliance Branch for civil fines. 2017/NOO-414. Owner's engineer (Zihang Ou) notified by phone message. Photos attached and in NOV docs tab.

December 27, 2017      J. Mau  
 (Date Inspected)      Insp. (Hours)      By

Jobid: 61265709

Processid: 61554796

Jobexternalid: 061265709-001

### History Report

As Of: Sep 29, 2022 15:47:44

Notice of Violation: 2015/NOV-10-058 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	90
Obtain Permit and/or Correct By	
Referral Permit No.:	
Special Instructions	
Stabilize/Protect	N
Stop Work Immediately	N
Advertisement Information	
Advertisement Verification Date	
Completed Date	Aug 9, 2016 07:18:28
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Oct 8, 2015 00:00:00
Date Violation Corrected	Aug 8, 2016 00:00:00
Description	HC 1908 KALIHI ST Roof collapsed
DPP Inspector	Corinne Omura
GP Inspection Time	
GP Inspection Zone	
GPSchedStartDate	
House Number To	
Inspection Branch	HC
Inspector's Phone Number	7688293
Inspector's Report	
Issue Date	
Job Importance	
Job Location	1908 KALIHI ST

Last Bldg Insp Date	
NOCSJobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Cylinder Exact Match	N
Parent Job (Internal ID)	56008762
User Id	
Violation Address (Multiple Addresses)	1909 KALIH ST
Violation Description Edit	
Violation Type:	Housing Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	<p>2/10/16 - per Tony, plans are done. architect suppose to submit for permit soon.</p> <p>10/16/15 --call from Tony Shi (Realtor). States owners are drawing plans and should have a permit application done. Extension granted 12/8/15.</p> <p>Contact  Tony Shi (Realtor)  228-2222</p> <p>(Last updated on Oct 16, 2015 08:26:41 by CORINNE OMURA (INACTIVE 03/01/2019))  8/5/16 - NOV corrected. House demolished per BP#778774. BLDG to follow up.  (Last updated on Aug 9, 2016 07:17:00 by CORINNE OMURA (INACTIVE 03/01/2019))</p>
Inspector Notes (Unlocked)	
<b>Processes</b>	
Draft and Review NOV (Completed on Oct 15, 2015 10:51:41 by LYNNE INOUYE (INACTIVE 08/19/2019) with outcome "Approved by supervisor")	
<b>Assignments</b>	
LYNNE INOUYE (INACTIVE 08/19/2019)	
Determine Type of Inspection (Completed on Oct 15, 2015 10:51:50 by LYNNE INOUYE (INACTIVE 08/19/2019) with outcome "Requires enforce, unit 1 inspection")	
<b>Assignments</b>	
LYNNE INOUYE (INACTIVE 08/19/2019)	
Perform enforce, unit 1 inspect. (Completed on Aug 9, 2016 07:18:26 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Performed")	
<b>Assignments</b>	
CORINNE OMURA (INACTIVE 03/01/2019)	

Close Advisory subjob (Completed on Aug 9, 2016 07:18:26 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Advisory removed")

**Assignments**

CORINNE OMURA (INACTIVE 03/01/2019)

Close NOV File (Completed on Aug 9, 2016 07:18:26 by CORINNE OMURA (INACTIVE 03/01/2019) with outcome "Closed")

**Assignments**

CORINNE OMURA (INACTIVE 03/01/2019)

**Relationships**

associated with: TMK: 13026018 POID: 99485 TaxPin: 99485

Code Section: Ch. 18 Sec. 18-1.1

Correction Remarks

Violation Description

Portions of the roof and eaves are collapsed, damaged and missing.

Please repair all of the above.

Code Section: Ch. 18 Sec. 18-3.1

Correction Remarks

Violation Description

A building permit is required.

is related to: No. 1289185 CORINNE OMURA [Scanned document]

is related to: No. 1291510 LYNNE INOUYE NOV report [POSSE Reports (Letters)]

Owner: Weng, Wen Wu, Neng Xin and Wen Ping

Additional Customer Info

Other Contact Info

### History Report

As Of: Sep 29, 2022 15:48:38

Notice of Violation: 2017/NOV-11-093 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Dec 16, 2017 00:00:00
Referral Permit No.:	788776
Special Instructions	Please obtain a building permit for the additional work within the time specified herein. If a permit is unobtainable, the structure must be restored to its original permitted condition.
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	May 2, 2019 08:38:18
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Nov 16, 2017 00:00:00
Date Violation Corrected	Sep 6, 2018 00:00:00
Description	BV 1909 Kalhi Street 1909 Kalhi St., TMK 1-3-026-018, not following the approved plans (BP 788776)
DPP Inspectors	Justin Mau
GP Inspection Time	
GP Inspection Zone	
GP Sched Start Date	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7888137
Inspector's Report	11/13/17 Inspection revealed plans for BP 788776 not being followed: additional decks, doors, interior layout, parking not as per the approved plans.
Issue Date	
Job Importance	

Job Location	1909 Kailhi St., TMK 1-3-028-018, not following the approved plans (BP 788776)
Last Bldg Insp Date	May 2, 2019 08:38:58
NOOSubjobCreated	Y
NOV Is Issued	Y
NOV Status	N
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	
Parent Job (Internal ID)	
User Id	
Violation Address (Multiple Addresses)	1909 Kailhi Street
Violation Description Edit	Building Code Violation
Violation Type:	
Notes	<p>12/27/17 - No corrective action. Owner notified that this matter is being referred to the Code Compliance Branch for civil fines.</p> <p>12/28/17 - Recommending referral to Code Compliance Branch for civil fines. Owner's engineer (Zihang Ou) notified by phone message. (Last updated on Dec 28, 2017 08:15:28 by JUSTIN MAU)</p> <p>Building permit #821909 issued to address 2017/NOV-19-022. New plans show parking spaces for 7 cars, not 8 like the original permit #788776 which had calculations on the first page requiring 8.</p> <p>Floors 3-6 floorplans were checked. Small deviations from approved plans (BP#821909) that can be revised some of it is unfinished work like master bath on 4th floor corridor side wall not framed yet. Inspection to continue on 10/17.</p> <p>(Last updated on Oct 17, 2018 08:53:36 by DAVID LOPEZ (INACTIVE 9/17/2021))</p> <p>Spiral staircase to connect first and second floor not installed yet. Second floor metal side window supposed to be a single window 8' width. Instead 2 windows side by side one 6' and the other 2' in width. Framing otherwise following revised plans.</p> <p>7 parkings does meet parking requirements per Inspector Castro.</p> <p>Each floor and roof rafter only has 1 H2.6 clip. Inspected home owner to install one more on the other side for all of them. Work to follow approved plans is ongoing.</p> <p>(Last updated on Oct 18, 2018 07:41:32 by DAVID LOPEZ (INACTIVE 9/17/2021))</p> <p>Connected by BP# 821909 issued on 9/6/2018.</p> <p>Carita Li notified by phone.</p> <p>She was told to contact code compliance branch to resolve civil fines.</p> <p>(Last updated on May 2, 2019 08:38:13 by DAVID LOPEZ (INACTIVE 9/17/2021))</p>
Inspector Notes (Unlocked)	
Inspector Notes (Unlocked)	
Inspector Notes (Unlocked)	
Inspector Notes (Unlocked)	

**Processes**

Sep 29, 2022 15:47:54

NOV (ObjectID: 61265709)

Database: HNLP

Draft and Review NOV (Completed on Nov 13, 2017 16:41:19 by LYNN ASAOKA (INACTIVE 01/03/2019) with outcome "Approved by supervisor")

**Assignments**

LYNN ASAOKA (INACTIVE 01/03/2019)

Determine Type of Inspection (Completed on Nov 13, 2017 16:41:31 by LYNN ASAOKA (INACTIVE 01/03/2019) with outcome "Requires building inspection")

**Assignments**

LYNN ASAOKA (INACTIVE 01/03/2019)

Update Advisory (Completed on Nov 16, 2017 07:39:20 by LYNN ASAOKA (INACTIVE 01/03/2019) with outcome "Advisory created")

**Assignments**

LYNN ASAOKA (INACTIVE 01/03/2019)

Create Advisory (Completed on Nov 16, 2017 07:39:26 by LYNN ASAOKA (INACTIVE 01/03/2019) with outcome "Advisory created")

**Assignments**

LYNN ASAOKA (INACTIVE 01/03/2019)

Perform building inspection (Completed on Dec 28, 2017 07:52:26 by JUSTIN MAU with outcome "Performed")

**Assignments**

JUSTIN MAU

Create NOO Sub Job (Completed on Dec 28, 2017 06:15:26 by JUSTIN MAU with outcome "NOO Created")

**Assignments**

JUSTIN MAU

Prepare Inspectors Report (Completed on Dec 28, 2017 14:18:05 by CHARLIE FROMMER with outcome "Prepared")

**Assignments**

CHARLIE FROMMER

JUSTIN MAU

Review status of NOV (Completed on Oct 17, 2018 07:35:08 by DAVID LOPEZ (INACTIVE 9/17/2021) with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

Building permit #821909 issued to address 2017/NOV-12-022. New plans show parking spaces for 7 cars not 8 like the original permit #788778 which had calculations on the first page requiring 8.

Floors 3-6 floorplans were checked. Small deviations from approved plans (BP#821909) that can be revised some of it is unfinished work like master bath on 4th floor corridor side wall not framed yet. Inspection to continue on 10/17. (Last updated on Oct 17, 2018 08:53:36 by DAVID LOPEZ (INACTIVE 9/17/2021))

**Assignments**

Sep 29, 2022 15:47:54

NOV (ObjectID 61265709)

Database: HNLP

DAVID LOPEZ (INACTIVE 9/17/2021)

Review status of NOV (Completed on Oct 18, 2018 07:38:14 by DAVID LOPEZ (INACTIVE 9/17/2021) with outcome "Not corrected")

**Notes**

Inspector Notes (Unlocked)

Spiral staircase to connect first and second floor not installed yet. Second floor makai side window supposed to be a single window 6' width. Instead 2 windows side by side one 6' and the other 2' in width. Framing otherwise following revised plans.

7 parkings does meet parking requirements per Inspector Castro.

Each floor and roof rafter only has 1 H2.5 clip. Instructed home owner to install one more on the other side for all of them. Work to follow approved plans is ongoing.  
(Last updated on Oct 18, 2018 07:41:32 by DAVID LOPEZ (INACTIVE 9/17/2021))

**Assignments**

DAVID LOPEZ (INACTIVE 9/17/2021)

Review status of NOV (Completed on Oct 25, 2018 06:52:40 by DAVID LOPEZ (INACTIVE 9/17/2021) with outcome "Not corrected")

**Assignments**

DAVID LOPEZ (INACTIVE 9/17/2021)

Review status of NOV (Completed on May 2, 2019 08:36:58 by DAVID LOPEZ (INACTIVE 9/17/2021) with outcome "Corrected")

**Assignments**

DAVID LOPEZ (INACTIVE 9/17/2021)

Close NOV File (Completed on May 2, 2019 08:38:18 by DAVID LOPEZ (INACTIVE 9/17/2021) with outcome "Closed")

**Assignments**

DAVID LOPEZ (INACTIVE 9/17/2021)

Close Advisory subjob (Completed on May 2, 2019 08:38:19 by DAVID LOPEZ (INACTIVE 9/17/2021) with outcome "Advisory removed")

**Assignments**

DAVID LOPEZ (INACTIVE 9/17/2021)

Notify Code Compliance Chief of Correction (Completed on May 2, 2019 11:53:48 by ANN ASAUMI with outcome "Acknowledged")

**Assignments**

ANN ASAUMI

TERRY HILDEBRAND (inactive 7/8/21)

**Relationships**

associated with: TMK: 13026018 POID: 99485 TaxPin: 99485

Code Section: Ch. 18 Sec. 18-3.1

**Correction Remarks**

Sep 29, 2022 15:47:54

NOV (Objectid 61265709)

Database: HNLP

Violation Description  
Code Section: Ch. 18 Sec. 18-6.1(b)  
Correction Remarks  
Violation Description

Additional decks, balconies and interior & exterior doors have been constructed without first obtaining a building permit.

Code Section: Ch. 18 Sec. 18-6.2(d)  
Correction Remarks  
Violation Description

The approved plans indicate 8 parking spaces. The first floor has been altered and the required parking will not be situated as shown on the approved plans. Roof framing is not as shown on the approved plans. Interior and exterior doors have been added as well as balconies and deck areas which are not shown on the approved plans.

Code Section: Ch. 18 Sec. 18-7.5  
Correction Remarks  
Violation Description

Revised plans are required for the altered areas and another building permit is required for the additional floor area. A double fee penalty will be assessed for the additional floor area.

Engineer: ZIHANG OU,  
Additional Customer Info  
Other Contact Info

Stop work immediately. Failure to heed stop work order will result in the immediate referral to Code Compliance Branch for Civil Fines.

is related to: No. 1530262 LYNN ASAKA NOV report [POSSE Reports (Letters)]  
is related to: No. 1531648 KAREN TOKUMOTO [Scanned document]  
is related to: No. 1546012 JUSTIN MAU Photos [Photos]  
is related to: No. 1546148 CHARLIE FROMMER []

Owner: NENG XIN WENG,  
Additional Customer Info  
Other Contact Info

Owner: WENG, WEN PING  
Additional Customer Info  
Other Contact Info

Owner: Weng, Wen Wu  
Additional Customer Info  
Other Contact Info

Owner: Weng, Wen Wu, Neng Xin and Wen Ping  
Additional Customer Info  
Other Contact Info



1162 HALA ST

**BUILDING CODE VIOLATIONS:**

(See the next pages for the documents)



## *Hawaii Real Property Research*

**Prepared For:** Lance Luke  
**Delivery Address:** lanceluke1@gmail.com  
**Property Taxkey:** 1-1-6-13-55  
**Property Address:** 1162 Hala St  
**Property Owner:** Wang  
**Delivery Date:** 10/3/22  
**Product:** Building Violation Research



CITY AND COUNTY OF HONOLULU  
 Department of Planning and Permitting (DPP)

Aloha. We provide services and information on building permits, development projects, and planning activities for the City and County of Honolulu.

[Permitting](#) [Searching](#) [DPP Home](#) [Sign In](#)

## Tax Map Key

Details	Warnings	Building/Sign Permits	Subdivision Permits	Other Permits	Owners	History	Assessments	Dr/Setbacks	Parcel Info
Permit Type		<b>Permit No.</b>	<b>Description</b>						
Notice of Violation		2017/NOV-12-143BV	1162 Hala Dr [TMIC: 16013055] Dwelling exceeds 50% of lot coverage						<b>Status</b> NOV File Closed
Notice of Violation		2016/NOV-05-146BV	1162 Hala Drive 1162 Hala Drive, 1-6-013:055						<b>Created Date</b> May 16, 2016
Sewer Connection Application		2016/SCA-0791	ADU at 1162 Hala Dr.						<b>Issue Date</b> Jun 8, 2016
Sewer Connection Application		2016/SCA-0794	Ohana at 1162 Hala Dr.						<b>Issue Date</b> Jun 8, 2016
Sewer Connection Application		2016/SCA-1403	2016/SCA-1403 New SFD Unit at 1162 Hala Drive						<b>Issue Date</b> Sep 16, 2016
Trenching Permit		TP2017-12-1115	BWS / SERVICE / BWS / HALA DR						<b>Issue Date</b> Dec 11, 2017

[Submit](#) [Cancel](#)

City and County of Honolulu, Department of Planning & Permitting  
 650 So. King St., Honolulu, HI 96813 • Fax: (808) 768-6743  
 email: [info@honolulu.gov](mailto:info@honolulu.gov)  
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Screen ID: 750040



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: 2017/NOV-12-143 (BV)

Date: December 15, 2017

Owner(s)

Wang, Jianqiang  
 2015 Houghtalling St  
 Honolulu, HI 96817

Contractor(s)

Contractor:  
 XINHUI HE  
 89-445 Kuwale Rd  
 Waiānae, HI 96792

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

Yee, Xiang  
 (IMH Engineering)  
 1914 South King St Suite 205  
 Honolulu, HI 96828

TMK: 1-6-013:055 1162 HALA DR Honolulu / Kapalama 96817

Permit No.: 807014

Specific Address of Violation: 1162 Hala Dr

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-4.3	Based on plans submitted for building permit 807014 the dwelling exceeds the 50% maximum allowable coverage of the lot. Building permit 807014 will be revoked.
ROH 1990, as amended, Chapter 18 Section 18-7.5	Stop Work Order.

**STOP WORK!** You are hereby ordered to stop illegal work immediately.

You are hereby ordered to obtain permit(s) and/or correct violation by January 15, 2018.

Please call the undersigned after the corrections have been made.

You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing CIVIL FINES for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

**Special**

Failure to comply with the stop work order will result in an immediate referral for civil penalties.

**Instructions:**

Inspector:

Leighton-Moses Kaai Phone: 768-8141  
 for the Director Department of Planning and Permitting

JobId: 61474566

ExternalId: 061474566-001

Initial Print Date: Friday December 15, 2017 10:01 am

Page 1 of 1







DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 660 SOUTH KING STREET • HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2017/NOV-12-143 (BV)**

Date: **December 15, 2017**

Owner(s)

Wang, Jianqiang  
 2015 Houghtailing St  
 Honolulu, HI 96817

Contractor(s)

Contractor:  
 XINHUI HC  
 86-445 Kuwale Hd  
 Waianae, HI 96792

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

Yes, Xiang  
 (ME Engineering)  
 1914 South King St Suite 205  
 Honolulu, HI 96825

TMK: **1-6-013:055 1162 HALA DR Honolulu / Kapalama 96817**

Permit No.: **807014**

Specific Address of Violation: **1162 Hala Dr**


I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
<b>ROH 1990, as amended, Chapter 18 Section 18-4.3</b>	<b>Based on plans submitted for building permit 807014 the dwelling exceeds the 50% maximum allowable coverage of the lot. Building permit 807014 will be revoked.</b>
<b>ROH 1990, as amended, Chapter 18 Section 18-7.5</b>	<b>Stop Work Order.</b>

**STOP WORK!** You are hereby ordered to stop illegal work immediately. You are hereby ordered to obtain permit(s) and/or correct violation by January 15, 2018. Please call the undersigned after the corrections have been made. You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing **CIVIL FINES** for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Failure to comply with the stop work order will result in an immediate referral for civil penalties.

Inspector:   
 Leighton-Moses Kaas Phone: 768-8141  
 for the Director Department of Planning and Permitting

Jobid: 61474668

Externalid: 061474566-001

Initial Print Date: Friday December 15, 2017 9:24 am

Page 1 of 1



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 786-4400

# Notice of Violation

Violation No.: **2018/NOV-05-148 (BV)**

Date: **May 21, 2018**

Owner(s)

WANG, JIAN QIANG  
 2015 HOUOHTAILING ST,  
 HONOLULU, HI 96817

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

Prowork Pacific Incorporated  
 2889 Ala Ilima Street 3 B  
 Honolulu, HI 96818

Yee, Xiang  
 IMH Engineering  
 1914 South King St, Suite 205  
 Honolulu, HI 96826

PROWORK PACIFIC INC, JIMMY WU, AIA  
 100 NORTH BERETANIA STREET SUITE 114  
 HONOLULU, HAWAII 96817

TMK: **1-6-013:055 1162 HALA DR Honolulu / Kapalama 95817**

Permit No.: **907014**

Specific Address of Violation: **1162 Hale Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1980, as amended, Chapter 18 Section 18-7.5	<b>STOP ALL WORK ASSOCIATED WITH THE REFERENCED BUILDING PERMIT IMMEDIATELY UNTIL A NEW GENERAL CONTRACTOR IS OBTAINED.</b>
ROH 1990, as amended, Chapter 18 Section 18-5.1(f)	<b>General Contractor, XinHui He was removed from the referenced building permit. Without a general contractor on the building permit, all work must cease.</b>

**STOP WORK!** You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by June 21, 2018.  
 You are reminded that if no action is taken within the specified time:

1. A Notice of Cidar will be issued by the Department of Planning and Permitting imposing **CIVIL FINES** for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

**Special Instructions:** Failure to heed stop work order will result in the immediate referral for civil fines.

Inspector:

Leighton-Moses Kaal Phone: 768-8141  
 for the Director Department of Planning and Permitting

JobId: 62860867

ExternalId: 082860867-001

Initial Print Date: Saturday May 19, 2018 8:42 am

Page 1 of 1



DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**  
 650 SOUTH KING STREET \* HONOLULU, HAWAII 96813  
 Fax: (808) 768-4400

# Notice of Violation

Violation No.: **2018/NOV-05-146 (BV)**

Date: **May 21, 2018**

Owner(s)

WANG, JIAN QIANG  
 2015 HOUGHTAILING ST,  
 HONOLULU, HI 96817

Contractor(s)

Tenant/Violator

Architect/Plan Maker

Lessee

Agent

Engineer

Prowork Pacific Incorporated  
 2889 Ala Ilima Street 3 B  
 Honolulu, HI 96818

Yee, Xiang  
 IMH Engineering  
 1914 South King St, Suite 205  
 Honolulu, HI 96826

PROWORK PACIFIC INC, JIMMY WU, AIA  
 100 NORTH BERETANIA STREET SUITE 114  
 HONOLULU, HAWAII 96817

TMK: **1-6-013:055 1162 HALA DR Honolulu / Kapalama 96817**

Permit No.: **807014**

Specific Address of Violation: **1162 Hala Drive**

I have inspected the above-described premises and have found the following violations of City and County of Honolulu's laws and regulations governing same:

Codes and/or Ordinance(s) and Section(s)	Violation(s)
ROH 1990, as amended, Chapter 18 Section 18-7.5	<b>STOP ALL WORK ASSOCIATED WITH THE REFERENCED BUILDING PERMIT IMMEDIATELY UNTIL A NEW GENERAL CONTRACTOR IS OBTAINED.</b>
ROH 1960, as amended, Chapter 18 Section 18-5.1(f)	<b>General Contractor, XinHui He was removed from the referenced building permit. Without a general contractor on the building permit, all work must cease.</b>

**STOP WORK!** You are hereby ordered to stop illegal work immediately.  
 You are hereby ordered to obtain permit(s) and/or correct violation by June 21, 2018.  
 You are reminded that if no action is taken within the specified time:

1. A Notice of Order will be issued by the Department of Planning and Permitting imposing **CIVIL FINES** for the specified violations; and/or
2. This matter may be referred to the Prosecuting Attorney and/or Corporation Counsel for appropriate action.

Special Instructions: Failure to heed stop work order will result in the immediate referral for civil fines.

Inspector:   
 Leighton Moses Kaal Phone: 768-8141  
 for the Director Department of Planning and Permitting

Jobid: **62880867**

Externalid: **062880867-001**

Initial Print Date: Saturday May 19, 2018 8:42 am

Page 1 of 1

## History Report

As Of: Sep 29, 2022 15:41:13

Notice of Violation: 2017/NOV-12-143 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	Y
Number Days To Complete	
Obtain Permit and/or Correct By	Jan 15, 2018 00:00:00
Referral Permit No.:	807014
Special Instructions	Failure to comply with the stop work order will result in an immediate referral for civil penalties.
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	Mar 29, 2018 09:00:49
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	Dec 15, 2017 00:00:00
Date Violation Corrected	Mar 22, 2018 00:00:00
Description	BV 1162 Hala Dr [TMK: 16013055] Dwelling exceeds 50% of lot coverage
DPP Inspectors	Leighton-Moses Kaei
GP Inspection Time	
GP Inspection Zone	
GPSchedStartDate	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688141
Inspector's Report	
Issue Date	
Job Importance	
Job Location	1162 Hala Dr

Sep 29, 2022 15:40:29

NOV (Objectid 61474596)

Database: HNLP

Last Bldg Insp Date	Mar 29, 2018 09:00:48
NOOSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	
User Id	
Violation Address (Multiple Addresses)	1162 Hala Dr
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Revisions was approved 3/22/18. (Last updated on Mar 29, 2018 09:00:49 by LEIGHTON-MOSES KAAI)
<b>Processes</b>	
Create Advisory (Completed on Dec 14, 2017 13:20:29 by CHARLIE FROMMER with outcome "Advisory NOT required")	
<b>Assignments</b>	
CHARLIE FROMMER	
LEIGHTON-MOSES KAAI	
Draft and Review NOV (Completed on Dec 15, 2017 10:02:30 by LANCE LAU (INACTIVE 8/27/2021) with outcome "Approved by supervisor")	
<b>Assignments</b>	
LANCE LAU (INACTIVE 8/27/2021)	
Determine Type of Inspection (Completed on Dec 15, 2017 10:02:58 by LANCE LAU (INACTIVE 8/27/2021) with outcome "Requires building inspection")	
<b>Assignments</b>	
LANCE LAU (INACTIVE 8/27/2021)	
Perform building inspection (Completed on Mar 29, 2018 09:00:48 by LEIGHTON-MOSES KAAI with outcome "Performed")	
<b>Assignments</b>	
LEIGHTON-MOSES KAAI	
Close Advisory subjob (Completed on Mar 29, 2018 09:00:49 by LEIGHTON-MOSES KAAI with outcome "Advisory removed")	
<b>Assignments</b>	

LEIGHTON-MOSES KAAI

Close NOV File (Completed on Mar 29, 2018 09:00:49 by LEIGHTON-MOSES KAAI with outcome "Closed")

**Assignments**

LEIGHTON-MOSES KAAI

**Relationships**

associated with: TMK: 16013055 POID: 109153 TaxPin: 109153

Code Section: Ch. 18 Sec. 18-4.3

Correction Remarks

Violation Description

Based on plans submitted for building permit 807014 the dwelling exceeds the 50% maximum allowable coverage of the lot. Building permit 807014 will be revoked.

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks

Violation Description

Stop Work Order.

Contractor: XINHUI HE,

Additional Customer Info

Other Contact Info

Engineer: YEE, XIANG

Additional Customer Info

Other Contact Info

is related to: No. 1541999 LANCE LAU NOV report [POSSE Reports (Letters)]

is related to: No. 1542117 CHARLIE FROMMER NOV report [Photos]

is related to: No. 1542120 CHARLIE FROMMER NOV report [Photos]

is related to: No. 1542202 KAREN TOKUMOTO [Scanned document]

Owner: Wang, Jianqiang

Additional Customer Info

Other Contact Info

### History Report

As Of: Sep 29, 2022 15:42:34

Notice of Violation: 2018/NOV-05-146 (NOV File Closed)

City Charges For Worked Performed	N
Enforcement Action	Y
Immediate Referral	
Notified when corrected	N
Number Days To Complete	
Obtain Permit and/or Correct By	Jun 21, 2018 00:00:00
Referral Permit No.:	807014
Special Instructions	Failure to heed stop work order will result in the immediate referral for civil fines.
Stabilize/Protect	N
Stop Work Immediately	Y
Advertisement Information	
Advertisement Verification Date	
Completed Date	Jun 5, 2018 08:06:50
Correction Remarks Edit	
Date Extension Expires	
Date NOV Issued	May 21, 2018 00:00:00
Date Violation Corrected	Jun 4, 2018 00:00:00
Description	BV 1162 Hals Drive 1162 Hals Drive, 1-6-013:055
DPP Inspectors	Leighton-Moses Ksal
GP Inspection Time	
GP Inspection Zone	
GPSchedStartDate	
House Number To	
Inspection Branch	BV
Inspector's Phone Number	7688141
Inspector's Report	
Issue Date	
Job Importance	
Job Location	1162 Hals Drive, 1-6-013:055

Last Bldg Insp Date	Jun 5, 2018 08:05:15
NOOSubjobCreated	N
NOV is Issued	Y
NOV Status	
NOV Status Effective Date	
Number of Bedrooms	
Outrider Exact Match	N
Parent Job (Internal ID)	
User Id	
Violation Address (Multiple Addresses)	1162 Hale Drive
Violation Description Edit	
Violation Type:	Building Code Violation
<b>Notes</b>	
Inspector Notes (Unlocked)	Contractors licenses has been reinstated. (Last updated on Jun 5, 2018 08:06:50 by LEIGHTON-MOSES KAAI)
<b>Processes</b>	
Draft and Review NOV (Completed on May 19, 2018 08:42:18 by LYNN ASAOKA (INACTIVE 01/03/2019) with outcome "Approved by supervisor")	
<b>Assignments</b>	
LYNN ASAOKA (INACTIVE 01/03/2019)	
Determine Type of Inspection (Completed on May 19, 2018 08:42:37 by LYNN ASAOKA (INACTIVE 01/03/2019) with outcome "Requires building inspection")	
<b>Assignments</b>	
LYNN ASAOKA (INACTIVE 01/03/2019)	
Perform building inspection (Completed on Jun 5, 2018 08:05:15 by LEIGHTON-MOSES KAAI with outcome "Performed")	
<b>Assignments</b>	
LEIGHTON-MOSES KAAI	
Close Advisory subjob (Completed on Jun 5, 2018 08:06:50 by LEIGHTON-MOSES KAAI with outcome "Advisory removed")	
<b>Assignments</b>	
LEIGHTON-MOSES KAAI	
Close NOV File (Completed on Jun 5, 2018 08:06:50 by LEIGHTON-MOSES KAAI with outcome "Closed")	
<b>Assignments</b>	
LEIGHTON-MOSES KAAI	

Relationships

Agent: PROWORK PACIFIC INC, JIMMY WU, AIA

Additional Customer Info

Other Contact Info

Agent: Prowork Pacific Incorporated,

Additional Customer Info

Other Contact Info

associated with: TMK: 16013055 POID: 109153 TaxPin: 109153

Code Section: Ch. 18 Sec. 18-5.1(f)

Correction Remarks

Violation Description

General Contractor, Xihui He was removed from the referenced building permit. Without a general contractor on the building permit, all work must cease.

Code Section: Ch. 18 Sec. 18-7.5

Correction Remarks

Violation Description

STOP ALL WORK ASSOCIATED WITH THE REFERENCED BUILDING PERMIT IMMEDIATELY UNTIL A NEW GENERAL CONTRACTOR IS OBTAINED.

Engineer: YEE, XIANG

Additional Customer Info

Other Contact Info

is related to: No. 1595174 LYNN ASACKA NOV report [POSSE Reports (.letters)]

is related to: No. 1595561 KAREN TOKUMOTO [Scanned document]

Owner: WANG, JIAN QIANG

Additional Customer Info

Other Contact Info

## CHAPTER 10

### *TYPES OF DEVELOPERS*

So, developers don't want me to tell you this, but there's some developer tricks that are done and basically there are five types of monster house developers.

Okay, in my idea, there's the fruit cake developer. Then there is the I don't know developer, which is I don't know which is the acting dumb developer.

And then there's another developer the ignore the law developer who signs the affidavit and then does whatever they want. Ignorance of the law is no defense. And there's also the large family developer where it's a monster house, but one family's going to live there which is their extended family. Guess what, if it complies with everything in the building and zoning codes, it's legal. So, there is actually legal monster houses as well as illegal monster houses.

## CHAPTER 11

### *DEVELOPER TRICKS*

Here's some of the developer tricks to be aware of— there is wrong information on the building plan. So, when they submit the plans to get a building permit, the information is incorrect.

The other thing is when they build a house, let's say it's a two-story house. And you know, it's one house, but then later on, after the permits closed out, they install a door at the hallway between the first or second floor.

And then now all of a sudden you have two separate units, one on the top floor and one on the bottom floor. Because you have two kitchens. Maybe they had one wet bar, but they decided to add other kitchen components.

And legally, the definition of a kitchen are three components, a sink, a stove, and a refrigerator. So sometimes you have a wet bar and then later on you add in a stove and a refrigerator.

Then all of a sudden, now it becomes a second kitchen or third kitchen, which is actually illegal. If the zoning and the building permit only allowed for one kitchen.

Another trick is they add more kitchens. Then another trick is they add more bathrooms. Some houses, monster houses, you got 15 bedrooms and each bedroom has their own bathroom.

So, guess what? Each bedroom now becomes a separate unit because they just bring in a hot plate and a small refrigerator. Now, you know, you got 10 kitchens.

Is that illegal? Yes. That is because you can't have that many units and the other reason why it's illegal is because they're renting each room to unrelated parties.

They're tenants. They're not related to the owner. Sometimes the owner doesn't even live there. So that's another problem. Now, the wrong information on plans is kind of known to DPP. And so, they're trying to correct that.

## CHAPTER 12

### *DEVELOPER TRICKS AND NO NEIGHBORHOOD TREATS*

What's some other smoke and mirrors things that the developer does in terms of tricks with no treats? They convert a wet bar into a kitchen. That's pretty common. They add more square feet to the house. Once the house is built, and let's say they follow the plans. And the plans call for 6,000 square feet. Later on, they add 800 more square feet.

That's not even on the initial building plan. So, guess what? That's illegal because it's not covered under the initial building permit. The other thing is encroachments into required setbacks.

So, let's say you have eight foot setback or five foot setback. Now you expand your house into the yard setback area. Now you only have two or three feet.

Now they did not get approval for a zero-lot line house. You got approval for a single-family dwelling, and you have to follow the setbacks.

The other trick is they have a living room, family room, great room, bonus room, storage room, rumpus room, or whatever you want to call it. And I've seen it on building plans where they call it a family room, Rumpus room or storage.

And, and it's like, hello, why do you need a 1000 square foot storage room or workshop? And later it's turned into more bedrooms So now you got so many bedrooms. And after the conversion, you got so many more.

So, it's choppy, choppy, shop suey.

And if the building inspector went and took a look, he will say this doesn't match the original plans. Right.

So that's why they passed the ordinance, allowing the inspector after the house is built for up to one year to go back and check the house. And I like that, that's a good thing.

## CHAPTER 13

### *ADVICE FROM THE BUILDING EXPERT*

What's my advice to you guys, to everybody? Well, especially the neighbors in the neighborhood who don't like these monster houses, you got to make sure that the developer is following the plans.

And I know DPP they're hardworking. They're shorthanded. There are really not enough inspectors to go around. And I think we need more enforcement.

So, what I'm thinking is we need more teeth. We need more teeth in the laws. The law, it's kind of ludicrous to assess the \$50 a day fine.

When a developer is building a \$2 million monster house. That's nothing. So, I mean, make the fine bigger say \$5,000 a day, right?

You got to have some ammunition to force these people to comply, or just say, we'll give you 45 days to correct the problem. If not, you need to tear it down.

So, I think more action needs to be done. Put pressure on DPP while they're already under enough pressure but complain. Complain to your city council whoever the politicians are in your district. Also complain to the prosecuting attorney and whoever else you need to. Get more neighbors involved.

That's the only way that things are going to stop. I mean, right now there's a trend, right? We don't want these kind of monster houses in our neighborhood.

So, what do we do if it's legal? If it's legal, we can't complain about it. We can say we don't like it, but if it's illegal let's do something about it.

And there's actually monster houses who I could tell you and DPP can verify that the developers knocked down an old house without a permit. They started building a foundation and the first level, without a permit. No one ever applied for one. Then you got another situation where they started building and they added more bathrooms and wet bars.

That's a no-no. So, we got to put a stop to all this nonsense. It's kind of getting ridiculous. So that's what I have to say.

## CHAPTER 14

# *ASK BUILDING EXPERT WEBINARS*

Now. I got another little commercial here. So, we do this Ask the Building Series on building and construction issues and construction matters. And Martin and I give two webinars a month on building and construction topics. So, please join us.

Our website is <https://askbuildingexpert.now.site>.



SCAN ME

And I think I've given about a hundred and 50 webinars so far from, from last year. So, if you're interested sign up. We already gave a whole bunch of webinars on roofing, hurricane ties, concrete, spalling, and electrical, plumbing, a whole bunch of topics.

And we have all our webinars recorded on video, on demand. You don't need a Netflix account. You can just go to our website and watch it for free.

Anytime you want. In fact, Martin told me we should start giving out microwave popcorn boxes to people who say, they're going to watch more than two webinars. And I'll even throw in some mochi crunch or something. We're always open to suggestions.

That's how we got to do this monster house one, because we had a whole bunch of people saying, hey, can you talk about Monster Houses? We want to know what's going on.

So, I'm open to suggestions. And since I did this monster house one, I'm thinking about doing a monster rail webinar. How about that? Or maybe a monster Red Hill or, or a Red Hill Monster. But speaking about the rail actually I'm for the rail. Believe it or not, I'm for the rail. I'm for it to be in San Diego.

And yesterday I was driving by Middle Street, and I passed the rail under construction. Something magical happened. Yeah. My wallet felt lighter. So, it's just a shame.

But you know, that's another topic for another day. And I tried to fit all this information in, in 30 minutes. And I think I did a pretty good job. I didn't want to go overboard because I wanted to be able to have time to answer questions.

So, if anybody has any, so feel free to use the chat feature on zoom. If you're on zoom, or if you want to talk, live, ask your question open up your microphone and you can start talking. Also, if you're on Facebook post your comments on my Facebook page. And if you have comments, questions, whatever, I'm game. And by the way, I do not work for a DPP.

Although I actually work with them. I need their help and they're doing what they can. And IM my opinion, things need to be a little better, but I think we're heading down that road. So, what else do I have?

Okay, so it's question and answer time. You got questions. I got answers. Now, if later on you think of a question you can always give me a call (808)4222132.

My email is

**[LanceLuke@hawaiibuildingexpert.com](mailto:LanceLuke@hawaiibuildingexpert.com)**.

If you want to text, I have my cell number.

It's (808)7543425.

## CHAPTER 15

If you're a monster house developer, a contractor, give me a call. We can talk. I'm interested in talking. Also, if you work for the City, City Council or DPP or whatever, I'm open, if you want to meet let me know. I'll be happy to go meet because I want things to be a lot better. It's not going too good right now. So, it could be a lot better. So let me turn it over to Martin. But once again, before I forget, thank you guys for tuning in, it's an important issue.

### *QUESTIONS AND ANSWERS SEGMENT*

And I'm open to questions now. So, Martin, do we have any questions from the audience?

We have a couple comments or questions in the chat.

***Speaker Martin***

The first one here is from Kate and the violations have been reported, especially in Civil Beat. So, most are aware what neighbors want is more careful DPP inspection and stoppage when not following. Waiting for law changes is time consuming. Yeah. We know that. And neighbors' complaints go unheard. So, any advice on that? I know you.

***Speaker Lance***

Yeah. Thank you for that. I hear your pain and thanks. I know that it's a long road, but if you don't complain, nothing gets done. And the squeaky will get the grease.

So, if no one complains nothing's going to happen. if you complain one, two or three times, nothing may happen. But you got to keep complaining.

You got to get more people to complain. And you know, when there's a ground swell of people complaining, then they're going to think twice. If they only get one complaint, they may toss it on the side.

So, the idea is to get more people complaining, put pressure on your politicians, and do what I do.

I just say, hey you know, I call them up. "Can you have the council person call me?"

Then their assistant calls or email and that's the start of the conversation. So, your message is that something needs to be done. And I don't mind saying, I called two weeks ago, no one called me back. And then finally I get an email.

Oh, we apologize. Whatever. And I even schedule a meeting. I say, let me go and talk the right person. Or if it's a hearing I try to make time and go to the City Council hearing.

And I state my peace, or if you don't have time submit your written testimony, and by law they have to accept it and they have to read it. And then it's filed also. So, keep doing it right. it's not going to happen overnight. I mean, look, it took all these years to get to where we are now.

We're in a lot better situation, although it may not feel that way if you live on the same street or in neighborhood as a monster house. But it's happening more than it did several years ago. And DPP knows and they feel the pressure. So just keep the pressure on and things will get a lot better.

***Speaker Martin***

Okay, Lance. Thanks, ya. The, the next I guess question and comment here is from Barb. And she asked, could you work with neighborhood boards on effective ways to ID illegal houses and get DPP to take action? I'm especially interested in neighborhood specific zoning, regs.

***Speaker Lance***

I'm willing to help as much as I can, I do not have time to be attending neighborhood board meetings or talking to each neighborhood board.

But I think if we start the process of communication let me know and what you need, and what I can help with. And then I'll try, I'm involved in so many different organizations. So, my time is kind of thin, but I'm willing to help where I can.

And because I'm a National Building Expert and Hawaii building expert, when I go to City Council or talk to people, it's not like they're talking to a homeowner lay person that doesn't know anything, because I can talk shop with them. I can talk building code, I can talk zoning code. So, they're more apt to listen.

And the neighborhood board too. I mean, they have a say, although they can't make policy decisions, they have a say, so keep what you're doing and reach out to me, and I'll see what I can do to help.

***Speaker 2 Martin***

Thanks, Lance. We get some coming in on Facebook too. Here's one from Susan.

*"I have a situation going on right now. What is the threshold amount for plumbers to be licensed?"*

***Speaker 1 Lance***

Would this plumber be building a monster house? I don't know if it's a monster house question, but that's okay.

If you have a question in general pertaining to building code, contractor licensing or anything, now is the time as you got a real live expert here. So, take advantage, plus that we're not charging you, it's free and free is always a magic word.

So back to the question. The threshold for licensing is that there really is no threshold. If you're doing plumbing work, you need to have a license and there are different licensing categories for plumbers.

So, if someone's coming in and doing \$200 worth of plumbing work, they still need to be licensed. If they're telling you otherwise, tell them to show you the section of the contractor's licensing law with respect to plumbing contractors and where is the exemption? There's no exemption. They have to be licensed. And the same holds true with electricians.

Plumbing and electricians are similar as far as the licensing requirements. Now there's a threshold for when you need to get a building permit, but that's different from the licensing. So, continue fixing your bad plumbing.

***Speaker Martin***

<Laugh> yeah. We have Michael here that I guess is commenting here.

*"The handyman law allows workers to work without a license up to \$1,500 above that they must be licensed. Be sure the permits are also obtained to work for work requiring such. That's true. So, comment on that."*

***Speaker Lance***

Was that, was that a question?

***Speaker Martin***

No, no, it was a comment. Looks like just a comment from Michael.

***Speaker Lance***

Oh, okay. Thanks. Thanks for that. Let me embellish on that. There is a handyman exemption.

So basically, you can do work up to \$1,500 without having a license but that does not include plumbing or electrical work. So, like I said, if you're doing \$200 of plumbing work, electrical work, you still need a license. Now, if you're doing carpentry or drywall, you do not need a license. If you're doing \$500, work worth of that kind of work.

So, if you're in doubt, there's a DCCA contractor's license board, or call the DCCA consumer protection line and they could tell you or call me up. I can fill you in. Although contractors hardly ever call me up, they call me up to swear at me because I'm stopping them from doing a job, but hey, they need a license, or they need a permit.

So, what else we got?

***Speaker Martin***

Well, I get let's see, we have two, I think making a comment, maybe here, there was a time when we could not build more than 50% of the land area, DPP watered down these rules.

***Speaker Lance***

Well, you got to weigh the situation where there's right now a severe shortage of housing. And it got out of control. So, what happened was the government decided we need more affordable housing. So, let's do ADU, let's do this, let's do that. Let's let more people to live in the house or whatever.

And so, it kind of got laxed. And then when these monster houses came up, then it's like, wait a minute. What's going on here? And it's just like the 201H where you're allowed to take any land zone for anything and build affordable housing. And I don't like that either, but that's a whole different webinar.

So yeah, it's just evolving over time. I mean, look at Kaka ACO. It's like overbuilt already and they're not even done yet. So, it's just crazy. And then every, the more houses they build, they're not making it any cheaper.

So, what is the definition of affordable housing? Well, the reality is people can't afford to buy affordable housing. That's the reality.

So, thanks for your comments. This is very lively. We should have passed up popcorn and drinks or something.

***Speaker Martin***

Okay. Thanks Lance. We, we have another question on the zoom side here. It's a quick question.

*"3712 Sierra is about 11,500 square foot bot. There's already a 4,000 square foot home and now they have a permit for a second 6,000 square foot home. Is that allowable seems that the floor area ratio is about 0.9?"*

***Speaker Lance***

No, if it's 0.9, that's not allowed, but I don't know whoever said that, where are you getting that information from. If you look at the building plans the plans should state, all the details.

The applicable codes and all that, and I don't know how they got their ratios, but it seems kind of off it. It should be either 0.6 or 0.7. So, you may want to double check that, but what was the address again?

***Speaker Martin***

3712 Sierra Drive.

***Speaker Lance***

Yeah, 3712 Sierra. I'm not familiar too much of that one. I'm familiar with 3615 and the one across the street where it's a down slope lot. I was there one day when they were grading, and no houses were built. No house was built at the time. I was actually checking out the house across the street from that.

If you look at the photo in back of my picture that's actually a house under construction. I think it's on Makanani Drive and that's the property where they knocked down an old house without first getting a permit.

And they built the foundation and started the first level without a permit. And that neighborhood area actually is being built up. They got like huge houses in the area.

And I don't consider all of them monster houses because families, big families live there. So, it's kind of a shame because it's like from my old high school up on the hill (Kamehameha Schools), I can look down and see this monster house being built.

So, we got any other questions or comments?

***Speaker Martin***

I don't see any more in the, the zoom or the Facebook, but had a couple, I guess a little earlier. Let me, just go through these. It says to be clear, who actually sets the rules for monster house construction? Is it the local city building department or the state?

***Speaker Lance***

Let me give you a little history in the past. And I've been doing this for 42 years now.

There were two departments. There was a building department and there was a zoning department. They were not together.

So, I would apply for a building permit. I take my plans to the building department and then I have to go to the seventh floor of the same building to go to the zoning department. It was like two different offices with different people.

Recently they combined the two departments into DPP Department of Planning and Permitting. So, it's like one entity, one department. I don't know if the name is that applicable or not? It should be the Department of Building Safety and or something. But anyway, so just couple years ago, the state got involved because each county was operating under different building codes.

So, what happened is, and to make this a short explanation, the state of Hawaii got involved and they made a state building code, which incorporates the local building code.

So, what's happening is there is a state building code and there's a city and county building code and it's the same building code. So, it's basically the, a city and state code.

And the monster houses are under the International Residential Code. For commercial buildings the applicable code is the International Building Code.

So, there's a difference between the two codes and there's not only one or two codes, it's like over 10 different building codes.

So, there is a fire code, electrical code, plumbing code, and all that. But that's for a different webinar. So basically, to answer the question, yes, there is one code which is a state and city building code.

***Speaker Martin***

Okay, Lance, thank you. Got a couple more here that you can probably address. How can good neighbors monitor monster houses in their backyards? We cannot go inside the house to see what they are building, and what can we do if the developer changes things after the house is built.

***Speaker Lance***

So, monitor the situation. And when you say good neighbors, maybe even bad neighbors can participate too.

But you have to monitor, be aware of your neighborhood, almost like a neighborhood watch, but instead of for crime, for illegal activity that's not that criminal in nature, but it's like taken advantage of the building in zoning code.

So basically, if there are way too many cars parked on the property, and they're not visitors. If people living there and you count the number of cars and it's like, wait a minute, it just doesn't make any sense.

Or you see additional construction going on, or you see too many people that are not related. There may be tenants.

Just keep making calls and have inspectors come and look. There are building code and zoning inspectors, and they can check on these things now.

Do they want to do that? Well, maybe not, but that's part of their job, right? So, every complaint has to be followed up on. They cannot just let it die, throw it in a rubbish can.

So, if you call DPP directly and you don't get any, any positive reaction or follow up, call the City Council people call your state representatives. Call people who are elected politicians in your area and keep calling them complaining. And they have to do something, it's just a matter of time.

So that's what good neighbors can do. Just keep track of what's going on in your neighborhood and complain. I know local style before, especially local and Japanese, you don't want to make a big deal, right? No pilikia. You don't want to get people in trouble and all that.

But I, I think the time has come where we have to step up and take some action. Talk to Sierra club, Outdoor Circle, look for people that can help.

There are even some organizations, I think there's like a Hi Good Neighbor and Report a Monster House Facebook groups. And they kind of monitor monster houses and that kind of thing.

So, join that group. Be part of it. You got to be part of the conversation and help, and neighbors should be helping each other. We shouldn't let these developer people ram rod things and thumb their noses at us because there's nothing being done. We need to clamp down on these people. Definitely.

What else we got?

***Speaker Martin***

Totally agree, Lance. Totally agree. And we have one here. That's probably our last one, I think, based on your time, but we'll see.

*"My family owns an old house on a big lot in Kaimuki. A contractor told us that they can build two new houses or one big monster house. So, my question is, is that true?"*

***Speaker Lance***

Well, I don't know, but based on the criteria that I gave you, if you were on the webinar at that time, it could be true. It may be entirely true.

If you have a big lot, because look what's happening. And Kaimuki, Palolo Kapahulu, Manoa, Nuuanu, Kapalama Heights, Kalihi, Waipahu. And these the lots are really big. There's some kind areas say Kaimuki, where the lot is like over 10,000 square feet and there's one house old house built on it like the thirties or forties that is 820 square feet.

You could build a huge house and depends on the zoning you may be able to build two houses, right? So, it could be entirely true. But there is a huge a difference between building a big house and building an illegal monster house, right?

If it's all for your relatives, extended family and all with the cost of land and housing now it's easier to renovate your old house or build a new house. And instead of having your kids live in their own house maybe you have your kids live with you mom and dad, and you have a big extended family. There, there could be three generations. I've seen situations where there are three generations living in one huge house.

And is it a monster house? While it's a big house, but it's not illegal. Right. So, to me, the connotation of monster house is basically an illegal house. It doesn't conform to the building or zoning code. That's, that's what I call, my true definition of a monster house. So, it could be entirely true, but maybe if you need a second opinion talk to an architect.

Or have the contractor explain to you what he's doing and let him or her know what you want for the property? I'm sure you don't want to build a monster house.

You want to build a house that's big enough to handle whatever you want. If you are having extended family come and live on the property with you. So, all right.

Got any more comments or questions?

## ***Speaker Martin***

Well, I just had a, I guess I'm not sure if a comment or question, because it just came in on Facebook.

*"I called my Senator and representative and council council's office, the monster home was still allowed to destroy the heiau, not so good. They got an archeology firm to state. Nothing was there. It seems that no one is able to stop monster homes once DPP gives the green light. There needs to be a process where the community can be involved before the permit is issued. So, it's more of a comment."*

***Speaker Lance***

I have a comment to that. And I appreciate that. The statement is not entirely true and here's the reason why. Because in the building code, it allows the DPP to step in and stop work if the work doesn't conform to the initial building permit application.

And here's something that you may not know. Every single building plan is stamped by DPP. And it has a disclaimer that if they made a mistake, if DPP was in error on reviewing the plans and they issue the permit, they can always change things.

If something on the plans is erroneous, they can step in. If the construction is not to code, DPP can step in and stop the construction.

They can issue a stop work order or in fact, if the developer is building illegal bathrooms, DPP can actually force the developer and owner to tear that portion down.

It's there in the law already. Now, what are they doing about it? Maybe not too much, but the law is there already. It just needs to be enforced.

And that disclaimer is very strong. It basically says if we made a mistake, let's say I'm DPP. If I reviewed your plans, and issue a permit, but I made a mistake.

Or if something is in the code and we missed it, we have a right to go back and tell you, hey, you got to fix this. You got to do that.

So, there's no defense where the owner says, oh, you approved it, tough luck. I can build whatever, whatever you approved. No, that's not the case. So, I know there's one monster house developer that filed a building board of appeals. His attorney filed something and they're going to argue that. So, I guess we got to monitor that and see how that goes.

And you know, if I had time I would attend or submit something in writing to DPP saying based on the evidence, I don't think you should change your ruling.

If you made a ruling that says the developer did this wrong, you should stick by it. So, we got any other comments or questions.

***Speaker Martin***

Well, I hear you, Lance. It sounds like it's going to have to evolve into some kind of a legal battle, like everything else does. Yeah. In order to really get it cleared up. But there was a kind of a follow up to that same comment. And it's kind of a question to the comment. So, when DPP says their hands are tied, are they lying?

***Speaker Lance***

Yes and no. So, here's the situation. So, let's say a monster house developer built extra bathrooms or whatever, and DPP says, no you can't do that, that wasn't on the initial plans or something like that.

Once a building board of appeals is filed, the developer hires their attorney, the DPP inspector can't do much. So, their hands are tied in that respect. And then the higher ups, in DPP takeover.

The building board of appeals is a separate entity that's within the jurisdiction of DPP already. So, there's more teeth. They can easily turn it over to corporation Counsel, right. Or which is a city entity or turn it over to the prosecuting attorney's office for review. So that may be coming down. We don't know.

So, the answer to your question is I think DPP is making every effort to do what they can, but when they say their hands are tied, it may be, because it got elevated to a management level and the original inspector has no jurisdiction at that point.

So, you know how corporations are run or the military.

In fact, sometimes when I'm working and it gets elevated to a legal thing, it's out of my hands at that point too, the attorneys take over.

So, this was a pretty lively discussion. I'm glad we actually had this webinar. Hopefully you guys learned a lot and got new information, got insight into how to apply for building permit and what's required and the code and all that.

So, Martin, we got any last questions or comments or last words?

***Speaker Martin***

No, that's all. That's all. I see, Lance, I think like you said, we had a lively one. It was good. I like these.

***Speaker Lance***

All right, good. So, on behalf of Martin and myself, and Ask The Building Expert series, we thank you for attending. I know this was a very interesting top of mind topic, monster houses. Keep being vigilant and keep on it. Don't let these developers get away with stuff. So, keep safe, everybody we'll see you at the next webinar. Aloha.

## *MAUI MONSTER HOUSE*

There is a monster house built in Napili at 5385 Lower Honoapiliani Road.

The house is huge and is out of place in the neighborhood. As of this writing, Maui County is requesting proposals from third party entities to investigate how building permits were obtained. The Maui county Planning and Public Works departments are in charge of the approval of building plans and the issuance of building permits.

For further information, contact the Maui Country Council or the Napili Bay Community Association.

## **ABOUT THE AUTHOR**



# ***Lance Luke's CV***

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**SUMMARY/OVERVIEW**

Lance Luke has been in the construction and real estate industry for over 42 years. He is a former general contractor and worked as a construction and project manager for real estate development companies. Currently he owns an independent construction consulting company, Construction Management Inspection, LLC. He has experience in design, engineering, construction inspections, construction management, reserve studies, real estate development, property management and condo association management.

His specialty is in inspection and construction management for condo association buildings and commercial properties. Various types of projects worked on include concrete spalling repair, painting, roofing, waterproofing, asphalt resurfacing, plumbing re-piping, electrical retrofit and structural wood repair. He provides construction oversight and progress inspections for residential and commercial projects. He has 42 years managing capital improvement projects for condominium associations.

Lance Luke serves as an expert witness on construction and real estate litigation cases. He was formally an Advisory Board Member for the State of Hawaii Regulated Industries Complaints Office, as an expert consultant (for over 15 years). His expertise was in helping to resolve complaints filed with the Contractors' License Board. He was also selected in 2017 by Honolulu Assistant Fire Chief to serve on the RFSAC (Residential Fire Safety Advisory Committee) Building Code Sub-Committee to prepare the Fire Life Safety Evaluation criteria.

He has written numerous articles on construction and inspection, which have published in both local and national media. He conducts up to 30 presentations a year to the construction, real estate and property management industry including educational webinars and construction seminars.

Two-time Best-Selling Author on subjects of construction management and building safety. Numerous articles published in national construction, design, and building management publications.

Featured guest on national media shows such as Times Square Today and Hollywood Live which were broadcast on national media outlets such as ABC, CNBC, CNN, NBC, Fox Affiliates, A&E, and Bravo.

Mr. Luke is a qualified insurance inspector and an approved Federal HUD Construction Inspector. HUD projects included “from the ground up” assisted living facilities such as Plaza at Moanalua (2012), Plaza at Pearl City (2014) and Ilima at Leihano (2016) He is also listed as one of America’s Premier Experts and Marquis Who’s Who in America 70th Anniversary Edition. And is an instructor for National Seminar Providers such as Lorman Education Services, Compliance Prime, and Half Moon Education Seminars.

Lance Luke is a former member of the Structural Engineers Association of Hawaii and the American Bar Association serving on the Real Property/Probate Law Division and the Forum for the Construction Industry and a former member of the following Professional Associations:

## **PROFESSIONAL ASSOCIATIONS**

- Construction Management Association of America (CMAA)
- Certified Home Inspector 1990 (American Inspectors Association)
- The Construction Specifications Institute (CSI)
  
- Hawaii Building Association (HBA)
- International Code Council (ICC)
- International Concrete Repair Institute (ICRI)
- National Institute of Building Sciences (NIBS)
- Roofing Consultant Institute (RCI)
- Structural Engineers Association of Hawaii (SEAH)

## **LICENSING/CERTIFICATIONS**

- Real Estate License 1980 (currently licensed)
- Certified Real Estate Appraiser 1987 (National Association of Real Estate Appraisers)
- Registered Home Inspector 1996 (Housing Inspection Institute)
- Senior Certified Valuer 1996 (International Real Estate Institute)
- Registered Property Manager 1996 (International Real Estate Institute)
- Mortgage Solicitor/Designated Mortgage Broker 1996-2010
- General Residential Contractor (Oregon 1998-2000)
- Certified Construction Project Manager 2007 (Association of Construction Inspectors)
- Certified Construction Consultant 2007 (Association of Construction Inspectors)
- Certified Construction Inspector 2007 (Association of Construction Inspectors)

- OSHA Certifications
  - o NFPA 70-E
  - o Scaffolding Competent Person
  - o Fall Protection Competent Person
  - o Revised Hazard Communication
  - o Standard (HCS) Globally Harmonized System
  - o Aerial Lifts
  - o Powered Industrial Truck Certification (Class VII Rough Terrain Telehandler Forklift)
  - o Respirable Crystalline Silica
  - o NFPA 70E Arc Flash Safety
  - o Trenching & Excavation Safety

**EXPERIENCE: REAL ESTATE DEVELOPMENT, CONSTRUCTION  
MANAGEMENT, CONSTRUCTION ENGINEERING**

- Central Pacific Development Corporation (Hawaii Headquarters)  
1979-1990
- Capital Pacific Development Corporation (Mainland Branch)  
1980-1990
- Building Inspection Consultants 1989-2000
- Lance Luke, Construction Consultant 2000-2007
- Construction Management Inspection LLC. 2008-current
- Served as construction manager on hundreds of capital improvement projects for condo and commercial buildings from 1990 to the current date.

**EXPERIENCE: REAL ESTATE CONDO ASSOCIATION MANAGEMENT,  
CONDO BOARDS**

- Certified Properties Inc. 1978-1984
- First American Realty & Management Corp. 1981-1986
- First American Real Estate Services Inc. 1986- 1989
- Certified Management Inc./Associa Hawaii 2007-2011
- Certified Association Services Inc 2007-2012
- Certified Real Estate Services Inc. 2007-2012
- Certified Reserve Studies 2007-2012
- Certified Maintenance 2007-2012
- Served on various condo boards from 1979 to 1984, and 2017 to current. Currently on three condo association boards serving as Vice President, Secretary and Treasurer respectively.
- In addition to serving as corporate and consulting manager, Mr. Luke also trained many condo association property, resident and site managers from 1990 to the current date.

**REAL ESTATE DEVELOPMENT PROJECTS (Served as Construction Manager for the following projects)**

1. Makiki Plaza: 131 units, 25 stories, 1980
2. Tradewinds Plaza: 80 units, 11 stories, 1979
3. Punahou Surf: 7 units, 2 stories, 1980
4. Emerson Plaza: 12 units, 4 stories, 1979
5. Atkinson Plaza: 127 units, 18 stories, 1979
6. Plaza at Century Court: 94 units, 20 stories 1987
7. Century Park Plaza: 600 units, 40 story twin towers.1984
8. Makiki Colony: 56 units, 9 stories, 1980
9. Kuulei Hale: 16 units, 4 stories. 1984
10. Castle Hills: 130 single family subdivision, 1982
11. Nuuanu Palms: 7 unit single family cluster, 1988
12. Executive Plaza/Starts International: 7 story office building, 1990
13. Iolani Palms: --31 units, 6 stories, 1989
14. Fountains at Makiki: 72 units, 5 stories, 1991
15. Lani Hale: 15 units, 2 stories, 4 buildings, 2011
16. Leialoha Parkside, 10 units, 3 stories, 2011
17. Parkway Plaza: Residential Highrise Building, San Antonio, Texas  
1984
18. Centre Plaza: Residential Highrise Building, Orlando Florida, 1984
19. Capital Pacific Business Plaza: Commercial Highrise Office  
Building, San Diego California, 1984

The National Building Expert Lance Luke shares his tips on Building Safety for Buildings large and small. He shares his 42 years of experience in the construction industry.

His webinars on building and construction topics draws audiences not only from the United States but from all over the world.

Sign up for a future webinar or two, or watch a few on demand at [askbuildingexpert.now.site](http://askbuildingexpert.now.site)