

March 5, 1963

Honorable Chairman and Members
of the City Council
City and County of Honolulu
Honolulu 13, Hawaii

Gentlemen:

We are in receipt of a letter dated January 23, 1963 from Mr. R. H. Rath, Secretary of Palama Settlement, requesting an additional eighteen-month variance from the Building Code for the operation of a Day Care Center in a 2-story wood frame medical building at 810 North Vineyard Boulevard.

The Building Code requires any building or portion thereof used to house Day Care Centers to be of one-hour fire-resistive construction. Also, in buildings of mixed occupancies each part comprising a distinct occupancy is required to be separated from other group occupancies with a fire-resistive separation wall as specified in the Building Code.

The building for which Palama Settlement is requesting the eighteen-month variance is presently housing occupancies that require 3 hour and 4 hour fire-resistive occupancy separation walls. The Day Care Center, presently accommodating 65 pupils, occupies the major portion of the first floor. There are also two business offices utilized by Palama Settlement on the first floor. A dental office and a dormitory with kitchen facilities accommodating eighteen women occupy the second floor. The building is of wood frame construction and lacks the one-hour fire-resistive construction and the various occupancies housed is not adequately separated by fire-resistive separation walls as required by the Building Code.

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Palma Settlement was granted a variance to operate the Day Care Center in the subject building for five years by Committee Report #3160 dated August 6, 1957 due to the demolition of the former pre-school building in conjunction with the widening of Vineyard Thoroughfare and on the basis that a master plan for new buildings on the premises including a pre-school would be completed and executed within that time. This variance expired on August 6, 1962.

This office is of the opinion that the five years allowed Palma Settlement to continue operation in the non-conforming building is more than ample to plan and complete the new buildings. Also, the safety of the children attending this pre-school should not be disregarded any longer. Therefore, it is respectfully recommended that the Palma Settlement's request for a variance from the Building Code requirements to continue Day Care operations in the 2-story frame building at 810 North Vineyard Boulevard be denied.

Respectfully submitted,

(S) TSUTOMU IZUMI

TSUTOMU IZUMI
Building Superintendent

TRANSMITTED BY:

(S) JENNIFER K. DEAN

Managing Director

(S) NEAL T. BLANDFILL

Mayor