A water heater problem rarely arrives at a convenient time. On Oahu, it might show up as a cold shower before work, a puddle in a storage closet, a tenant calling after hours, or a restaurant manager noticing that hot water recovery is suddenly too slow for the morning rush. The immediate question is usually practical: can this be repaired today, and who can get here fast?

The second question is just as important, even if it is less obvious in the moment: does the work require a permit?

For homeowners, property managers, and business owners on Oahu, water heater repair sits inside a larger plumbing framework. In the City and County of Honolulu, the plumbing code applies broadly to plumbing systems, including their design, installation, alteration, repair, relocation, replacement, addition, use, and maintenance. The city also requires permits for plumbing-related work such as installing, removing, altering, repairing, or replacing plumbing, drainage piping, fixtures, gas appliances, and water-heating or water-treating equipment.

That does not mean every service call feels like a major construction project. It does mean water heater work should be approached carefully, especially when the job moves beyond a simple diagnosis. A licensed plumber Oahu customers can rely on should know when the repair is routine, when the scope has crossed into permit territory, and when another licensed trade may need to be involved.

Why water heater work is treated differently from a small household repair

A water heater is not just an appliance sitting in a corner. It connects to the potable water system. Depending on the type of unit and building setup, it may also connect to electrical components, gas appliances, drainage, pressure relief piping, water-treating equipment, or building systems serving multiple occupants.

That is why water-heating equipment appears in permitting rules rather than being treated like a countertop appliance. If a repair affects piping, safety controls, equipment replacement, or system connections, the work has implications beyond whether hot water returns by dinner.

In the field, the line between “repair” and “replacement” can become blurry. A customer may call for water heater repair because the unit is leaking, only to learn that the tank itself has failed. Another customer may ask a plumber Honolulu residents trust to “just swap the old one for the same kind,” but the act of replacing water-heating equipment is still a regulated activity. If piping needs to be altered, if a gas appliance is involved, or if electrical work is required, the job deserves a proper review before anyone starts cutting, disconnecting, or reinstalling.

Permitting is not paperwork for its own sake. The purpose is to bring regulated work under the appropriate city process and inspection framework. It also creates a record that the work was handled in a way that aligns with local requirements. For owners, that can matter later during a sale, insurance review, tenant complaint, renovation, or building inspection.

The Honolulu framework in plain language

Honolulu’s plumbing rules are broad by design. The city plumbing code covers the design, installation, alteration, repair, relocation, replacement, addition, use, and maintenance of plumbing systems. Water heaters fall within that regulated environment because the city’s permit requirements include water-heating equipment, along with plumbing, drainage piping, fixtures, gas appliances, and water-treating equipment.

The Department of Planning and Permitting also states that electrical and plumbing work must be performed by contractors licensed by the State of Hawaii. Hawaii maintains a professional licensing system that includes the Board of Electricians and Plumbers, and license status can be verified through the state's online professional licensing resources. Honolulu's plumbing code also allows the authority having jurisdiction to verify that inspected work was performed by a licensed plumbing journey worker and/or contractor.

For a property owner, the practical takeaway is straightforward: if water heater work involves plumbing work, replacement, alteration, repair of regulated plumbing components, or related gas or electrical elements, do not assume it is exempt from permitting or licensing rules. Ask the contractor directly. A qualified plumber should be willing to explain whether a permit may apply and why.

That conversation is especially important if you found the contractor by searching "plumber near me" during an urgent situation. Speed matters, but speed without proper licensing and permitting judgment can create problems that last far longer than the original leak.

Repair, replacement, alteration: the words matter

People use "repair" casually. Codes and permitting offices use words more precisely.

A repair might involve diagnosing why a water heater is not producing hot water, checking connections, replacing a component, or addressing a leak at an accessible fitting. A replacement means the water-heating equipment itself is being removed and another unit installed. An alteration can involve changing piping, relocating equipment, modifying system connections, or adjusting the installation in a way that changes what was there before.

In Honolulu, permits are required for work such as installing, removing, altering, repairing, or replacing plumbing, drainage piping, fixtures, gas appliances, and water-heating or water-treating equipment. Because the language includes repair and replacement of water-heating equipment, the safest approach is not to guess. The contractor should evaluate the exact scope and determine whether a permit is required for that particular work.

The issue is not only the water heater tank or unit. The surrounding work can trigger requirements too. If drainage piping is touched, that is a regulated category. If a gas appliance is involved, that is expressly included in the permit language. If water-treating equipment is part of the setup, that is also included. If electrical work is part of the job, Honolulu guidance says electrical work must be performed by a State of Hawaii licensed contractor in that trade.

A common example is a service call that begins with a complaint about lukewarm water. The plumber checks the system and finds that the water heater is near the end of its service life. If the owner approves a replacement, the work has moved into a different category from troubleshooting. Another example is a leak near the water heater where the source is not the tank, but connected piping. Repairing or replacing plumbing piping may be permit-related depending on scope, and the contractor should address that before proceeding.

When a permit may apply to water heater repair on Oahu

The word "may" is doing real work here. Permit requirements depend on the scope, not just the customer's description of the problem. A phone call saying "my water heater is broken" does not tell a plumber enough. The technician needs to determine whether the job involves regulated installation, removal, alteration, repair, or replacement.

A permit may apply when the job includes replacing the water heater, changing the installation, modifying piping, working on drainage piping, working on gas appliance connections, adding or changing water-treating

equipment, or performing related electrical or plumbing work that falls under city rules. In a commercial setting, review can become more involved because the building's water demand, wastewater discharge, and system capacity may matter. The Honolulu Board of Water Supply handles water-service and permitting-related matters for projects, and large commercial developments can require master plans and more complex review of water-system capacity.

For a single water heater serving a small residence, the process may be much simpler than for a commercial building, but the underlying principle is the same. Regulated work should be done by the right licensed contractor and permitted when required.

Here is a concise way to think about the question before work begins:

1. Is the water-heating equipment being installed, removed, repaired, altered, relocated, or replaced?
2. Will plumbing, drainage piping, fixtures, gas appliances, or water-treating equipment be worked on?
3. Will electrical work be needed as part of the repair or replacement?
4. Is the property commercial, multi-unit, or part of a larger project with water-service or wastewater implications?
5. Can the contractor show the proper State of Hawaii license and explain the permitting path?

Those questions do not replace the city's requirements, and they do not turn a homeowner into a code official. They help owners slow the conversation down enough to avoid a rushed mistake.

Why hiring a licensed plumber matters

A licensed plumber is not just someone with tools and a truck. Licensing connects the worker or contractor to a professional framework. Honolulu requires plumbing work to be performed by contractors licensed by the State of Hawaii, and the state provides a way to verify license status, expiration dates, and disciplinary history.

That verification step is worth taking. It is not rude, and a legitimate contractor should not take offense. In fact, professional plumbers are used to providing license information for permit applications, property management records, commercial vendor onboarding, and inspection documentation.

The risk of unlicensed work is not limited to poor craftsmanship. If inspected work must be verified as having been performed by a licensed plumbing journey worker and/or contractor, unlicensed work can become a problem after the fact. The owner may have to explain who performed the work, whether permits were obtained, and whether the installation meets local requirements.

This matters on Oahu because water heater work often happens under pressure. A family wants hot water back. A condo owner worries about damage to the unit below. A restaurant cannot operate comfortably without reliable hot water. An office building cannot ignore a leak in a mechanical room. In those moments, the cheapest or fastest offer may be tempting. Still, a properly licensed plumber Oahu property owners hire should protect the building, not just restore hot water.

Emergency calls and permit realities

Emergency plumber calls have their own rhythm. The first priority is usually to make the situation safe and stop active damage. If a water heater is leaking, the technician may need to isolate water, protect surrounding areas, and determine whether the unit or connected piping is the source. That immediate response can be different from completing the permanent repair or replacement.



The emergency nature of a call does not erase licensing requirements. It also does not automatically remove permit obligations for regulated work. What it does change is the sequence of decisions. A contractor may stabilize the situation first, then discuss the permanent scope, required approvals, and scheduling.

A careful emergency plumber will communicate clearly. If the water heater can be temporarily isolated, the owner should know what is off, what remains in service, and what the next step is. If replacement appears necessary, the contractor should explain whether the work falls under permit requirements and who will handle that process. If electrical or gas-related work is implicated, the owner should be told that the appropriate licensed contractor is needed.

This is where professionalism shows. A rushed technician says, “We can just throw one in.” A better technician says, “Here is what failed, here is what must be done next, and here is where permitting or another licensed trade may apply.”

Residential situations that deserve extra caution

Many Oahu homes have water heaters tucked into closets, garages, exterior enclosures, laundry areas, or utility spaces. Some installations are easy to access. Others are cramped and surrounded by stored items, appliances, or

finishes that were added long after the original installation. When a plumber opens the space, the visible water heater problem may be only part of the story.

A leaking connection may reveal deteriorated piping nearby. A failed unit may have been installed in a way that no longer matches current expectations. A repair request may become a replacement because the equipment itself cannot be economically repaired. None of those observations should be used to scare an owner, but they should shape the discussion about scope.

Homeowners should also be careful with partial work. For example, if a handyman removes equipment and asks a plumber to "just connect the new one," the licensed plumber is being asked to take responsibility for a situation they did not control from the start. The same concern applies when an owner buys equipment independently and expects immediate installation without a permit discussion. The equipment may not be the only issue. The regulated work is the installation, removal, alteration, repair, or replacement activity itself.

A good plumber near me search can help in a pinch, but the follow-up questions matter more than the search result. Are they licensed in Hawaii? Do they perform permitted plumbing work in Honolulu? Will they identify whether the water heater repair or replacement requires a permit? Can they coordinate if electrical work is part of the project? Those are not technical niceties. They are the difference between a clean repair record and a future headache.

Commercial water heater work brings more moving parts

Commercial properties tend to raise the stakes. A small office, restaurant, clinic, retail space, hotel support area, school facility, or multi-tenant building may depend on hot water for operations, sanitation, comfort, or tenant service. The equipment may be larger, the piping more complex, and the consequences of downtime more expensive.

A commercial plumber has to think beyond the failed component. Water-service requirements, drainage, wastewater considerations, and building operations can all affect the work. Honolulu's Board of Water Supply handles water-service and permitting-related matters for projects, and large commercial developments often involve more complex review of water-system capacity. Honolulu wastewater guidance also emphasizes protecting sewer infrastructure and notes that sewer connection and related wastewater issues involve city review and permitting processes.

That does not mean every commercial water heater repair becomes a major development review. It means commercial owners and managers should avoid treating hot water equipment as an isolated appliance. If the work is part of a larger tenant improvement, building upgrade, capacity change, or system modification, permitting questions can broaden quickly.

In practice, the commercial owner should involve the plumber early, before equipment is ordered or demolition begins. The plumber can help identify whether the work is a like-for-like service issue, a replacement, an alteration, or part of a larger project requiring coordination with other approvals. If the property has a facilities team, they should provide any existing plans, prior permit records, and equipment information. If the property manager does not have those records, the plumber may need more time to assess the system properly.

Water heaters, drains, leaks, and the rest of the plumbing system

Water heater problems often overlap with other plumbing services. A leak near a water heater may call for leak detection, especially if the source is hidden or if water appears away from the unit. A drain pan or discharge route may connect the issue to drainage piping. A mechanical room with floor drain problems may need drain cleaning

before a leak becomes a larger cleanup. If a water heater issue is part of a broader waste or sewer concern, sewer line repair or wastewater-related review may enter the conversation.

These services all sit within the broader plumbing environment governed by Honolulu's plumbing code. The code applies to plumbing systems and includes design, installation, alteration, repair, relocation, replacement, addition, use, and maintenance. That wide scope is important because a building rarely presents problems in neat categories. The customer sees water on the floor. The plumber has to determine whether the cause is the water heater, the cold-water supply, hot-water piping, drainage, a fixture nearby, or something else.

For example, a business might call for water heater repair because staff notice water pooling under the equipment. The plumber finds that the heater is not leaking at all. The source is a drainage issue nearby. The service call may shift from water-heating equipment to drain cleaning or drainage piping repair. If drainage piping is altered, repaired, or replaced, permit considerations may apply under Honolulu's rules.

Another example is a homeowner who notices a drop in hot water performance and damp drywall near a utility space. The water heater may be functioning, while a hidden hot-water line is leaking. That moves the job toward leak detection and plumbing repair. Again, the label on the original service request does not decide the permit question. The actual work does.

What owners should ask before approving the work

A professional contractor should not make the customer feel foolish for asking about permits. The best plumbers welcome clear expectations because they protect everyone involved. The owner gets a better record. The contractor avoids misunderstandings. Inspectors, property managers, and future buyers have a cleaner trail to follow.

Before approving water heater work, it is reasonable to ask a few direct questions:

1. Are you licensed by the State of Hawaii for this plumbing work?
2. Does this water heater repair or replacement require a permit in Honolulu?
3. If a permit is required, who applies for it and who schedules inspections?
4. Will any electrical, gas appliance, drainage, or water-treating equipment work be involved?
5. What parts of the system are being repaired, altered, removed, or replaced?

Those questions work for homeowners and commercial clients. They are especially useful when comparing proposals. One bid may look cheaper because it omits permitting responsibilities, inspection coordination, or licensed trade involvement. Another may appear higher because it accounts for the actual regulatory path. The lower price is not always the better value if the work leaves the owner exposed.

The danger of vague proposals

Water heater proposals often use short phrases: "repair heater," "replace unit," "install customer-supplied heater," "fix leak." Those descriptions may be enough for a quick internal note, but they are not always enough for an owner who needs to understand scope, responsibility, and permitting.

A stronger proposal identifies the equipment, the work area, the nature of the repair or replacement, and whether related piping, drainage, gas appliance, water-treating, or electrical work is included or excluded. It should also state how permit questions will be handled. Not every proposal needs pages of legal language, but it should https://tysonuajg277.capitaljays.com/posts/plumber-oahu-hiring-guide-for-licensed-plumbing-work give enough detail to prevent later disagreement.

Vagueness can become expensive. If a plumber says “replacement included” but later says permit handling was not included, the owner may face delay. If a property manager approves “repair” and the field crew performs replacement, the documentation may not match the actual work. If an emergency plumber stabilizes a leak but does not clearly separate emergency mitigation from permanent permitted work, the customer may assume the job is finished when it is not.

Good documentation is part of good plumbing. It is not as visible as solder joints, fittings, or equipment connections, but it matters when the work is reviewed.

How permitting affects timing

Permits can affect scheduling, especially when the work involves replacement, alteration, inspection, or coordination with other licensed trades. Property owners sometimes hear “permit” and imagine an indefinite delay. That is not always the case, but it is fair to expect that regulated work may require steps beyond same-day repair.

The timing depends on the scope and the property. A straightforward residential matter may move differently from a commercial project tied to broader water-service or wastewater considerations. A large commercial development or capacity-related project can require more complex review. Work involving electrical and plumbing elements may require coordination between properly licensed contractors.

Owners should be wary of anyone who uses timing pressure to dismiss the permit question. A contractor can be responsive and still respect the rules. On emergency calls, the immediate goal can be to prevent damage, then move through the proper process for permanent work. On planned replacements, the owner has more control. Scheduling before *emergency plumber* total failure gives the plumber time to evaluate the installation, discuss permits, and coordinate any related work.

That is one of the best reasons not to wait until the water heater fails completely. If the unit shows signs of trouble, call a licensed plumber before the problem becomes an emergency. A planned service visit gives everyone more room to make sound decisions.

Home sales, insurance, and property management concerns

Permits become especially important when property records are reviewed. A homeowner selling a property may be asked about repairs and improvements. A condominium association or property manager may ask for proof that plumbing work was done properly. An insurance review after water damage may focus on who performed the work and whether it complied with local requirements. A commercial tenant improvement may require documentation before closeout.

No one enjoys trying to reconstruct a water heater replacement years later. The contractor may be gone. The invoice may say little. The owner may not remember whether a permit was pulled. The equipment may have changed hands with the property. The simplest time to handle the record correctly is when the work is performed.

For landlords and property managers, the issue is even sharper. Tenants expect reliable hot water, but owners also have duties tied to safe, compliant building systems. A quick unpermitted replacement may appear to solve a tenant complaint, then create a larger problem during inspection or ownership review. The same applies to commercial spaces where a tenant, owner, and property manager may all have overlapping interests.

What a professional plumber should bring to the conversation

A reliable plumber Honolulu property owners hire should do more than diagnose the obvious symptom. The plumber should identify the relevant system, explain the likely scope, and flag permit considerations before the owner authorizes work that may fall under city requirements.

That does not mean the plumber should pretend to be the city. Permit determinations can depend on details, and the authority having jurisdiction has the final role in administration and inspection. But a professional plumber should know that Honolulu regulates plumbing systems broadly and requires permits for categories that include water-heating equipment. They should also understand that inspected work may be verified as having been performed by a licensed plumbing journey worker and/or contractor.

The conversation should feel practical, not theatrical. A seasoned plumber might say, “The leak is at the connected piping, not the tank. Repairing that piping may require a permit depending on the scope. I’ll document what we find and explain the next step before we proceed.” Or, “This is no longer a repair. The equipment needs replacement, and water-heating equipment is part of the city’s permit requirements. We need to handle that correctly.”

Those are the kinds of sentences that build trust. They show the contractor is thinking about the building, not just the immediate invoice.

Avoiding shortcuts without overcomplicating the job

There is a balance here. Not every water heater call should become a drawn-out compliance seminar. Customers need practical help. A skilled plumber can often assess the situation quickly and explain the likely path in plain language.

The mistake is treating permits as optional whenever they are inconvenient. The opposite mistake is using vague permit warnings to make a routine matter sound mysterious. Owners deserve clear, grounded advice. The verified facts are enough: Honolulu’s plumbing code covers plumbing systems broadly, permits are required for specified plumbing-related work including water-heating equipment, and plumbing and electrical work must be performed by contractors licensed by the State of Hawaii.

From there, the contractor should match the advice to the job. If the work is diagnostic only, say so. If the work becomes repair, alteration, removal, or replacement of regulated equipment or piping, address permitting. If another trade is needed, say so. If the project is commercial and tied to broader water-service or wastewater questions, build in time for proper review.

A practical mindset for Oahu property owners

Water heater repair on Oahu is partly about restoring comfort and partly about protecting the property. The right response depends on what has actually failed, what work must be performed, and whether that work falls under Honolulu’s permitting and licensing requirements.

If you are calling a plumber near me because water is spreading across the floor, focus first on getting a licensed professional to stop the damage. If you are planning a replacement because the equipment is aging or unreliable, use the advantage of time. Ask about permits before approving the proposal. Verify licensing. Make sure the written scope reflects the real work. If the property is commercial, involve a commercial plumber early enough to consider water-service, drainage, and wastewater implications.

The best plumbing work tends to look uneventful after it is done. Hot water returns. The floor is dry. The equipment is properly connected. The paperwork is in order. No one has to revisit the job because a permit was skipped, a license was missing, or the scope was misunderstood.

On Oahu, that quiet result usually comes from asking the right questions before the wrench turns.

Name: P&S Plumbing

Address: 1714 Homerule St Bay 1, Honolulu, HI 96819, United States

Phone: 808-842-0345

Website: https://www.psplumbinghawaii.com/locations/honolulu/

Email: info@psplumbinghawaii.com

Hours:
Sunday: Open 24 hours
Monday: Open 24 hours
Tuesday: Open 24 hours
Wednesday: Open 24 hours
Thursday: Open 24 hours
Friday: Open 24 hours
Saturday: Open 24 hours
Time zone: Hawaii-Aleutian Time

Open-location code / Plus code: 84F8+HP Honolulu, Hawaii, USA

Map/listing URL: https://www.google.com/maps/search/?api=1&query=Google&query_place_id=ChIJl_3qEMhvAHwRtgTEMKE27zE

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P&S Plumbing provides plumbing services from its Honolulu location on Homerule Street.

The official Honolulu page lists drain cleaning, plumbing repairs, water heater repair, water heater installation, sewer line repair, and 24-hour emergency plumbing services.

P&S Plumbing serves residential and commercial customers across Honolulu and Oahu, including Kalihi, Kakaako, Ala Moana, Waikiki, Moiliili, Makiki, Manoa, Aliamanu, Aiea, Pearl City, Waipahu, Ewa Beach, Kapolei, Hawaii Kai, and nearby communities.

The Honolulu shop is listed at 1714 Homerule St Bay 1, Honolulu, HI 96819, near Kalihi and local routes serving central Honolulu.

The official website lists Hawaii State License Number CT-35710 and describes the company as licensed and insured.

Customers can contact P&S Plumbing for drain cleaning, hydro jetting, leak detection, water heater service, sewer line repair, fixture repair and installation, kitchen plumbing, bathroom plumbing, commercial plumbing, residential plumbing, and emergency plumbing needs.

For plumbing service in Honolulu and Oahu, call 808-842-0345 or visit https://www.psplumbinghawaii.com/locations/honolulu/

The public map listing uses plus code 84F8+HP Honolulu, Hawaii, USA and can help customers find P&S Plumbing near Homerule Street in Honolulu.

Popular Questions About P&S Plumbing

What does P&S Plumbing provide in Honolulu?

P&S Plumbing provides drain cleaning, plumbing repairs, water heater repair and installation, sewer line repair, hydro jetting, leak detection, fixture repair and installation, bathroom plumbing, kitchen plumbing, residential plumbing, commercial plumbing, and 24-hour emergency plumbing services.

Where is P&S Plumbing located in Honolulu?

P&S Plumbing is listed at 1714 Homerule St Bay 1, Honolulu, HI 96819, United States. The official website also lists the address as 1714 Homerule Street 1, Honolulu, HI 96819.

What phone number should Honolulu customers call?

The official Honolulu page and contact page list 808-842-0345 for Honolulu-Oahu service.

What is the email address for P&S Plumbing?

The email address is info@psplumbinghawaii.com.

What are P&S Plumbing's Honolulu hours?

The official Honolulu page and supplied listing show P&S Plumbing as open 24 hours a day, seven days a week, Hawaii-Aleutian Time.

Is P&S Plumbing licensed?

The official Honolulu page lists Hawaii State License Number CT-35710. Customers can confirm license status directly with the relevant Hawaii licensing authority before hiring.

Does P&S Plumbing offer emergency plumbing in Honolulu?

Yes. The official Honolulu page lists 24-hour emergency plumbing services for urgent plumbing issues.

Does P&S Plumbing handle water heaters?

Yes. The official Honolulu page lists water heater repair, water heater installation, tankless water heater installation, solar water heater installation, and traditional water heater installation.

Does P&S Plumbing provide commercial plumbing?

Yes. The official Honolulu page lists commercial plumbing services along with residential plumbing services.

How do I contact P&S Plumbing?

Call 808-842-0345, visit https://www.psplumbinghawaii.com/locations/honolulu/, or use the map URL: https://www.google.com/maps/search/?api=1&query=Google&query_place_id=ChIJl_3qEMhvAHwRtgTEMKE27zE. Social profiles: Facebook, X, YouTube, and SoundCloud.

Landmarks Near Honolulu, HI

Homerule Street: The street listed for P&S Plumbing's Honolulu location and a practical reference point for finding the shop.

Kalihi: A central Honolulu area near Homerule Street with homes, businesses, warehouses, and local service routes.

Dillingham Boulevard: A major nearby corridor serving Kalihi, Iwilei, Honolulu Harbor, and surrounding business areas.

Nimitz Highway: A key Honolulu route connecting the airport, harbor, downtown, and central business districts.

H-1 Freeway: A major Oahu highway used to reach Honolulu neighborhoods and communities across the island.

Honolulu Harbor: A major commercial waterfront landmark near downtown and industrial service areas.

Daniel K. Inouye International Airport: A major transportation landmark west of central Honolulu and near key Oahu service routes.

Downtown Honolulu: A central business and residential district served by local plumbing contractors.

Chinatown Honolulu: A nearby historic district with restaurants, shops, apartments, and older plumbing infrastructure.

Iwilei: A nearby commercial and industrial area with warehouses, retail properties, and service businesses.

Kaka‘ako: A growing residential, retail, and commercial district southeast of downtown Honolulu.

Ala Moana Center: A major Honolulu retail landmark and citywide reference point.

Waikiki: A major visitor, hotel, condo, and residential area within P&S Plumbing’s broader Honolulu service area.

Moanalua: A Honolulu community listed within P&S Plumbing’s broader Oahu service-area references.

Pearl Harbor area: A major Oahu landmark west of Honolulu and near residential and commercial service routes.

For drain cleaning, plumbing repairs, water heater service, sewer line repair, hydro jetting, leak detection, fixture installation, commercial plumbing, residential plumbing, or 24-hour emergency plumbing near these Honolulu and Oahu landmarks, contact P&S Plumbing at 808-842-0345 or visit https://www.psplumbinghawaii.com/locations/honolulu/