Permits are not the most exciting part of a plumbing job, but in Honolulu they can shape the entire repair or replacement. They affect who can do the work, how the work is reviewed, whether inspections may be required, and how confidently a property owner can move forward after the job is finished. For a homeowner dealing with a leaking line, a business manager trying to reopen a restroom, or a property owner planning a water heater replacement, the permit question is not paperwork trivia. It is part of doing the work legally and safely.

Honolulu plumbing work is governed by the City and County of Honolulu plumbing code. That code applies broadly to plumbing systems, including their design, installation, alteration, repair, relocation, replacement, addition, use, and maintenance. That scope matters because many people assume permits only apply to new construction or major remodels. In practice, the code reaches much further than that. A repair can be regulated. A replacement can be regulated. Work on fixtures, drainage piping, gas appliances, water-heating equipment, and water-treating equipment can trigger permit requirements.

This does not mean every phone call to a plumber turns into a complicated permitting process. It does mean that the question should be addressed early, especially before work begins. A qualified plumber Honolulu property owners rely on should be comfortable talking through what kind of work is planned, whether a permit is likely required, and how licensing and inspection expectations apply.

Why plumbing permits matter in Honolulu

A plumbing system is hidden until something goes wrong. Most of its critical parts sit inside walls, beneath floors, underground, in mechanical rooms, or behind appliances. When repairs are done properly, the result is usually quiet and https://cesarzvcj249.greyhavendaily.com/posts/drain-cleaning-services-and-when-to-hire-a-licensed-contractor uneventful. Water flows where it should. Waste leaves the property. Gas appliances and water-heating equipment are installed in a way that fits the applicable requirements. When work is done casually or without review, problems may not show themselves until months later.

Honolulu's permit system exists because plumbing is tied to public health, building safety, water use, sewer infrastructure, and long-term property reliability. The City and County has an interest in how plumbing is installed, repaired, replaced, and maintained, not just because of the individual property but because private plumbing connects to larger water and wastewater systems.

That is especially important on Oahu, where a single property's plumbing issue can involve several layers of concern. A broken drainage line is not only an inconvenience for the occupant. It may affect wastewater handling. A water-service change may require attention to Board of Water Supply processes. A commercial project may need a more complex review than a single fixture repair in a small residence. A plumber Oahu property owners hire needs to understand that local plumbing is not just pipefitting. It is code compliance, licensing, coordination, and documentation.

What kinds of plumbing work are covered

Honolulu's plumbing permit requirements are broad. The City and County 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. Those words cover much of what property owners typically call "regular plumbing."

A bathroom fixture replacement may sound simple. A drainage piping repair may look like a small section of pipe. A water heater replacement may seem like swapping one tank for another. From the code perspective,

these activities may still fall within regulated work because they involve plumbing systems, fixtures, drainage, or water-heating equipment.

This is where misunderstandings often begin. A property owner searches for a plumber near me, gets a quick appointment, and expects the repair to be handled like any ordinary service call. The plumber arrives and sees that the requested work is not just clearing a nuisance clog or tightening a visible connection. It may involve replacing piping, altering a drainage line, removing and reinstalling a fixture, or working on equipment covered by the code. At that point, the permit discussion becomes part of the job.

Permits can feel frustrating when water is leaking or a tenant is waiting, but they also protect the owner. Properly permitted and licensed work creates a clearer record of what was done. It gives the authority having jurisdiction a way to verify compliance where inspection applies. It also reduces the chance that a future sale, insurance question, tenant complaint, or building review uncovers undocumented plumbing work.

Repairs versus replacements: the practical difference

In everyday conversation, “repair” and “replacement” often blur together. Someone might say they are repairing a water heater when the real plan is to remove it and install another unit. A tenant might report that a drain needs repair when the work turns into replacing a section of drainage piping. The Honolulu plumbing code matters in both categories because it applies to repair and replacement, along with installation, alteration, relocation, addition, use, and maintenance.

The practical difference is usually the scope of the work. A minor adjustment or diagnostic visit may be handled differently from removing and replacing equipment. Leak detection may begin as investigation, but if the fix requires opening an assembly and replacing plumbing components, the work moves into a different category. Drain cleaning may involve clearing an obstruction, but if the condition reveals failed drainage piping that must be replaced, the job changes.

A good plumber should pause when the scope changes. That pause is not a delay tactic. It is professional judgment. If the work starts as a service call and becomes a code-regulated repair or replacement, the contractor has to consider permit requirements, licensing responsibilities, and any inspection consequences.

This matters for budgeting as well. Property owners sometimes compare estimates without comparing scope. One quote may include permit handling and code-compliant replacement. Another may be vague, fast, and cheaper because it avoids the permitting question entirely. The lower number is not always the better deal. If work requires a permit and the job proceeds without one, the owner may be left with the risk long after the contractor leaves.

Licensed plumbing work is not optional

Honolulu’s Department of Planning and Permitting states that electrical and plumbing work must be performed by contractors licensed by the State of Hawaii. Hawaii also maintains a professional licensing system that includes a dedicated Board of Electricians and Plumbers. License status, expiration dates, and disciplinary history can be checked through the state’s online licensing resources.

For property owners, this is one of the simplest ways to avoid trouble. Before hiring someone for plumbing work, confirm that the person or company is properly licensed for the work being offered. A business card, truck decal, or online ad is not the same thing as an active license. The city’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.

That verification power matters. If work is subject to inspection, the question is not only whether the installation looks neat. The authority may also look at whether the work was performed by properly licensed people. This can become a problem when an unlicensed handyman, maintenance worker, or well-meaning friend performs work that should have been handled by a licensed plumbing professional.

There is a real-world reason property managers tend to be strict about this. In a single-family home, an undocumented plumbing repair may stay hidden for years. In a commercial building or multi-tenant property, the exposure is broader. A failed repair can affect customers, employees, tenants, neighboring units, and building operations. When documentation is missing, the owner or manager may have a harder time showing that the work was handled correctly.

Emergency plumbing and the permit question

Emergency calls create the most tension between urgency and compliance. When water is spreading across a floor, a restroom is unusable, or a line failure threatens a business operation, nobody wants to hear a long explanation about permits. They want an emergency plumber to stop the damage.

That is understandable. The first priority in an emergency is often to control the situation. Shut off water where appropriate. Protect occupants. Prevent further property damage. Diagnose the source. Stabilize the system. But stabilization is not always the same as completing the permanent repair or replacement. Once the immediate problem is under control, the plumber and owner still need to address whether the follow-up work falls under Honolulu's permit requirements.

Consider a leaking water-heating connection. The immediate response may be to stop active leakage and make the area safe. If the next step is water heater repair involving covered equipment, or full replacement of water-heating equipment, the work may fall within the city's permit framework. The emergency does not erase the code. It changes the sequence of decisions.

The same is true for a damaged drainage line. An emergency response may identify the problem and reduce immediate disruption. If the permanent fix requires sewer line repair or drainage piping replacement, the work becomes more than a quick service visit. It may involve code, permits, licensed labor, and possible city review depending on the nature of the connection and wastewater issue.

A seasoned plumber will not use the permit process to create panic. The better approach is calm and direct: here is what we can do emergency plumber now to protect the property, here is what appears to be required for the permanent work, and here is where permitting or inspection may enter the process.

Water heaters, gas appliances, and water-treating equipment

Water-heating equipment is specifically included in Honolulu's plumbing-related permit requirements. So are gas appliances and water-treating equipment. That is an important detail because these systems are often treated by owners as appliance purchases rather than plumbing work.

A water heater replacement is a common example. From the owner's perspective, the old unit failed and a new one needs to go in. From the plumbing perspective, the work may involve water piping, equipment connections, possibly gas appliance considerations where applicable, and code requirements tied to installation or replacement. The permit issue should be considered before the work is scheduled, not after the new unit is already sitting in place.

Water heater repair can also raise questions depending on what is being repaired and whether the work involves covered components. Not every service visit is the same. A diagnosis is different from altering or replacing

equipment. A small maintenance task is different from removing and reinstalling a unit. Because the code applies to repair, replacement, use, and maintenance of plumbing systems, a licensed plumber should evaluate the specific scope rather than rely on a generic rule of thumb.

Water-treating equipment deserves similar attention. These systems can interact with the building's water supply and plumbing arrangement. If they are installed, removed, altered, repaired, or replaced, the work may fall within the city's permitting language. A homeowner may see a filtration or treatment system as an accessory. The code may treat the work as plumbing-related.

Drain cleaning, leak detection, and when service becomes regulated work

Some plumbing services begin as investigation or maintenance. Drain cleaning is a good example. A clogged sink, tub, or building drain may be cleared without replacing piping. Leak detection may involve locating the source of moisture, pressure loss, or hidden leakage. These services can be diagnostic and may not always require the same steps as a replacement project.

The line changes when the service uncovers a condition that requires repair, alteration, or replacement of covered plumbing. If drain cleaning reveals damaged drainage piping, and the solution is to replace part of that piping, the work falls into a different category. If leak detection finds a failed line behind a wall, and the fix requires replacing or relocating plumbing, the permit discussion becomes relevant.

This is one reason estimates sometimes change after diagnosis. It is not always possible to know the full scope before the plumber inspects the system. A call that begins as "slow drain" can become drainage piping repair. A call that begins as "water stain" can become pipe replacement. A call that begins as "low hot water" can become water-heating equipment work.

The most professional plumbers explain this transition clearly. They do not bury permit assumptions in fine print. They tell the owner when the job has moved from service and diagnosis into regulated repair or replacement, and they identify what must happen next.

Sewer and wastewater issues need extra care

Sewer line repair carries added weight because it touches wastewater infrastructure. Honolulu wastewater guidance emphasizes protecting sewer infrastructure and notes that sewer connection and related wastewater issues involve city review and permitting processes. That does not mean every drain problem is a sewer project, but it does mean sewer-related work should never be treated casually.

A building sewer issue can be disruptive, unpleasant, and expensive. It can also involve questions that go beyond the immediate pipe. Where does the line connect? What portion is affected? Is the work related to a sewer connection or wastewater matter that requires city review? Is the repair limited, or does it change the system in a way that triggers additional requirements?

These are not questions a property owner should have to answer alone. A licensed plumber familiar with Honolulu requirements can help distinguish between routine drain cleaning, drainage piping work, and sewer-related repair that may require closer coordination with city processes. For commercial properties, the stakes may be higher because downtime affects operations, customers, employees, and sometimes public access.

In older or heavily used buildings, sewer and drainage problems often appear first as repeated clogs. A single backup may be addressed as a service call. Repeated backups deserve a closer look. If investigation points to a

pipe condition rather than a simple obstruction, the owner should be prepared for a discussion about repair scope and permit requirements.

Commercial plumbing projects face more layers

A commercial plumber in Honolulu often works within a more complex environment than a residential service plumber. The plumbing code still applies, but the project context changes. Commercial buildings may have larger systems, more fixtures, greater occupancy demands, food service concerns, tenant improvement schedules, or water-service needs tied to development plans.

The Honolulu Board of Water Supply handles water-service and permitting-related matters for projects. Its guidance notes that large commercial developments often require master plans and more complex review of water-system capacity. That point is important for owners and developers because plumbing work inside a building may connect to broader water-service questions. A small repair and a large commercial development are not reviewed the same way.

Commercial work also tends to involve more stakeholders. The owner, tenant, property manager, general contractor, plumber, design professional, and city reviewers may all have roles. If the project affects water service, wastewater, fixtures, drainage, water-heating equipment, or other regulated plumbing elements, permit planning should happen early. Waiting until construction is underway can create schedule problems that are hard to recover from.

For restaurants, retail spaces, offices, medical spaces, and mixed-use properties, plumbing is often on the critical path. Restrooms, handwashing, drainage, water heating, and fixture counts can affect when a space can open or operate. A permit issue discovered late can hold up occupancy or delay a tenant’s start date. The cost of planning is usually lower than the cost of rework.

How permits influence scheduling and cost

Permits affect schedule because they introduce steps outside the plumber’s physical labor. The contractor may need to prepare information, submit an application, coordinate with the city, and plan for inspection where applicable. The exact timeline depends on the scope and review requirements. It is not responsible to promise a universal number of days for every Honolulu plumbing permit because projects vary.

What can be said with confidence is that permitting should be included in the project plan, not treated as an afterthought. If a water heater replacement, drainage piping repair, fixture alteration, or sewer-related repair requires a permit, the owner should know before approving the work. If a commercial project may require water-service or capacity review, that discussion belongs near the beginning.

Cost is affected in several ways. There may be direct permit-related fees, administrative time, coordination time, and inspection-related scheduling. There may also be cost differences between doing a quick patch and performing a code-compliant repair or replacement that addresses the actual condition. The cheapest path at the start can become the most expensive path if the work has to be opened, corrected, or documented later.

A fair estimate should separate what is known from what is uncertain. If a plumber has not yet opened a wall, inspected a hidden line, or confirmed the full condition, the estimate should say so. If permitting is expected, it should be identified. If additional review may be needed because the work touches water-service or wastewater issues, that uncertainty should be communicated in plain language.

A practical way to discuss permits with your plumber

Property owners do not need to become code specialists, but they should ask direct questions. The answers reveal a lot about the contractor's professionalism. A licensed plumber should not be offended by permit questions. In Honolulu, those questions are part of the work.

Use this short checklist before approving a repair or replacement:

1. Is this work considered installation, removal, alteration, repair, relocation, replacement, or addition under the plumbing code?
2. Does the work involve plumbing, drainage piping, fixtures, gas appliances, water-heating equipment, or water-treating equipment?
3. Will a City and County of Honolulu permit be required for the planned scope?
4. Who is responsible for obtaining the permit and coordinating any inspection?
5. Can I verify the contractor's State of Hawaii license status before work begins?

Those five questions keep the conversation grounded. They also reduce the chance of hearing vague reassurances like "don't worry about it" when the job clearly involves regulated work. A serious plumber will answer specifically or explain what must be confirmed before giving a final answer.

The risk of unpermitted plumbing work

Unpermitted plumbing work can create practical problems even when the installation seems to function at first. Plumbing failures often happen slowly. A connection may seep inside a wall. A drain repair may hold under light use but fail under heavier demand. A water-heating installation may appear normal to the owner while still raising compliance concerns.

The larger problem is accountability. If work required a permit and was done without one, the owner may have difficulty proving that the job met Honolulu requirements or was performed by properly licensed people. The city's plumbing code allows verification that inspected work was performed by a licensed plumbing journey worker and/or contractor. If that verification cannot be made because the work was never properly handled, the owner may face delays or corrective work later.

Real estate transactions can also bring old work into view. Buyers, inspectors, lenders, insurers, or property managers may ask about improvements and repairs. While not every plumbing task becomes a major transaction issue, undocumented replacement work is harder to explain than permitted work completed by a licensed contractor.

For commercial properties, the consequences can be more immediate. A plumbing defect can interrupt operations, trigger tenant complaints, or complicate future tenant improvements. If the building later needs permitted work, old unpermitted changes can make the new project harder to review and complete.

Homeowners, associations, and property managers

Honolulu's permit requirements affect different owners in different ways. A single-family homeowner may be focused on cost, urgency, and finding a reliable plumber near me. A condominium association may care about shared lines, unit boundaries, common elements, and water shutdown coordination. A property manager may need documentation for an owner, tenant, or insurer. A commercial manager may need the work scheduled around business hours while still meeting licensing and permit requirements.

The common thread is responsibility. Plumbing systems are connected. A repair inside one unit can affect neighboring spaces. Work on drainage or water-heating equipment can affect building performance. Sewer-

related work can implicate city wastewater concerns. Water-service questions can involve the Board of Water Supply, especially for larger developments or more complex projects.

Because of that, the best approach is to match the plumber to the property type and scope. A small residential service call and a commercial plumbing replacement are not the same assignment. A contractor may be excellent at emergency leak response but less suited to a complex commercial development review. Another may specialize in larger projects but not be the fastest choice for after-hours drain cleaning. Licensing is the baseline. Relevant experience is the next filter.

What a well-managed permitted job feels like

A permitted plumbing job should not feel mysterious. The plumber should explain the scope, identify why a permit is needed, and clarify what the owner must approve before work proceeds. The process should include documentation that matches the work being performed. If an inspection is involved, the plumber should coordinate access and be prepared to address the authority's questions.



Good communication makes a noticeable difference. On a water heater replacement, the owner should know whether the work involves covered water-heating equipment and how the permit will be handled. On a drainage piping repair, the owner should understand whether the work is limited to a section of pipe or whether the condition suggests a broader sewer or wastewater issue. On a commercial project, the team should know whether water-service or capacity review may affect the schedule.

The work itself should reflect code awareness. That does not mean the owner needs to inspect every fitting. It means the plumber is making decisions based on Honolulu's requirements, state licensing obligations, and the actual conditions at the property. When unexpected issues appear, the plumber documents them, explains the options, and adjusts the plan instead of improvising silently.

Choosing the right plumber in Honolulu

Search terms like plumber Honolulu, plumber Oahu, or emergency plumber can produce a long list of companies. The harder task is choosing the one that fits the work. For permit-sensitive jobs, the first question is licensing.

Honolulu's Department of Planning and Permitting says plumbing work must 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.

After licensing, look for clarity. A plumber who understands local permitting will not treat every job as identical. They will ask what is being installed, removed, altered, repaired, or replaced. They will distinguish drain cleaning from drainage piping replacement. They will separate leak detection from the actual repair that follows. They will recognize that water-heating equipment, gas appliances, water-treating equipment, fixtures, and sewer-related work can carry specific obligations.

Price still matters, of course. So does response time. In an emergency, a fast arrival can prevent serious damage. But speed should not come at the expense of compliance when the permanent work begins. The better contractor handles both: quick stabilization when needed, then proper permitting and licensed repair or replacement for the long-term fix.

Permit awareness prevents expensive surprises

Honolulu permits affect plumbing repairs and replacements because the city's plumbing code covers a wide range of work. The requirements are not limited to new buildings or large remodels. They can apply to installing, removing, altering, repairing, relocating, replacing, adding to, using, and maintaining plumbing systems. They can involve fixtures, drainage piping, gas appliances, water-heating equipment, water-treating equipment, sewer-related work, and commercial water-service considerations.

For property owners, the lesson is straightforward. Treat permits as part of the job, not a separate nuisance. Hire a properly licensed plumber. Ask whether the scope requires a City and County of Honolulu permit. Confirm who will handle the permit and any inspection. Be especially careful with water heater repair or replacement, sewer line repair, drainage piping work, and commercial projects that may involve broader review.

Plumbing that is done correctly usually disappears into the background. That is the goal. The pipes, fixtures, heaters, drains, and connections should serve the property without drama. Permits, licensing, and inspections help make that quiet reliability possible.

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/