



Introduction to



2019 California Building Standards Code

as applied to

Buildings Regulated by OSHPD

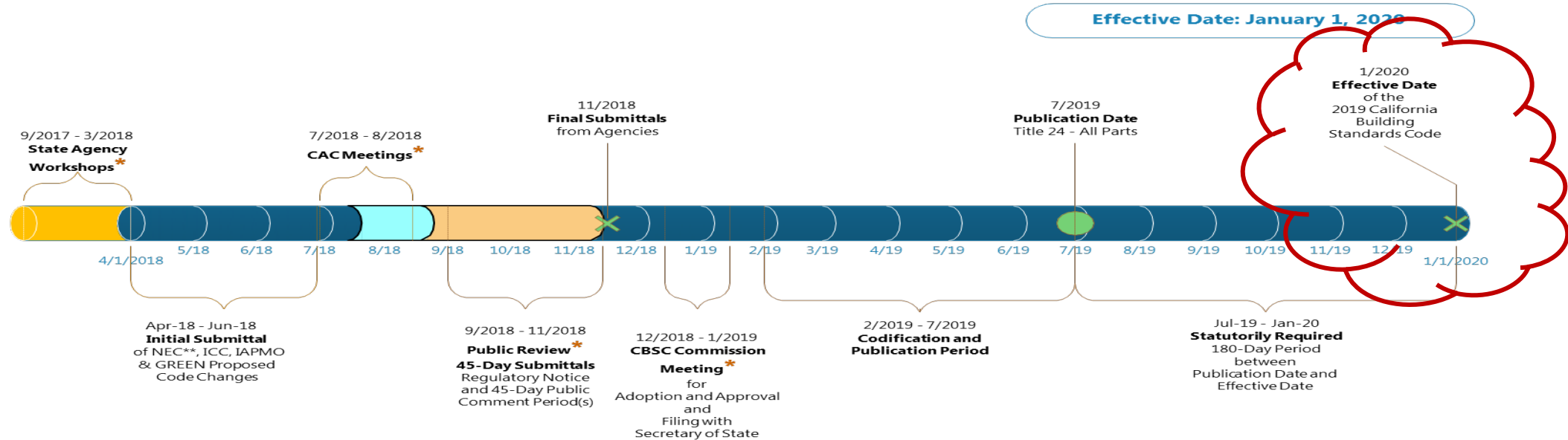


OSHPD Update

2019 CBSC Timeline

2019 California Building Standards Code, Title 24

2018 Triennial Code Adoption Cycle



Code Advisory Committees (CAC):
 SDLF – Structural Design/ Lateral Forces
 PEME – Plumbing, Electrical, Mechanical & Energy
 HF – Health Facilities
 GREEN – Green Building
 BFO – Building, Fire & Other
 ACCESS - Accessibility

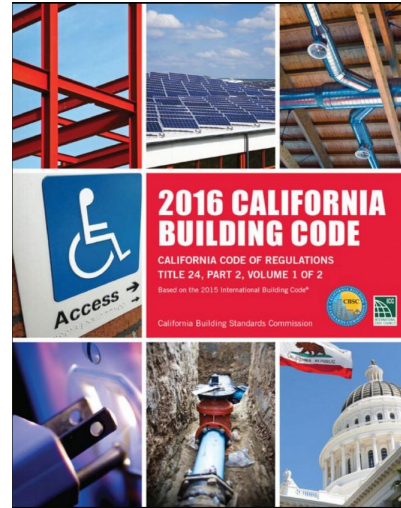
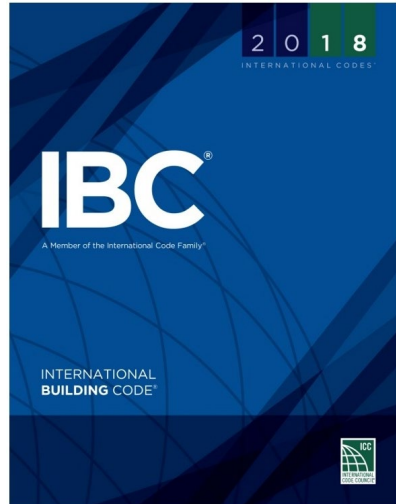
*Public Participation Opportunity
 **NEC resubmittal if necessary

All dates are subject to change



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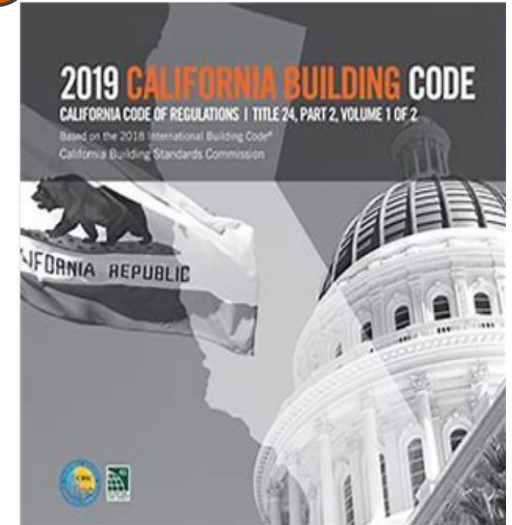
CBSC 2019 Process



(CA Amendments)



- Office of Statewide Health Planning and Development (OSHPD)
 - OSHPD 01/18: California Administrative Code, Part 1, (Chapters 6 and 7)**
 - Notice of Proposed Action (NOPA): [\(PDF\)](#)
 - Initial Statement of Reasons (ISOR): [\(PDF\)](#)
 - Express Terms (ET): [\(PDF\)](#)
 - Matrix Table, CAC recommendations: [\(PDF\)](#)
 - OSHPD 02/18: California Building Code, Part 2 Volume 1, Title 24**
 - Notice of Proposed Action (NOPA): [\(PDF\)](#)
 - Initial Statement of Reasons (ISOR): [\(PDF\)](#)
 - Express Terms (ET): [\(PDF\)](#)
 - Matrix Table, CAC recommendations: [\(PDF\)](#)
 - OSHPD 03/18: California Building Code, Part 2, Volume 2, Title 24**
 - Notice of Proposed Action (NOPA): [\(PDF\)](#)
 - Initial Statement of Reasons (ISOR): [\(PDF\)](#)
 - Express Terms (ET): [\(PDF\)](#)
 - Matrix Table, CAC recommendations: [\(PDF\)](#)
 - OSHPD 04/18: California Mechanical Code, Part 4, Title 24**
 - Notice of Proposed Action (NOPA): [\(PDF\)](#)
 - Initial Statement of Reasons (ISOR): [\(PDF\)](#)
 - Express Terms (ET): [\(PDF\)](#)
 - Matrix Table, CAC recommendations: [\(PDF\)](#)
 - OSHPD 05/18: California Plumbing Code, Part 5, Title 24**
 - Notice of Proposed Action (NOPA): [\(PDF\)](#)
 - Initial Statement of Reasons (ISOR): [\(PDF\)](#)
 - Express Terms (ET): [\(PDF\)](#)
 - Matrix Table, CAC recommendations: [\(PDF\)](#)
 - OSHPD 06/18 California Existing Building Code, Part 10, Title 24**
 - Notice of Proposed Action (NOPA): [\(PDF\)](#)
 - Initial Statement of Reasons (ISOR): [\(PDF\)](#)
 - Express Terms (ET): [\(PDF\)](#)
 - Matrix Table, CAC recommendations: [\(PDF\)](#)
 - OSHPD 01/17 California Electrical Code, Part 3, Title 24**
 - Notice of Proposed Action (NOPA): [\(PDF\)](#)
 - Initial Statement of Reasons (ISOR): [\(PDF\)](#)
 - Express Terms (ET): [\(PDF\)](#)
 - Matrix Table, CAC recommendations: [\(PDF\)](#)



Learning Objectives



Major Highlights:

- ❖ Intro to “OSHPD 1R”
- ❖ Part 10 – Existing Building Code
- ❖ Part 1 – Administrative Code (*NPC-4D*)

Other Items:

- ❖ Part 2 – Building Code
- ❖ Part 9 - Fire and Life Safety
- ❖ Part 3 – Electrical Code
- ❖ Part 4 – Mechanical Code
- ❖ Part 5 – Plumbing Code
- ❖ Part 6 – Energy Code

2019 Code Update Webinar Series

Session 1:

- Intro
- OSHPD 1R
- Part 10 (CEBC)
- Part 1 – Administrative Code

March 24, 2020

Session 2:

- Fire/Life Safety

April 7, 2020

Session 3:

- Building Code

April 21, 2020

Session 4:

- Part 3 – Electrical Code
- Part 4 – Mechanical Code
- Part 5 – Plumbing Code
- Part 6 – Energy Code
- How to Remove from Acute Care
- New Remodel CAN 2-102.6
- New Accessibility CAN 2-11B
- What's coming up

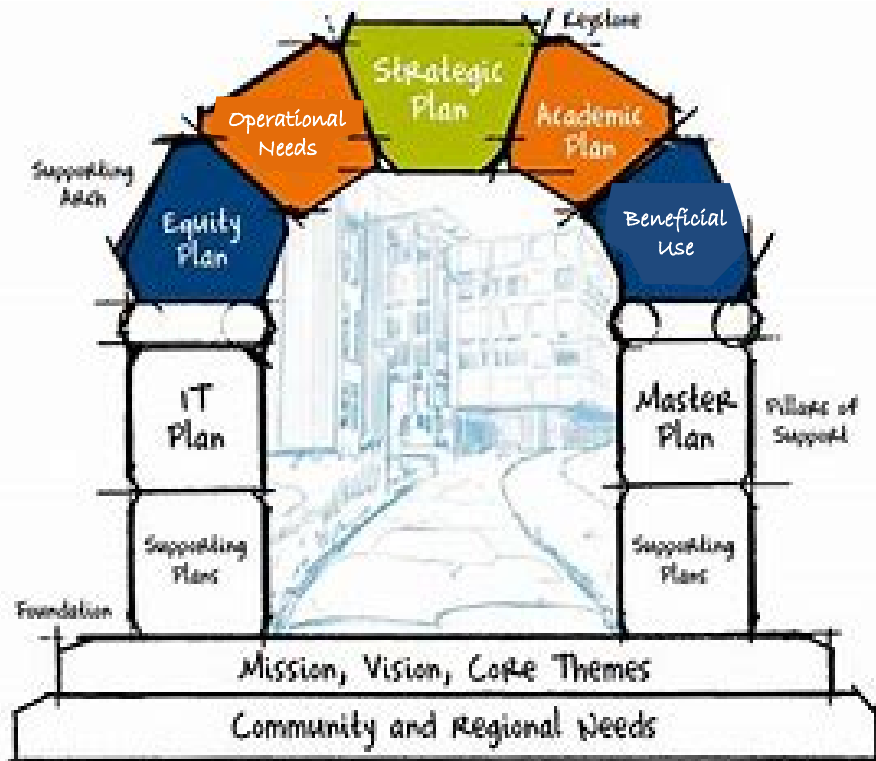
May 7, 2020

Register for each session you want to attend!



Questions

Session 1



Introduction to “OSHPD 1R”

*Alternative uses for
nonconforming hospital buildings*

LEARNING OBJECTIVES *for* OSHPD 1R

- **Origin**
- **Definition**
- **Freestanding... *or not?***
- **Becoming an OSHPD 1R**
(RACS Process)

California Administrative Code

Chapter 6, Section 1.4.5.1.5

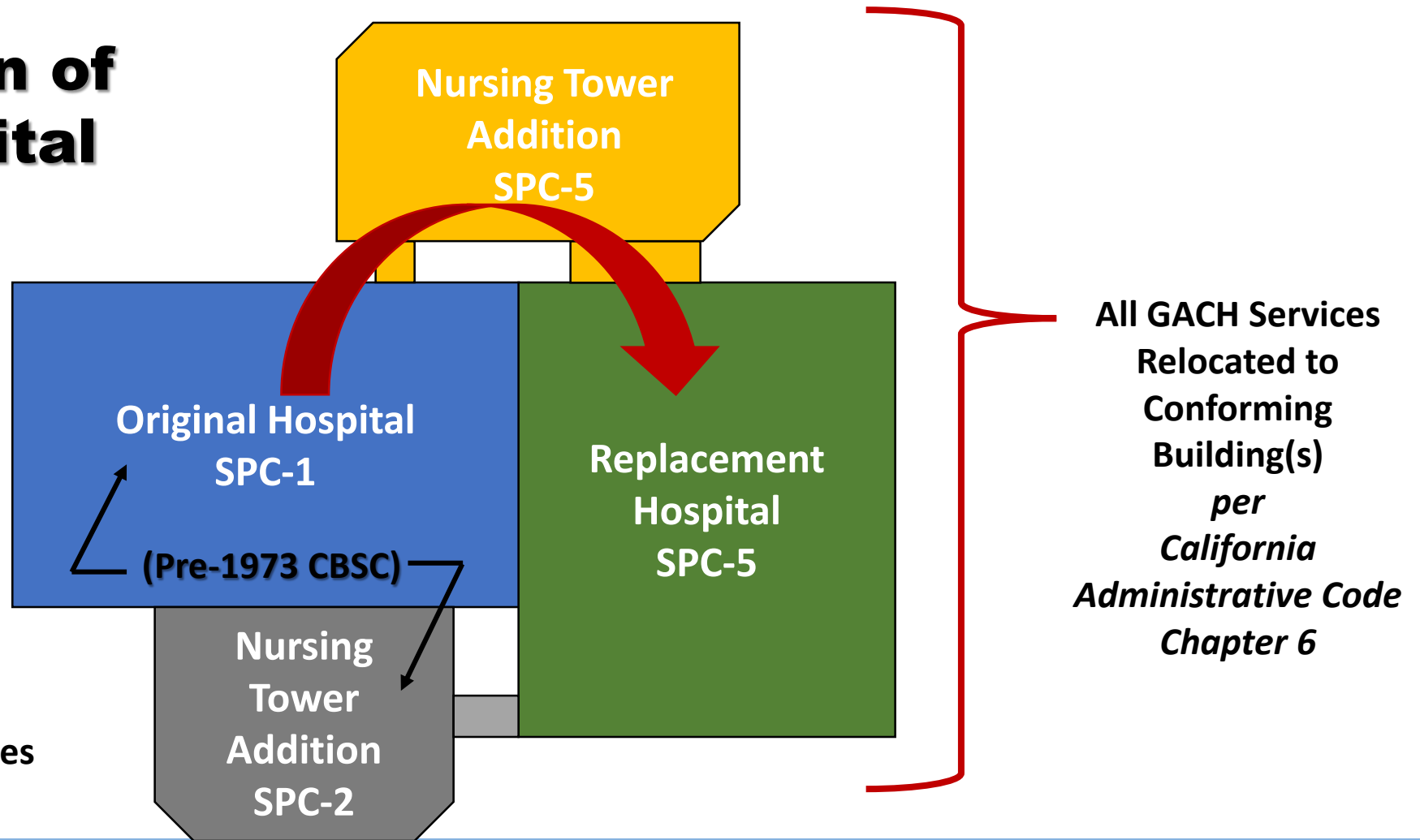
A **hospital building** from which acute care services and beds **have been removed** or a nonconforming hospital building without SPC or NPC rating **shall NOT provide general acute care services unless it has been modified to comply with the requirements of...**

appropriate SPC and NPC ratings.

Evolution of a Hospital

Potential Vacated GACH Services:

- Nursing
- Surgical
- Anesthesia/PACU
- Clinical Lab
- Radiology
- Pharmacy
- Dietary
- Support
- Supplemental Services



OSHPD 1R – Deadlines

TABLE 2.5.3—STRUCTURAL PERFORMANCE CATEGORIES (SPC)

SPC	DESCRIPTION
SPC 1	Buildings posing significant risk of collapse and a danger to the public. These buildings must be brought up to the SPC 2 level by January 1, 2008, or be removed from acute care service. Where the Office has performed a collapse probability assessment, buildings with Probability of Collapse greater than 1.20% shall be placed in this category.
SPC 2	Buildings in compliance with the pre-1973 <i>California Building Standards Code</i> or other applicable standards, but not in compliance with the structural provisions of the Alquist Hospital Facilities Seismic Safety Act. These buildings do not significantly jeopardize life, but may not be repairable or functional following strong ground motion. These buildings must be brought into compliance with the structural provisions of the Alquist Hospital Facilities Seismic Safety Act, its regulations or its retrofit provisions by January 1, 2030, or be removed from acute care service. Where the Office has performed a collapse probability assessment, buildings with Probability of Collapse less than or equal to 1.20% shall be placed in this category.
SPC 3	Buildings in compliance with the structural provisions of the Alquist Hospital Facilities Seismic Safety Act, utilizing steel moment-resisting frames in regions of high seismicity as defined in Section 4.2.10 and constructed under a permit issued prior

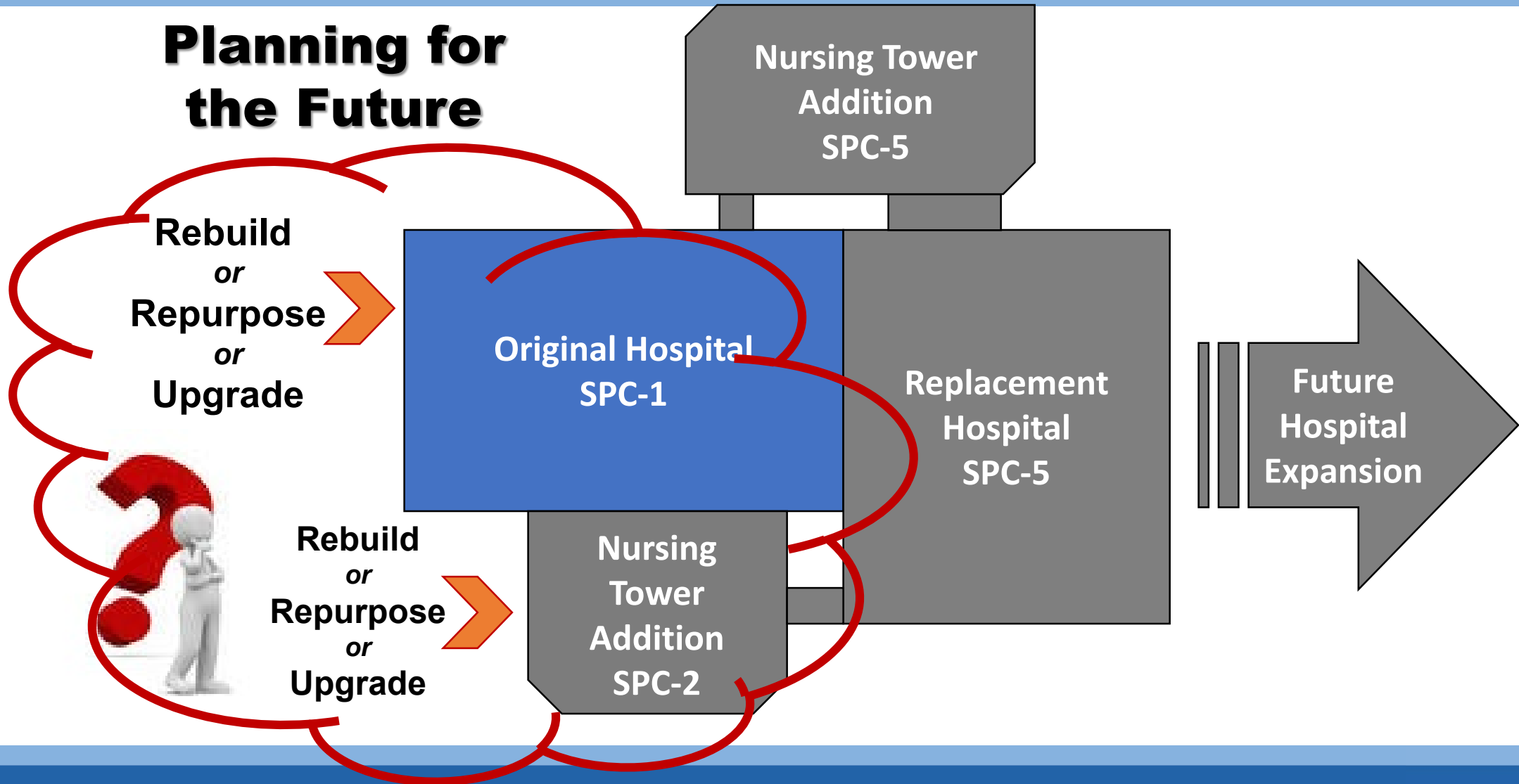
1/1/2020
1/1/2030

Exception: Assembly Bill 2190

Enacted 9/22/2018

Effective 1/1/2019

Planning for the Future



OSHPD 1R – What is it?

REMOVED FROM ACUTE CARE SERVICE [OSHPD 1R]

Buildings that previously provided basic and/or supplemental services, as defined in Section 1224.3, that have

- ✓ **been removed from acute care service** in compliance with Part 10 California Existing Building Code Chapter 3A,
- ✓ and remain **under the jurisdiction of the Office of Statewide Health Planning & Development** (OSHPD).

OSHPD 1R – Implications

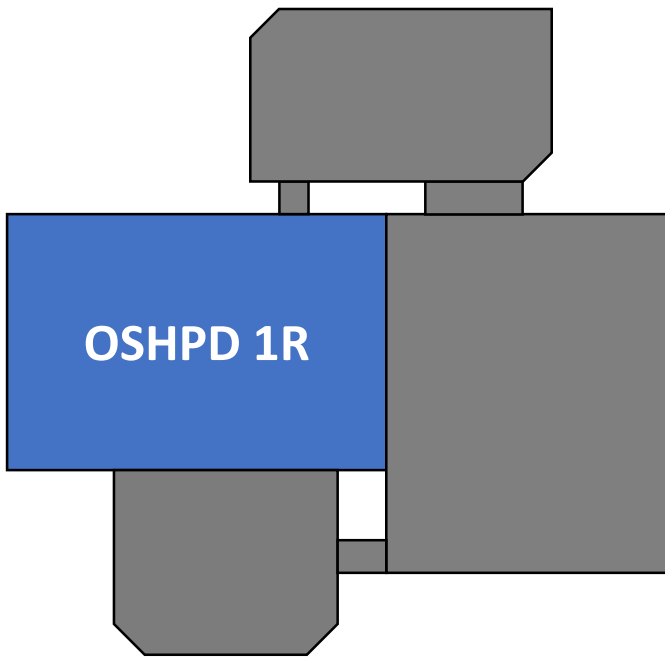
- The **removal of General Acute Care Hospital (GACH) services** from a building may result in a change of:
 - Use
 - Occupancy
 - Function
 - Licensure
 - A combination of the above for all or a part of the building
- It may also involve a change of the authority having jurisdiction from OSHPD to the local enforcement agency if the *SPC Building* meets specified seismic separation and fire protection criteria (i.e. “Freestanding”)

LEARNING OBJECTIVES *for* OSHPD 1R

- Origin
- Definition
- **Freestanding... *or not?***
- Becoming an OSHPD 1R
(*RACS Process*)

OSHPD *versus* Local Jurisdiction

NOT Freestanding

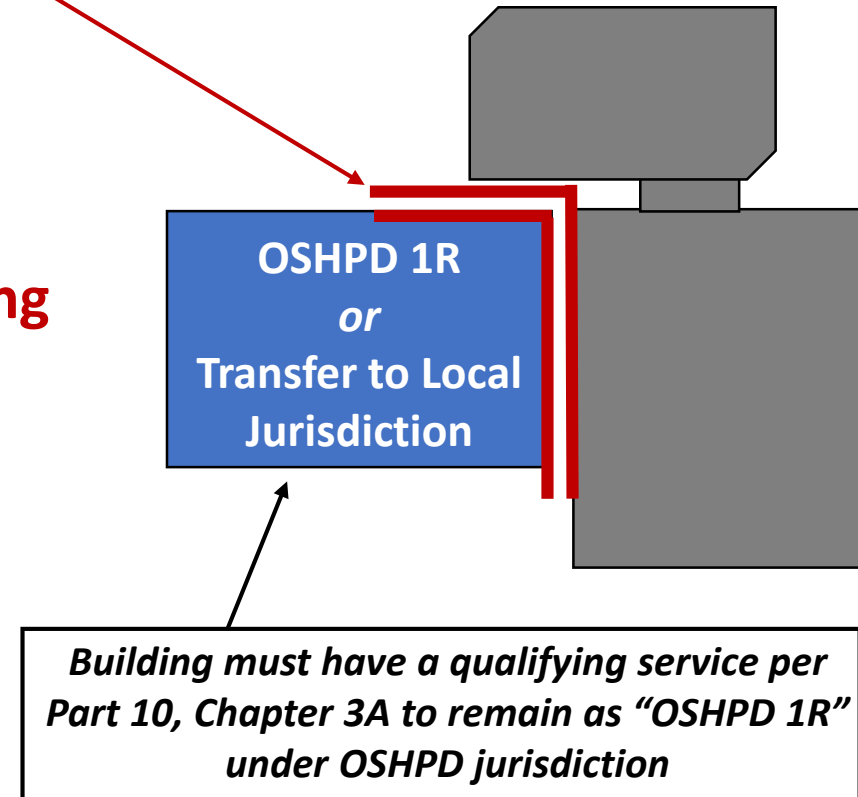


“FREESTANDING”

means...

Structural and Fire Separation
per California Building Code (CAC 7-111)
and within Height/Area Limits on Same Lot

Freestanding



“Freestanding” Determination – Seismic

Terms to know....

- *Building*
- *SPC Building*
- *SPC Seismic Separation*
- *Structural Separation*
- *Freestanding Non-hospital Building*
- *Detached Hospital Building*

Definitions

- There are diverse definitions of the terms **“building”** and **“hospital building”** in the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983 and the CBSC
- For the purposes of removing a building from general acute care service, **terms have been defined in Part 10 CEBC (or CAN 1-6-1.4.5.1.4)** to clarify the process
- See the CAN 1-6-1.4.5.1.4 for detailed explanations and or illustrations

Definitions

- **BUILDING**: is defined by the area included within surrounding exterior walls or any combination of exterior walls and fire walls. *A Building will consist of one or more SPC Buildings.* (Based on the definition of **AREA, BUILDING**, 2016 California Building Code (CBC), Section 502.1)
- **SPC BUILDING** is defined as a structure with an independent vertical and lateral load resisting system and a seismic performance category assigned by OSHPD.

Definitions

- **SPC SEISMIC SEPARATION** means a building separation in accordance with the California Administrative Code Chapter 6 Section 3.4.
- **STRUCTURAL SEPARATION** means a separation gap between adjacent structures sufficient to avoid damaging contact, complying with the current structural provisions of the CBC.

Definitions

- **SPC SEISMIC SEPARATION** means a building separation in accordance with the California Administrative Code Chapter 6 Section 3.4 **Adjacent buildings.** There is no immediately adjacent structure that is less than half as tall or has floors/levels that do not match those of the building being evaluated. A neighboring structure is considered to be “immediately adjacent” if it is within 2 inches times the number of stories away from the building being evaluated.
- **STRUCTURE** adjacent to the building being evaluated, complying with the current structural provisions of the CBC.

Definitions

- **SPC SEISMIC SEPARATION** means a building separation in accordance with the California Administrative Code Chapter 6 Section 3.4.
- **STRUCTURAL SEPARATION** means a separation gap between adjacent structures sufficient to avoid damaging contact, complying with the current structural provisions of the CBC.

Definitions

- **SPC SEIS** accordance Section 3
- **STRUCTU** adjacent complying

Adjacent buildings on the same property shall be separated by a distance not less than δ_{MT} , determined by Equation 16A-45.

$$\delta_{MT} = \sqrt{(\delta_{M1})^2 + (\delta_{M2})^2} \quad \text{(Equation 16A-45)}$$

where:

δ_{M1}, δ_{M2} = The maximum inelastic response displacements of the adjacent buildings in accordance with Equations 16A-44A or 16A-44B for OSHPD.

on in
Chapter 6

between
tact,
he CBC.

Freestanding Option – Hospital Building

DETACHED HOSPITAL BUILDING: means a *Building* containing general acute care services that meets the following criteria:

1. **Structural separation** shall comply with the applicable provisions of the California Building Code
2. **Fire-resistive-rated construction** separations shall comply with the applicable provisions of the California Building Code
3. Buildings on the same lot shall **comply with the height and area limitations** of the California Building Code

Freestanding Option – Nonhospital Building

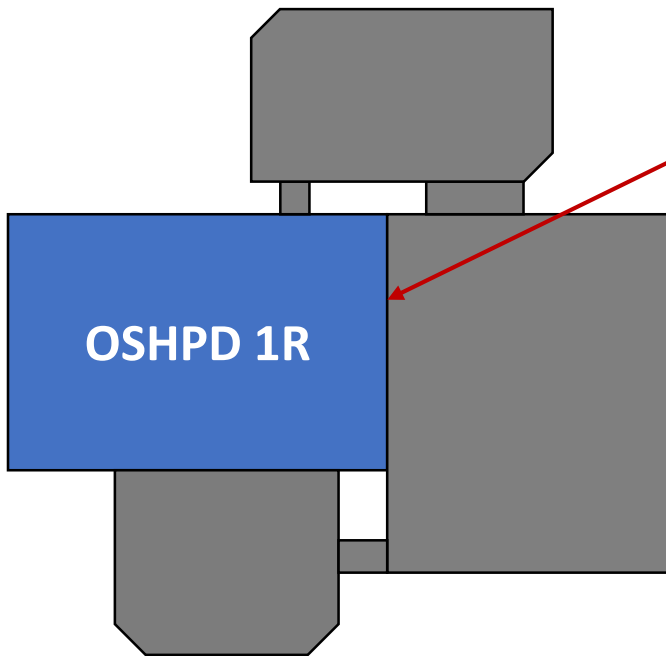
FREESTANDING NONHOSPITAL BUILDING: means a *Building* that does not contain any general acute care services and meets the following criteria:

1. **Structural separation** shall comply with the applicable provisions of the California Building Code.
2. **Fire-resistive-rated construction** separations shall comply with the applicable provisions of the California Building Code.
3. Buildings on the same lot shall **comply with the height and area limitations** of the California Building Code.

“Freestanding” Determination – Fire

Terms to know....

- *Fire Barrier*
- *Fire Wall*
- *Area, Building*



NOT Freestanding =
Fire Barrier

**Separation between occupancies
constructed as Fire Barriers per CBC
707 and Table 508.4**

Definitions

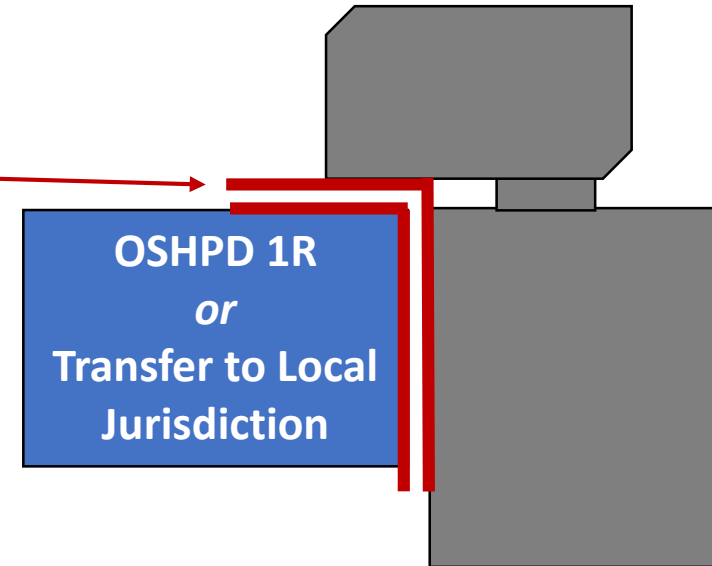


- **FIRE BARRIER.** A fire-resistance-rated wall assembly of materials designed to restrict the spread of fire in which continuity is maintained.
 - Section 707
 - May be 1, 2, 3 or 4-hour fire-resistance rated.

Freestanding =

Fire Wall

“FREESTANDING” =
Structural *and* Fire
Separation
per California Building
Code



Definitions



- **AREA, BUILDING.** The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

The building area is the “footprint” of the building; that is, the area measured within the perimeter formed by the inside surface of the exterior walls. This excludes spaces that are inside this perimeter and open to the outside atmosphere at the top, such as open shafts and courts.

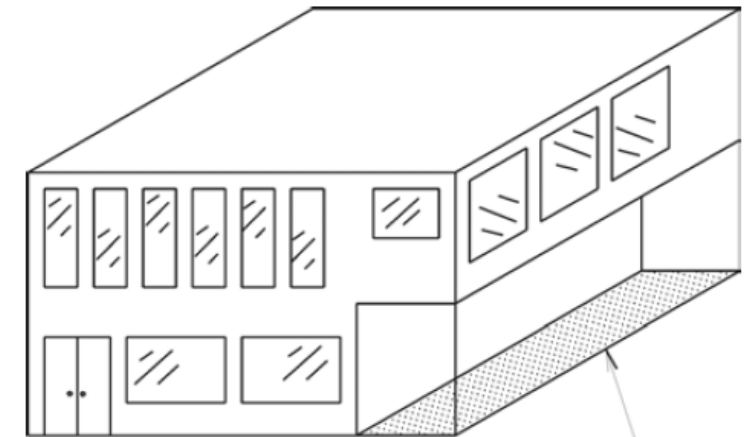
Definitions



- **AREA, BUILDING (Cont'd).**

A roof overhang on portions of a building where there are exterior enclosure walls does not add to the building area because the area is defined by the exterior walls.

When a portion of the building has no exterior walls, the area is defined by the projection of the roof or floor above.



HORIZONTAL PROJECTION OF FLOOR ABOVE DEFINES ADDITIONAL BUILDING AREA THAT IS INCLUDED AS PART OF THE BUILDING AREA

Fire Walls



- The code allows for buildings to be viewed as one, if area, height and story limitations are met, or the buildings are regulated as two separate buildings. **However, the code never considered buildings on the same lot under different jurisdictions.**
- Buildings are defined as noted in the slide above, surrounded by exterior walls or fire walls. **In order to have two buildings under different jurisdictions the building walls shall be defined as exterior walls or fire walls in accordance with CBC.**

Fire Walls



- **706.1 General.** Each portion of a building separated by one or more **fire walls** that comply with the provisions of this section **shall be considered a separate building**. The extent and location of such fire walls shall provide a complete separation. Where a fire wall also separates occupancies that are required to be separated by a fire barrier wall, the most restrictive requirements of each separation shall apply.

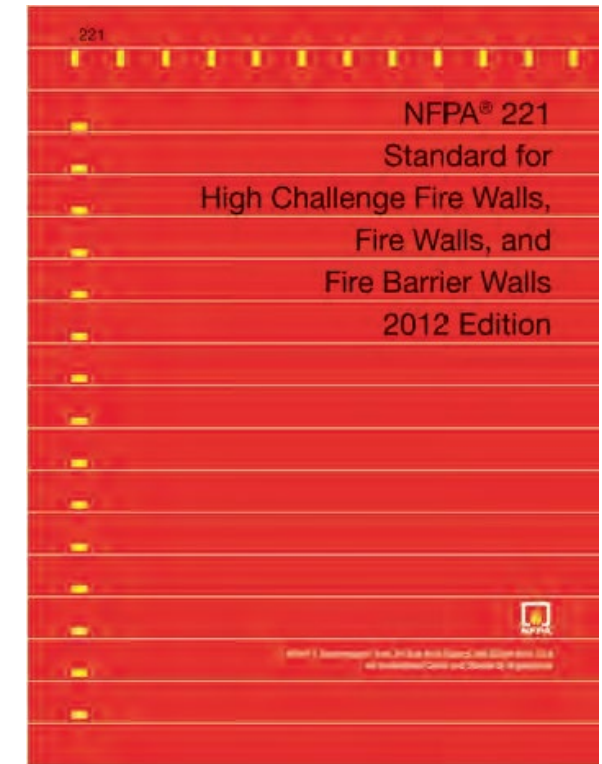
*Creates two separate buildings for purposes of allowable area and type of construction requirements.

NO horizontal offsets

Fire Walls



- **706.2 Structural stability.** Fire walls shall be designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions. Fire walls designed and constructed in accordance with NFPA 221 shall be deemed to comply with this section.



Fire Walls - Demonstration

Fire Walls



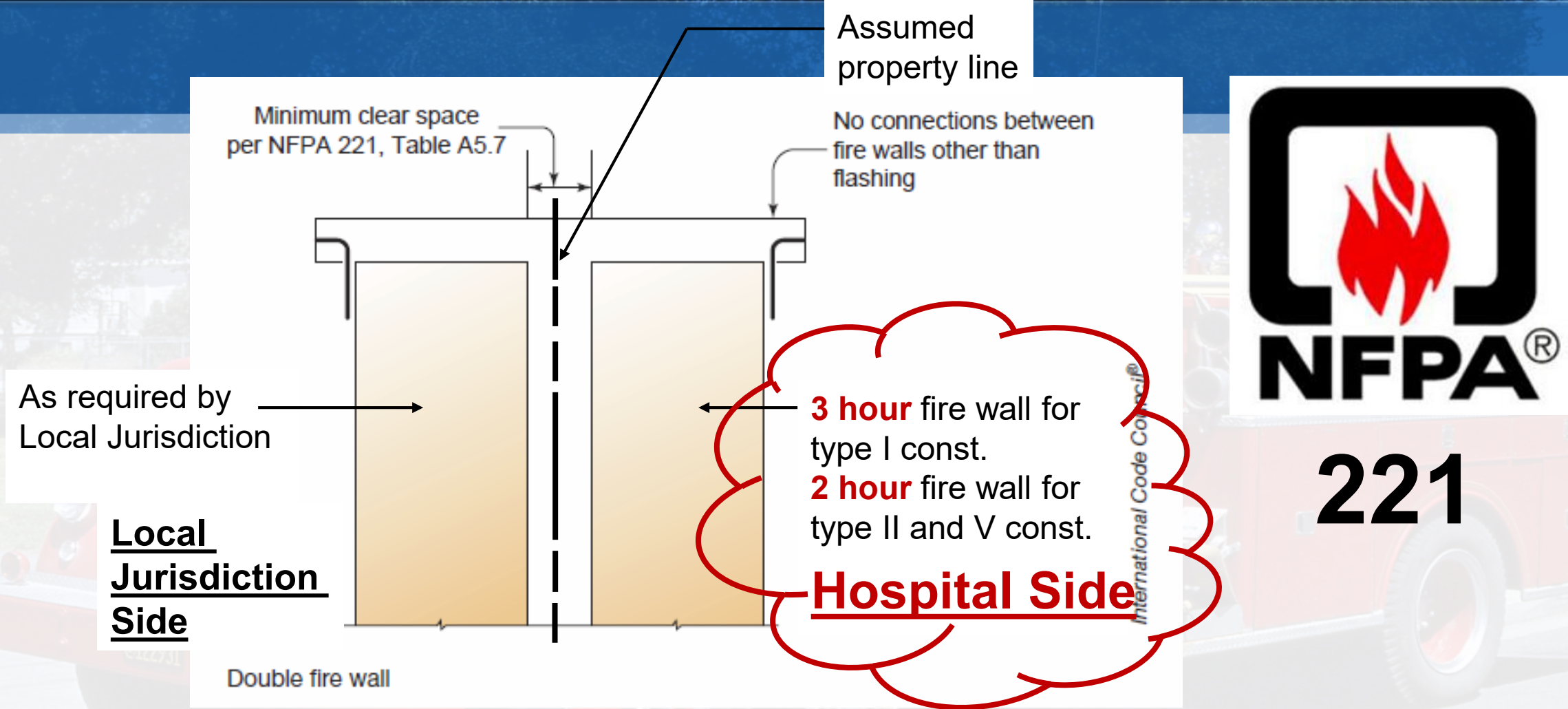
Fire

Fire Walls - Ratings

**TABLE 706.4
FIRE WALL FIRE-RESISTANCE RATINGS**

GROUP	FIRE-RESISTANCE RATING (hours)
A, B, E, H-4, I, R-1, R-2, <i>R-2.1</i> , U, <i>L</i>	3 ^a
F-1, H-3 ^b , H-5, M, S-1	3
H-1, H-2	4 ^b
F-2, S-2, R-3, R-4	2

- a. In Type II or V construction, walls shall be permitted to have a 2-hour fire-resistance rating.
- b. For Group H-1, H-2 or H-3 buildings, also see Sections 415.6 and 415.7.



Double fire walls are required where the intent is to regulate as separate buildings under the fire wall provisions in order to have the buildings under different jurisdictions

High Rise Hospitals – CMS



- New high rise AND existing high rise healthcare shall be fully sprinklered.
- **This is required to be in place by 2028.** This exceeds the CBSC and California State Law for some hospital buildings

Note-Existing SPC-2 high rises taken out of acute care services after 2028 (by 2030 +) will be required to meet this standard.

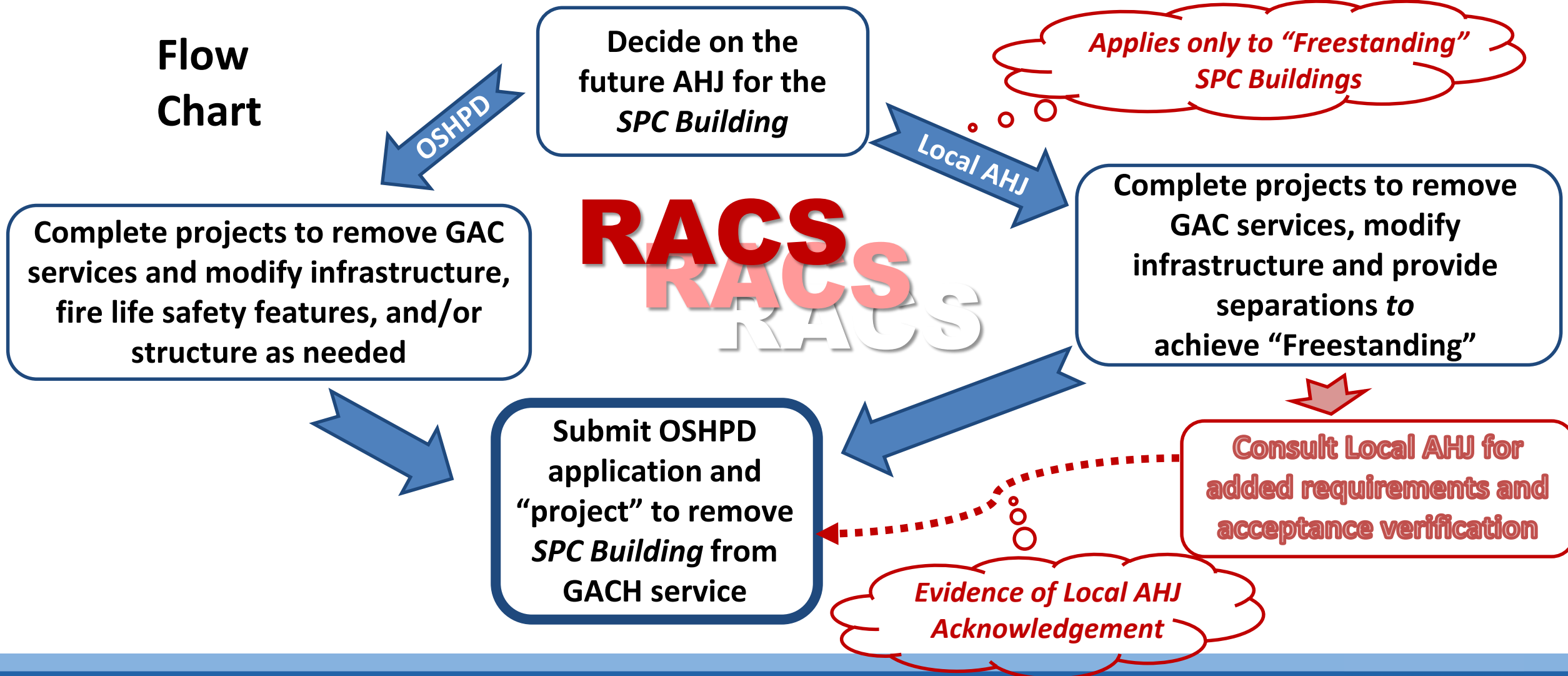
- NFPA 101-11.8, 11.8.1.1
- CMS

LEARNING OBJECTIVES *for* OSHPD 1R

- Origin
- Definition
- Freestanding... *or not?*
- **Becoming an OSHPD 1R**
(RACS Process)

Becoming an "OSHPD 1R" Building

Flow Chart

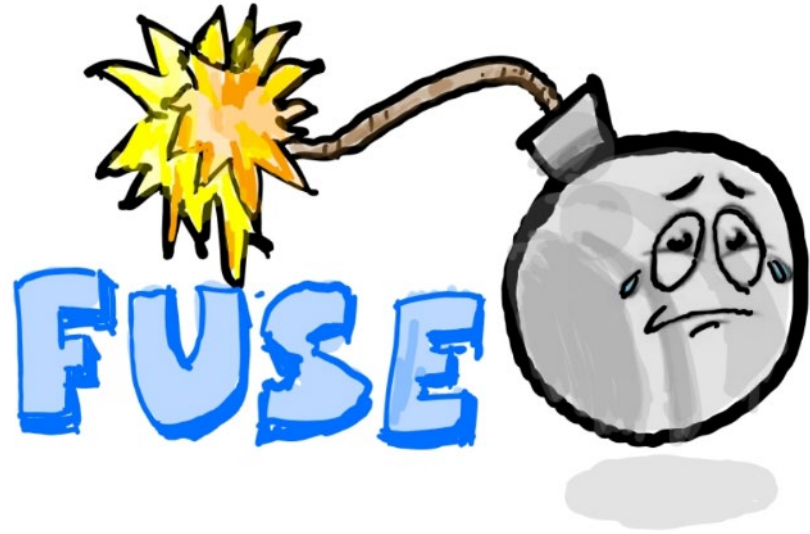


OSHPD 1R - Required Analysis

- ✓ **General Acute Care Hospital (GACH) Services are removed from *SPC Building***
- ✓ **Utility Infrastructure Services not permitted to traverse or provide services from *SPC Building* to support GACH (see SPC-2 Exceptions)**
 - Mechanical
 - Plumbing
 - Medical Gasses
 - Electrical
 - Fire Suppression & Alarm
 - Other
- ✓ **Exiting through *SPC Building* not permitted as “Means of Egress” from GACH**

RACS Requires

That You Pay Close Attention to the...



... and Address All Related
Details & Conditions.

There are no shortcuts!

Fire Protection and Detection

Utilities Isolation

Seismic Separation

Egress

Removal of Acute Care Services (RACS) Scope Detail

(E) NON-COMPLYING CONDITION REQUIRING CORRECTIVE MEASURES

I.D. NO.	(E) NON-COMPLYING CONDITION	(N) OSHPD PROJECT WORK SCOPE
①	(E) FIRE ALARM PANEL MONITORS BLDG. 01, BLDG. 02, & BLDG. 05 AS A SINGLE ZONE	SEGREGATE DEVICES OF EACH BUILDING & RECONFIGURE ALARM PANEL TO MONITOR EACH BUILDING AS SEPARATE ZONES

**FIRE
ALARM**



**FIRE
SPRINKLERS**



Removal of Acute Care Services (RACS)

Scope Detail

Vacant Spaces

CBC § 116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or which constitutes a fire hazard, or are otherwise dangerous to human life or the public welfare, or that **involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition.** Unsafe structures shall be taken down and removed or **made safe**, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not **secured against entry** shall be deemed unsafe.

- Storage use over 100 square feet require 1-hour fire barrier
- Locks/security
 - Secured against entry
 - Illegal or improper occupancy
- Sewer gases
 - Trap primers
 - Waste system isolated with valves
- Ventilation systems - use and maintenance
- Fire protection systems
 - Maintenance of systems
 - **Non-sprinklered building may require a 24/7 Fire Watch in accordance with PIN #14**



Vacant Spaces:

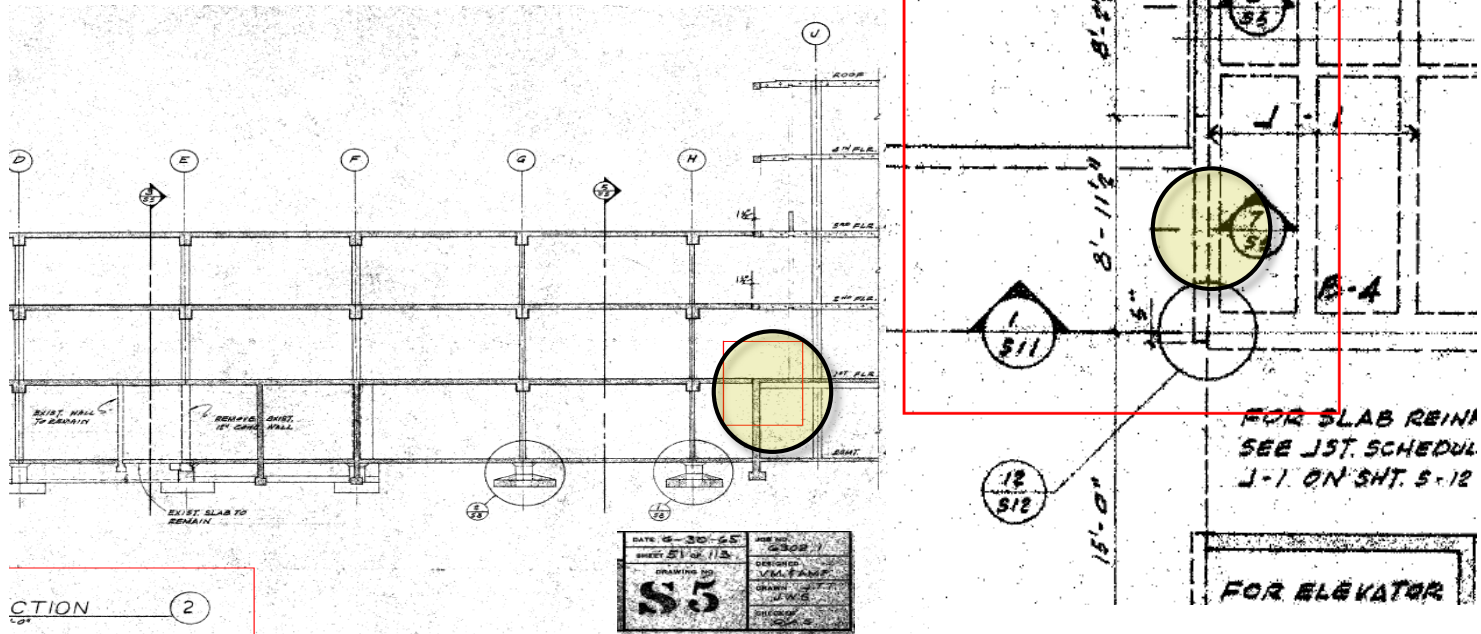
Require Building Permit to Address:

- Unsafe, Insanitary
- Deficiencies from Inadequate:
 - Means of Egress
 - Lighting
 - Ventilation
- Fire Hazards
- Dangers to:
 - Human Life
 - Public Welfare

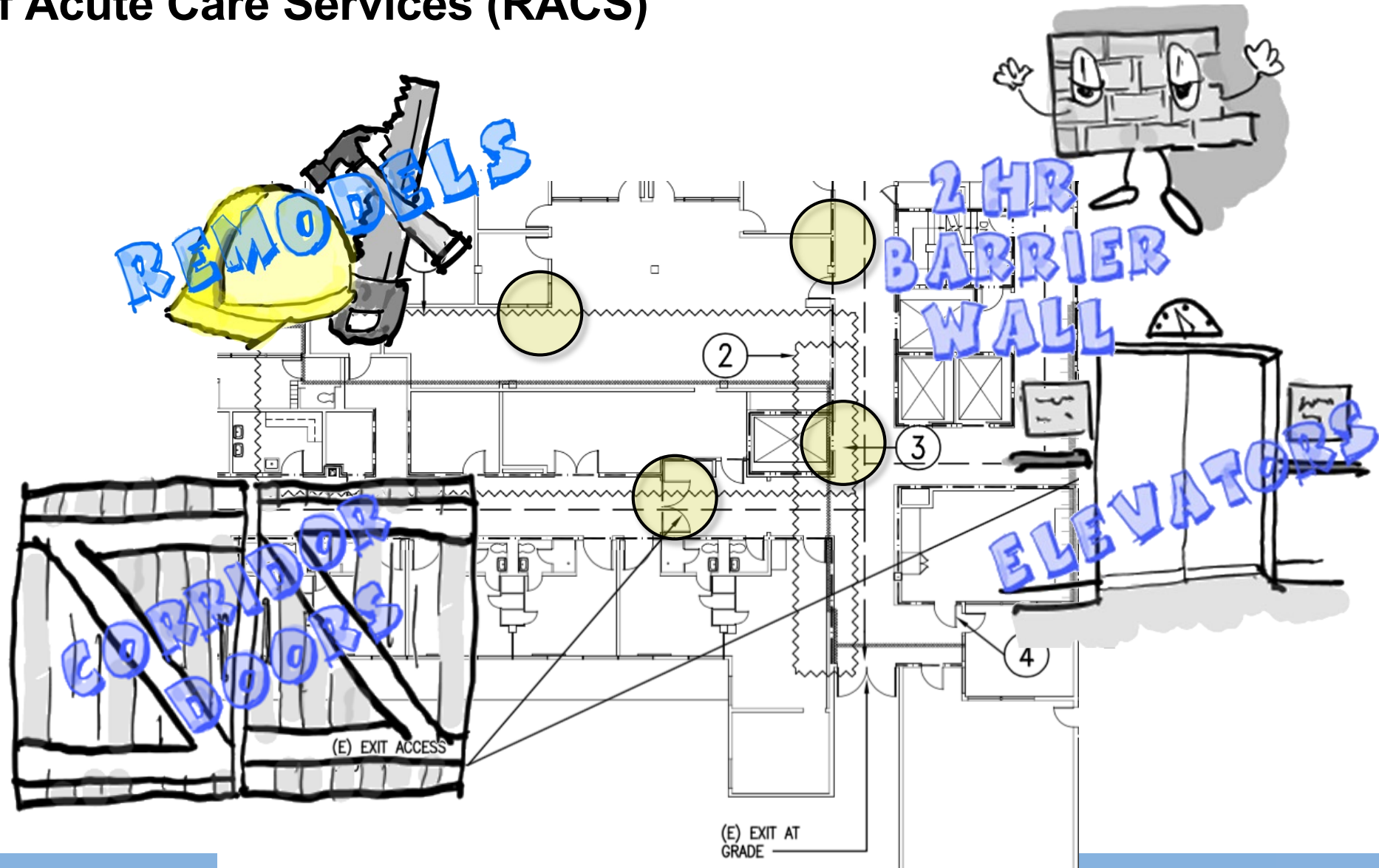


- Unsafe Conditions Due To:
 - Illegal Occupancy
 - Improper Occupancy
 - Inadequate Maintenance
 - Unsecured Against Unauthorized Entry

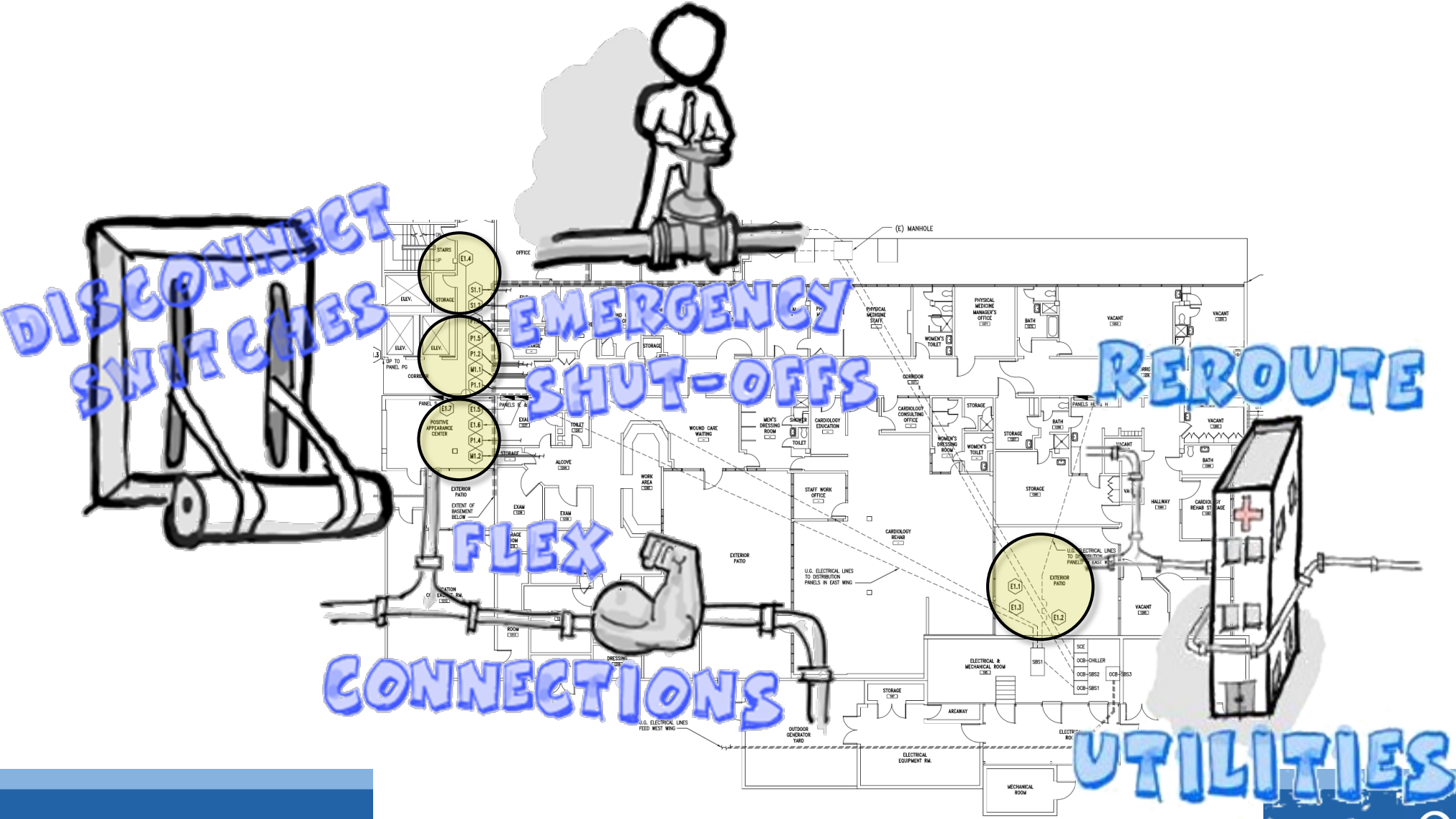
Removal of Acute Care Services (RACS) Scope Detail



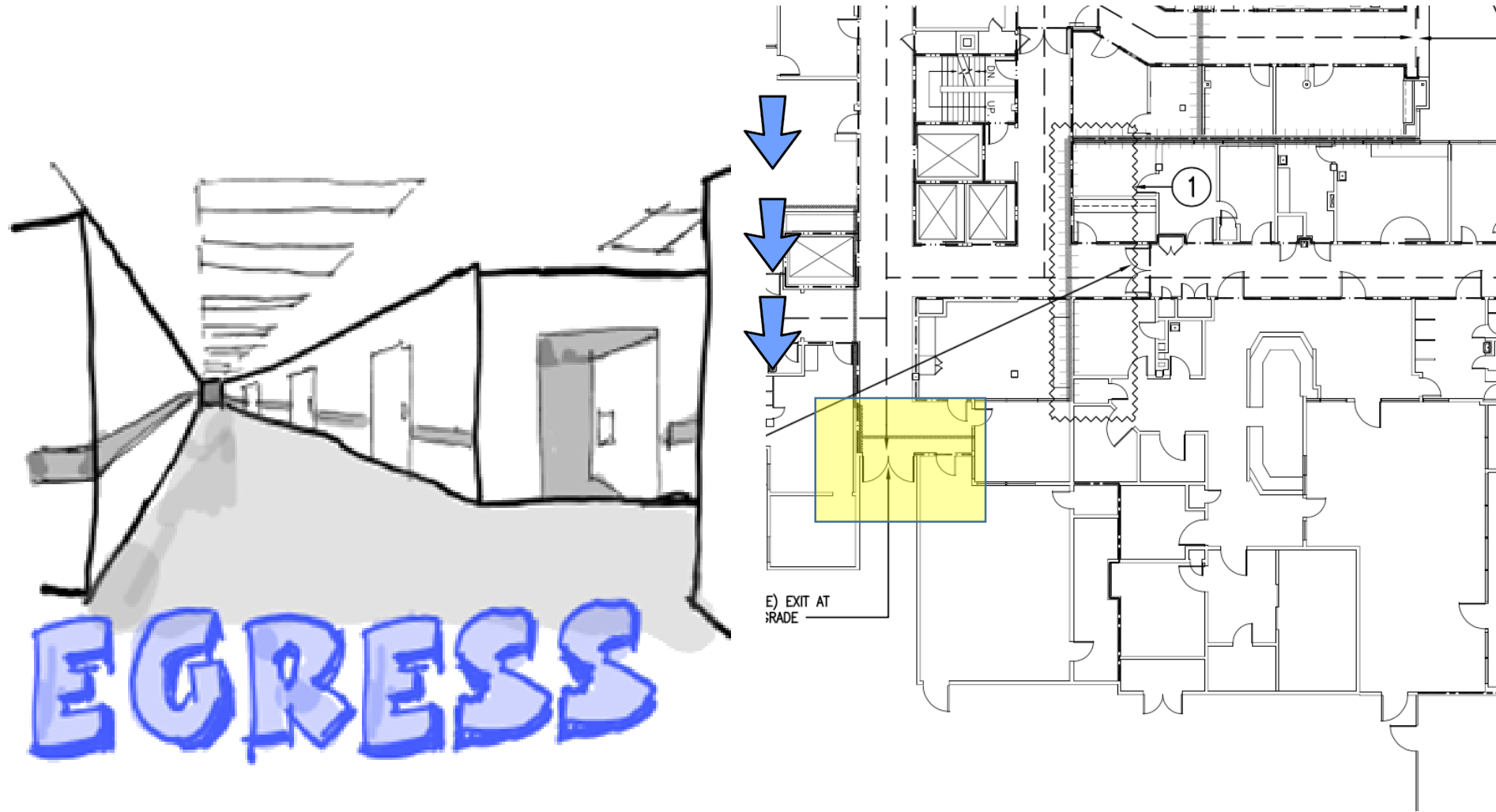
Removal of Acute Care Services (RACS) Scope Detail



Removal of Acute Care Services (RACS) Scope Detail



Removal of Acute Care Services (RACS) Scope Detail

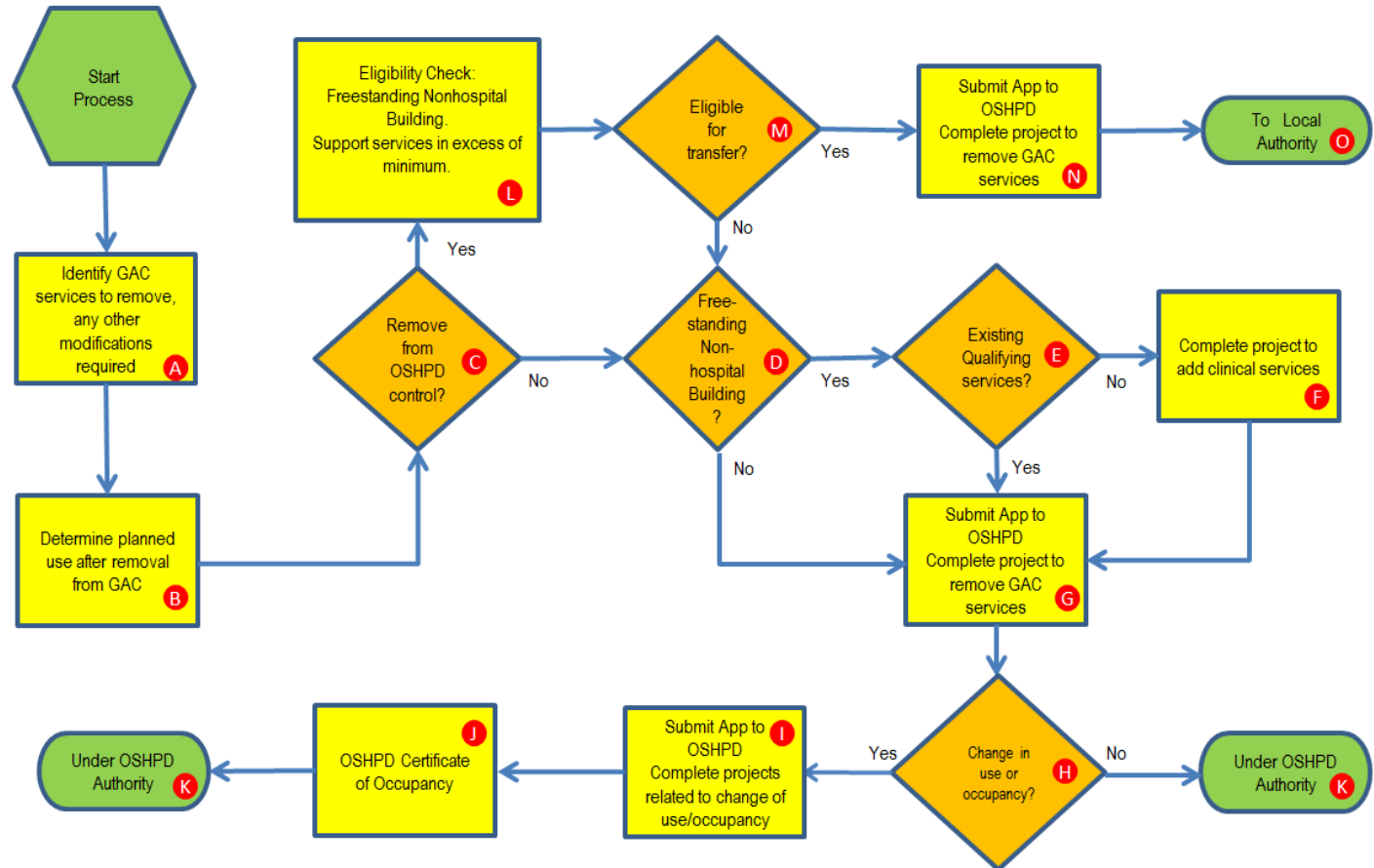


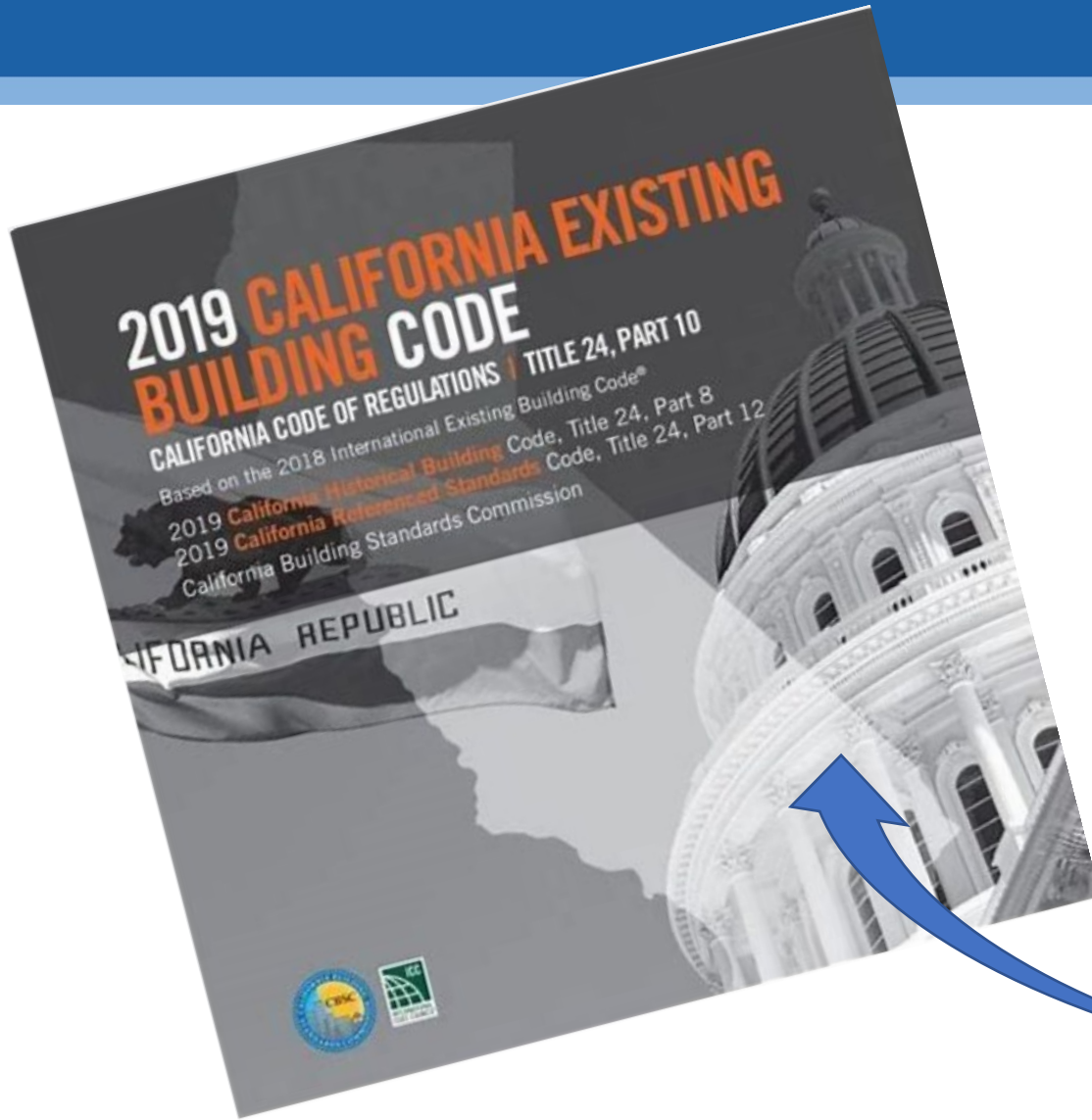
Detailed Process for Removal

2012 OSHPD Presentation

How to Remove Acute Care Services from an SPC-1 Hospital Building

[https://oshpd.ca.gov/ml/v1/resources/document?rs:path=/Construction-And-Finance/Documents/Resources/Training-and-Education/How-to-Remove-a-Bldg-2012-08-29-\(2012-09-12\).pdf](https://oshpd.ca.gov/ml/v1/resources/document?rs:path=/Construction-And-Finance/Documents/Resources/Training-and-Education/How-to-Remove-a-Bldg-2012-08-29-(2012-09-12).pdf)





Part 10

California Existing Building Code



(Specifically Chapter 34A)

**LEARNING
OBJECTIVES**
for
PART 10 CEBC

- **What's Moved**
- **OSHPD 1R Provisions**
- **Other Items**

34A Moved to Part 10

Part 10 – California Existing Building Code

Relocation of Chapter 34A to new CEBC “A” Chapters:

Exception:

**SPC-1 and SPC-2 (OSHPD 1R)
Additions, Alterations, Repairs &
Voluntary Seismic
Improvements...**

**Adopt IEBC Chapters 2, 3, 4
and 5 at the life safety
performance level.**

2016 CBC Chapter 34A		2019 CEBC	
Description	Section	Section	Notes
Additions, alterations and repairs	3401A.1.1	301A.1	Modify 301
Maintenance	3401A.2	302A.7	Modify 302
Compliance	3401A.3	302A.3	Modify 302
Building material, equipment and Systems	3401A.4	302A.4	Modify 302
Existing seismic force resisting systems	3401A.4.3	302A.4.1	Modify 302
Definitions	3402A	202A	Modify 202
Additions	3403A	502A	Modify 502
Alterations	3404A	503A	Modify 503
Repairs	3405A	405A	Modify 405
Glass Replacement	3407A	402A.1	Modify 402
Change of Occupancy/Function	3408A	506A	Modify 506
Seismic Retrofit Pre-1973 buildings	3411A	303A.3	Modify 303.3
Compliance Alternatives for Seismic Retrofit	3412A	303A.3	Modifv 303.3

OSHPD 1R - Provisions for Removal

SECTION ~~3419A~~310A

HOSPITAL BUILDINGS REMOVED FROM GENERAL ACUTE CARE SERVICES

(Relocated from CBC 3419A)

310~~3419A~~.1 General. *The requirements of this section and Section 309~~3418A~~ shall apply to buildings removed from general acute care services that remain under OSHPD jurisdiction.*

310~~3419A~~.2 Non-GAC buildings. *Non-GAC buildings shall conform to the requirements of Section 1.10.1 **[OSHPD 1R]**.*

310~~3419A~~.3 Freestanding buildings. *Application and enforcement of freestanding buildings removed from general acute care services but remaining under OSHPD jurisdiction shall be in accordance with Section 1.10.1 **[OSHPD 1R]**.*

OSHPD 1R - Repurposing Allowances

506.1.2 Change in function. [OSHPD 1R, 2, 4 and 5] A change in function shall require compliance with all the functional requirements for new construction in the California Building Code, including requirements in Sections 1224, 1225, 1226, 1227 and 1228.

***Exception [OSHPD 1R]:** Hospital buildings removed from acute care service adapted for re-use as skilled nursing facilities, acute psychiatric hospitals, or out-patient services of a hospital may be permitted to meet the minimum room clearances, areas, and dimensions **of the 2001 California Building Code** for existing rooms re-used for a similar purpose, subject to the approval of OSHPD.*

OSHDP 1R – Signage

310A.4 Non-General Acute Care Building (non-GAC building) Access. All access points into SPC-1 buildings/non-GAC buildings from General Acute Care buildings shall prominently display signage at entrances/corridors, on each floor with access into the SPC-1 building stating “NO GENERAL ACUTE CARE SERVICES BEYOND THIS POINT”

Part 10 – Definitions

SUBSTANTIAL STRUCTURAL DAMAGE. [OSHPD 1 & 4] A condition where any of the following apply:

1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load carrying capacity of any story in any horizontal direction has been reduced by more than ~~33~~ 10 percent from its pre-damage condition.
2. The capacity of any vertical component carrying gravity load, or any group of such components, has a tributary area more than ~~30~~ 15 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than ~~20~~ 10 percent...

Part 10 – Services/Systems & Utilities

SECTION 307 [OSHPD 1R, 2, and 5] SERVICES/SYSTEMS AND UTILITIES

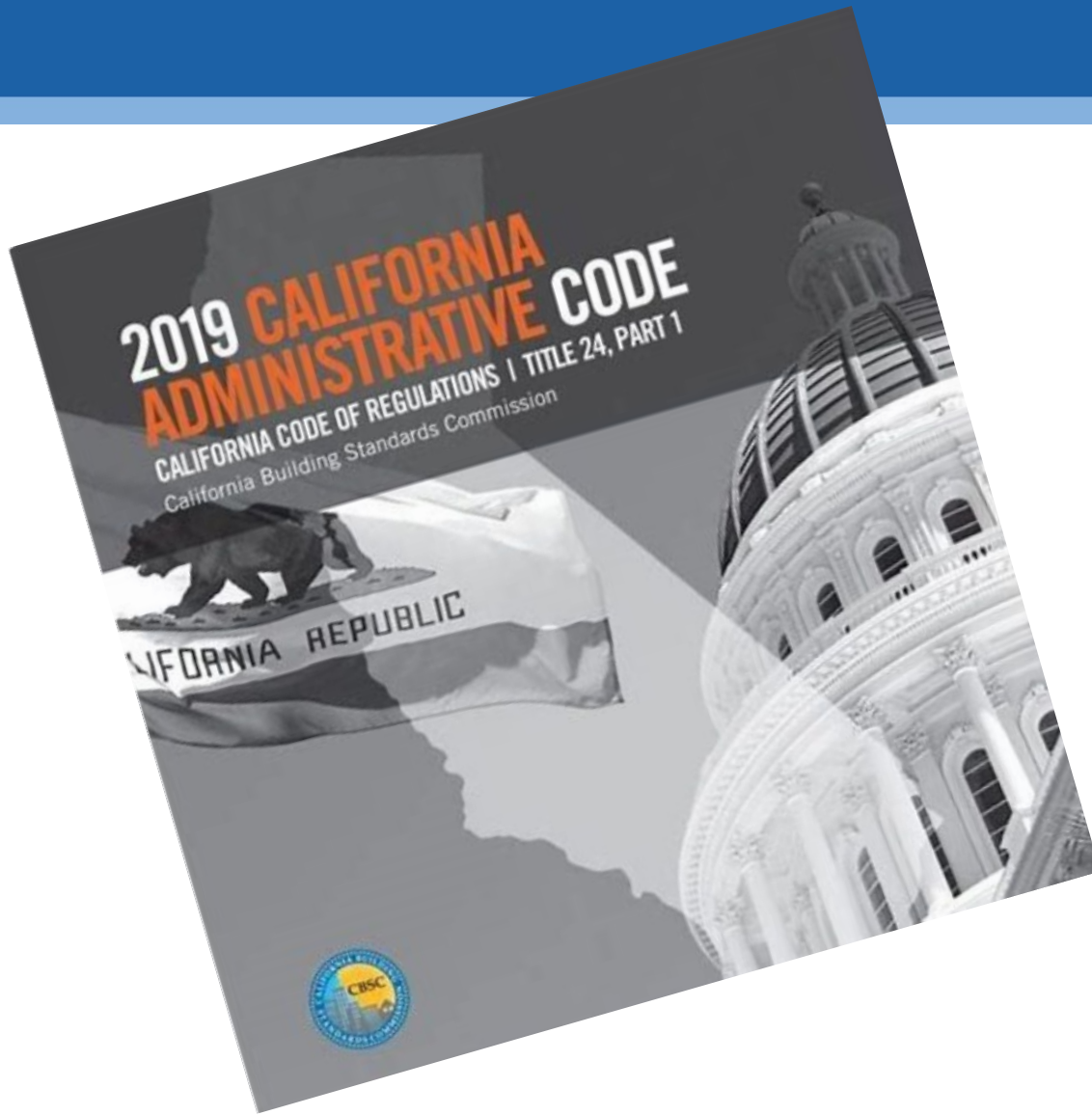
307.1 Services/systems and utilities. Services/systems and utilities shall only originate in, pass through or under structures which are under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).

Part 10 – Means of Egress

SECTION 308 [OSHPD 1R, 2 and 5] **MEANS OF EGRESS**

308.1 General. *Means of egress through existing buildings shall be in accordance with the California Building Code, except as modified in this section.*

308.1.1 Jurisdiction. *Means of egress shall only pass through buildings that are under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).*



Part 1

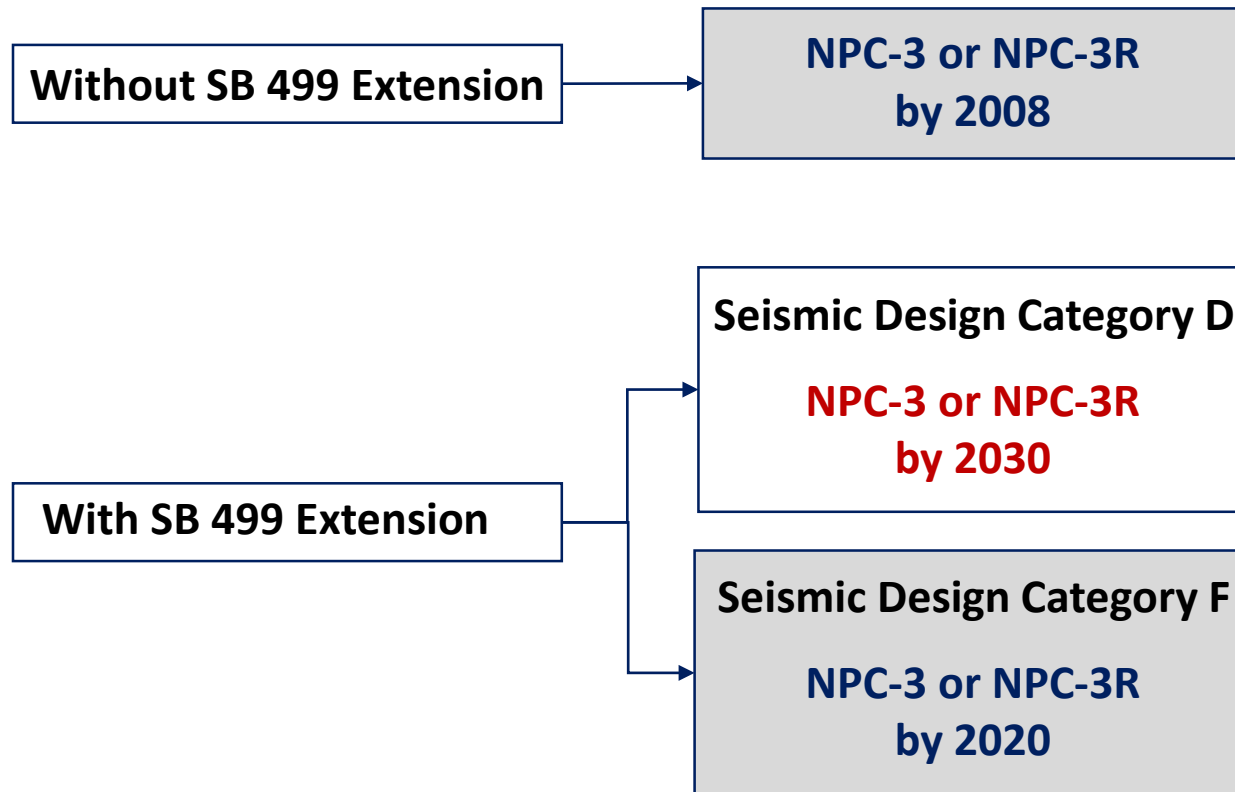
California Administrative Code

**LEARNING
OBJECTIVES**
for
PART 1 CAC

- **Ch 6: NPC-1 Compliance Restrictions**
- Ch 6: Special Provisions for SPC-2 Buildings
- Ch 6: Introduction to NPC-4D
- Ch 6: NPC-3 Revised
- Ch 7: Use of Pre-Approvals
- Ch 7: Building Energy Efficiency Program
- Ch 7: Fee Modifications
- Ch 7: IOR Modifications

Currently NPC Compliant?

NPC Compliance Deadlines



Allowable
NPC-2 Status

OVERDUE



OVERDUE

Allowable
NPC-1 Status



NPC - 1 Compliance Restrictions

Status and Impacts



100+ buildings at 25+ facilities are NPC-1

NPC-2 status was required by January 1, 2002

–More than 17 years overdue

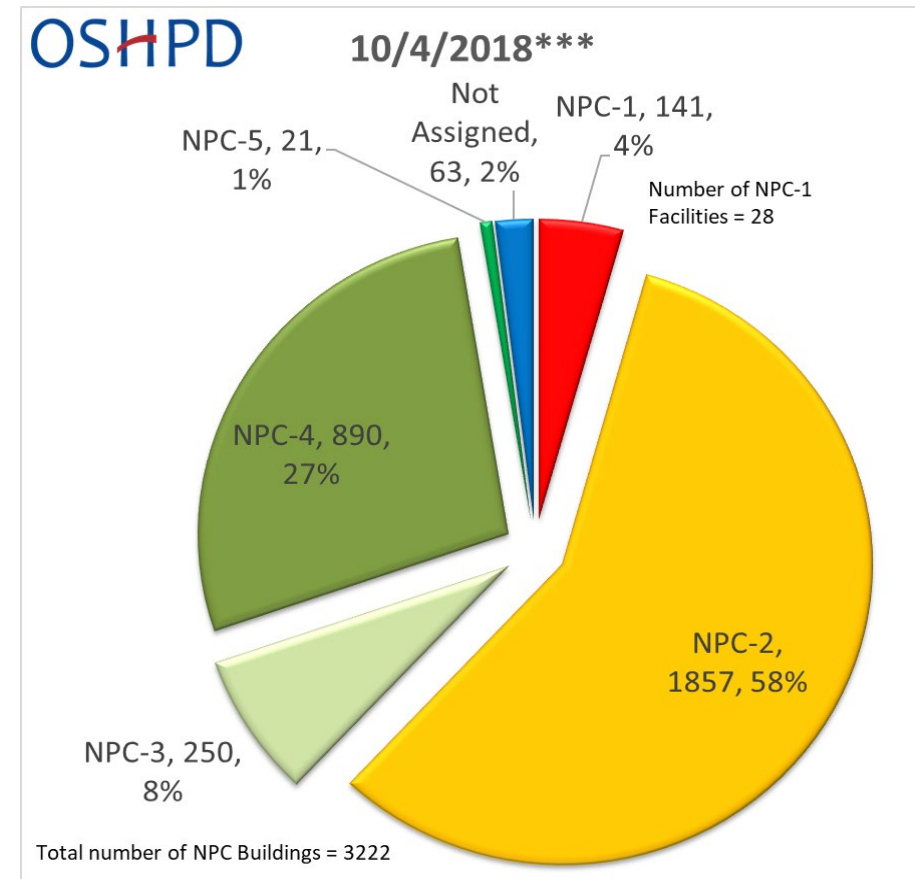
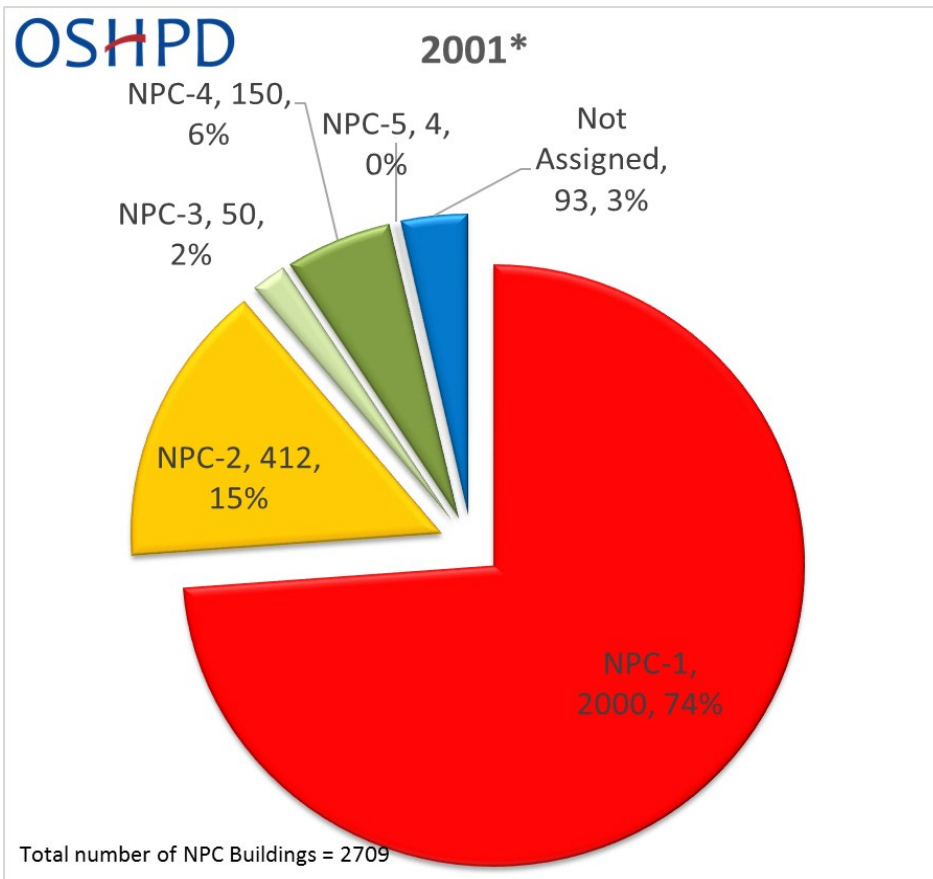
Chapter 6, ARTICLE 1, Section 1.5.1 Compliance Deadlines:

If a building is less than NPC-2 compliant...

No building permit after January 1, 2020 except:

- Seismic Compliance
- Maintenance
- Emergency Repairs

NPC Status



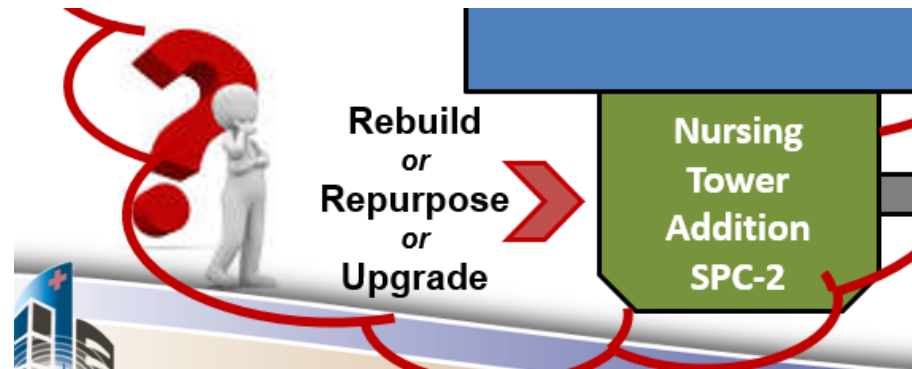
***Includes buildings under construction, tunnels and equipment yards
 For NPC - "Not Assigned" are for buildings and nonbuilding structures either under construction or where the nonstructural performance category has not been verified
 Buildings under construction or just built are assigned a preliminary NPC of 4

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- Ch 7: Use of Pre-Approvals
- Ch 7: Building Energy Efficiency Program
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- Ch 7: IOR Modifications

Special Provisions for SPC-2 Buildings

**Significant revisions were made to Chapter 6, ARTICLE 1
Section 1.5.2 Delay in Compliance**

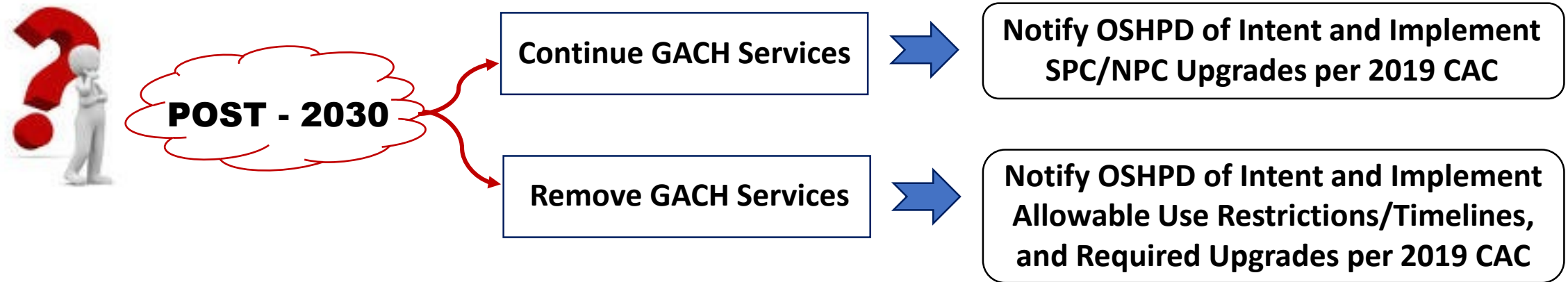


SPC-2 Strategies and Impacts

SPC and NPC Compliance

Requirements per 2019 California Administrative Code, Chapter 6:

After **January 1, 2030**, any general acute care hospital building which continues acute care operation must, at a minimum, meet the structural requirements of **SPC 3, 4, 4D or 5**, as defined in ... and the nonstructural requirements of **NPC 5**, as defined in... **or shall no longer provide acute care services.**



Part 1 – Continue GACH Post-2030

For Buildings Intended to Complete SPC Upgrades

NPC Deadlines

- By **January 1, 2024**, the hospital owner shall submit to the Office a complete nonstructural evaluation up to NPC-4 / **NPC-4D** and NPC 5, for each building to remain in acute care service beyond January 1, 2030
- By **January 1, 2026**, the hospital owner shall submit to the Office construction documents for NPC-4 / **NPC-4D** and NPC 5 compliance, that are deemed ready for review by the Office, for each building to remain in acute care service beyond January 1, 2030

Part 1 – Continue GACH Post-2030

- By **January 1, 2028**, the hospital owner shall obtain a building permit to begin construction for NPC-4 / **NPC-4D** and NPC-5 for each building to remain in acute care service beyond January 1, 2030. Hospitals not meeting this deadline shall not be issued a building permit except for:
 - Seismic compliance
 - Maintenance
 - Emergency repairs
- Hospitals must be NPC-4 / **NPC-4D** *and* NPC 5 compliant **by 2030**

Part 1 – Continue GACH Post-2030

NPC work to be included in remodels/renovations

- After **January 1, 2028**, buildings with NPC rating less than 4, all remodels/renovations, or other construction work, shall include anchorage and/or bracing of all equipment and services within the boundary of the scope of work that is not in compliance with NPC 4

Don't forget the exceptions!

Part 1 – Continue GACH Post-2030

- **Exception 1:** Remodels/renovations, or other construction work, that remove a room or space from service use or occupancy for less than 24 hours
- **Exception 2:** Where 20% or less of the affected existing construction, such as ceilings, walls, ducts, but independent of finishes, is removed to access equipment and services for anchorage/bracing may be reinstalled as it pre-existed prior to the NPC work, as long as it was in compliance with the code at the time it was installed/constructed
- **Exception 3:** Buildings that have been removed from general acute care service, or have projects to remove the building from acute care services by 2030

Part 1 – What is this NPC-4D?

ARTICLE 1 DEFINITIONS AND REQUIREMENTS & ARTICLE 11, Table 11.1:

NPC-4D is...

➤ A new seismic nonstructural performance category for hospital buildings upgraded to this level **to provide acute care functions beyond 2030**

New dates associated with new category

Three levels...

Operational Plan required:

Nonstructural Performance Category 4D Operational Plan (Operational Plan) for Levels 1, 2, and 3 areas required for continuous operations. For minimum compliance with NPC 4D the facility must prepare an owner-approved Operational Plan specifying how it will repair nonstructural damage and bring systems and services back on line, or provide them in an alternative manner to accommodate continuation of critical care operations.

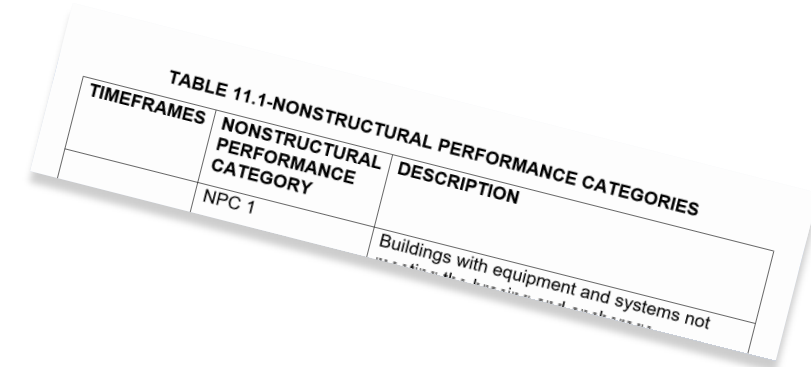


TABLE 11.1-NONSTRUCTURAL PERFORMANCE CATEGORIES

TIMEFRAMES	NONSTRUCTURAL PERFORMANCE CATEGORY	DESCRIPTION
	NPC 1	Buildings with equipment and systems not

Part 1 – What is this NPC-4D?

Level 1:

All systems and equipment required to comply with NPC-3 (as revised) + Operational Plan

Level 2:

Includes Level 1, and all services and utilities from the source to Level 1 areas necessary to accommodate continuation of operations after an event. These services are anchored and braced, and shall include elevator(s) selected to provide service to patient, surgical, obstetrical, and ground floors during interruption of normal power needed

Level 3:

Includes Level 2, and all systems and equipment are anchored and braced so that additional services, as determined by the hospital in its Operational Plan, are functional and available to the public after a seismic event

Part 1 – Operational Plan Requirements

ARTICLE 11 EVALUATION OF CRITICAL NONSTRUCTURAL COMPONENTS AND SYSTEMS

Section 11.2.3 Evaluation procedures for NPC 4 and NPC 4D (f)

Nonstructural Performance Category 4D Operational Plan (Operational Plan) for Levels 1, 2, and 3 areas required for continuous operations.

- For minimum compliance with NPC 4D the facility must prepare an owner-approved Operational Plan **specifying how it will repair nonstructural damage and bring systems and services back on line, or provide them in an alternative manner to accommodate continuation of critical care operations.**

Part 1 – Operational Plan Requirements

ARTICLE 11 EVALUATION OF CRITICAL NONSTRUCTURAL COMPONENTS AND SYSTEMS

Section 11.2.3 Evaluation procedures for NPC 4 and NPC 4D (f)

- This plan may include any other units or departments that hospitals may wish to **keep operational for a minimum of 72-hours** after a seismic event or other natural or human-made disaster.
- The Operational Plan shall be **filed with the Office** and shall include an **executive summary, a detailed narrative of management of utilities, provisions, sustainability, and alternate means.**
- The **Operational Plan shall include....**

Part 1 – Revisions to NPC-3

ARTICLE 11 EVALUATION OF CRITICAL NONSTRUCTURAL COMPONENTS AND SYSTEMS

Table 11.1 Revisions to NPC-3

- Bracing of **ceilings less than 300 sq. feet** not in critical care spaces is exempt. Use of preapproved details for bracing is permitted
- **Wall or floor mounted cabinets** need not be braced unless they are in a patient care vicinity or could block a means of egress
- Supports for **elevator guide rails** need not comply with the requirements of Part 2, Title 24
- **Tanks and vessels** should be adequately strapped and have flex connections capable of 12” movement, instead of rigid anchorage
- **Load path check** may be limited to the connection of equipment to support if magnitude of load less than certain limits

Part 1 – Remove GACH Post-2030

For Buildings Intended to Remain at SPC-2

NPC permitted to remain at NPC-2 if:

- By **January 1, 2024**, the hospital owner shall submit to the Office an updated seismic compliance plan for each building to be removed from acute care service beyond January 1, 2030
- By **January 1, 2028**, the hospital owner shall submit to the Office a RACS project which includes construction documents deemed ready for review by the Office for remaining work required to meet conditions indicated in Part 10, Chapter 3A for Removal of Acute Care Services.

Part 1 – Services, Systems and Utilities Exception

Remove GACH Services Post-2026 *(Part 10, Section 307A.1.1.1.5, Exception 4)*

- **Services/systems and utilities for SPC-1 or SPC-2 hospital buildings** are permitted to pass through or under a building that has been removed from acute care hospital service only if:
 - The building removed from GAC service remains under the **jurisdiction of OSHPD**
 - The Services/system and utilities only support SPC-1 or 2 Buildings **where no critical care hospital functions occur**
 - SPC 1 or SPC 2 buildings must be NPC 2 and be served with **essential power** from a conforming building or source which does not pass through or under a building removed from acute care services
 - The SPC 2 building must be **removed from acute care service** no later than **January 1, 2026**

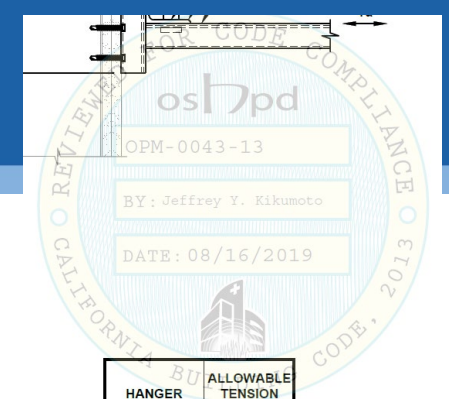
NPC Compliance Deadlines

SPC Rating	Seismic Compliance Deadline		
	January 1, 2020	January 1, 2024	January 1, 2030
		SDC F Only	SDC D and F
SPC -1	NPC-2, Remove GAC Services by 2020		
SPC-2 (Remove Acute Care Services by 2030)	NPC-2		
SPC-2 (Upgrade to SPC-4D or 5 by 2030)	NPC-2	NPC-3	NPC-4 or 4D & 5
SPC-4D	NPC-2	NPC-3	NPC-4 or 4D & 5
Pre-83 SPC-3 & SPC-4	NPC-2	NPC-3	NPC-4 or 4D & 5
Post 83 SPC-3, SPC-4 & SPC5	NPC-2	NPC-3	NPC-4 or 4D & 5

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- **Ch 7: Fee Modifications**
- **Ch 7: Inspection & IOR**

Part 1 – Pre-Approvals



ARTICLE 3 APPROVAL OF CONSTRUCTION DOCUMENTS

Section 7-115. Preparation of construction documents and reports

(d) The specification and use of pre-approvals does not preempt the plan approval and building permit process

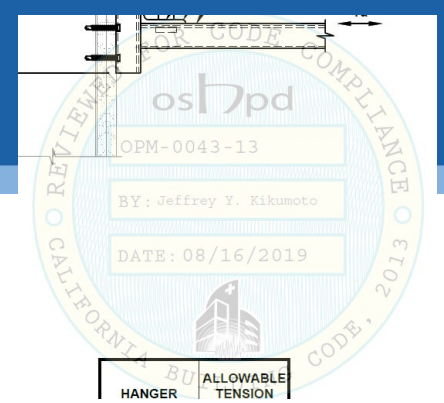
- The registered **design professional, in conjunction with the registered design professional in responsible charge**, listed on the plan review application or the building permit application, shall review all qualities, features, and/or properties to **ensure code compliance, appropriate integration with other building systems**, and proper design for the project-specific conditions and installation. Stamping and signing of construction documents as required in subsection (a) and (b) shall be for this purpose only.

Part 1 – Pre-Approvals

ARTICLE 3 APPROVAL OF CONSTRUCTION DOCUMENTS

Section 7-115. Preparation of construction documents and reports

- When pre-approvals are used, they shall be incorporated into the construction documents. **Incorporation by reference only is not permitted.** Pre-approvals must be incorporated without any modification. **This subsection shall not apply if modifications are made to the preapproved details.**
- Pre-approvals **submitted after the construction documents have been approved** and a building permit has been issued shall be incorporated into the construction documents in accordance with **Section 7-153.**

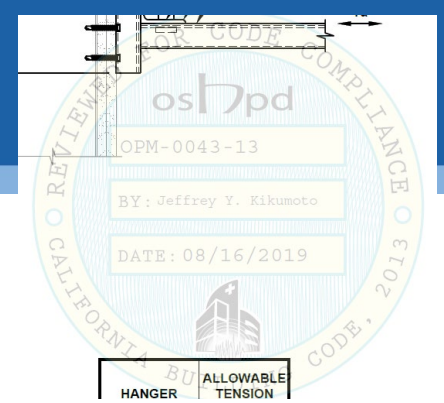


Part 1 – Pre-Approvals

ARTICLE 3 APPROVAL OF CONSTRUCTION DOCUMENTS

Section 7-115. Preparation of construction documents and reports

- The use of pre-approved details must **strictly comply with all manufacturer's** instructions, conditions, special requirements, etc. which are a part of the pre-approval.
- **Conditions not covered by a pre-approval** shall be substantiated with calculations, drawings, specifications, etc., stamped and signed by the registered design professional and signed by the registered design professional in responsible charge listed on the plan review application or building permit application and must be submitted to the OSHPD for review and approval prior to construction.



Part 1 - Building Energy Efficiency Program

7-118. Building Energy Efficiency Program.

Projects that consist of any **new** elements related to A thru D shall include a Building Energy Efficiency Program with the submittal. The Program shall describe how the design of the building systems meets the owner's project requirements and include the associated **Basis of Design (BOD) document required under Title 24, Part 6**. The BOD shall describe the building systems to be commissioned, outline design assumptions, describe how the building systems design meets the owner's project requirements, and why the systems were selected. The BOD shall cover the following systems and components as described in the Building Energy Efficiency Standards, Nonresidential Compliance Manual:

- A. HVAC systems efficiencies
- B. Indoor lighting systems efficiencies
- C. Water heating systems efficiencies
- D. Building envelope considerations



Part 1 – Fees

ARTICLE 3 APPROVAL OF CONSTRUCTION DOCUMENTS

Section 7-133. Fees.



- The Office shall **charge for actual review time** of new and renewal OSP's at prevailing hourly rates applicable for the review personnel.
- The **minimum filing fee of \$250.00** shall apply to each new and renewal application.

Part 1 – Inspection & IOR



ARTICLE 4 CONSTRUCTION

Section 7-145. Administration of Construction

- The IOR shall maintain a log of changes to the work prepared by the architect or engineer in responsible charge.

Section 7-151. Verified Compliance Reports

- “Personal knowledge” has been modified.

Personal knowledge as applied to the XXXX, shall be in accordance with Health and Safety Code (H&SC) Section 129830.

ARTICLE 19 CERTIFICATION AND APPROVAL OF HOSPITAL INSPECTORS

Various Sections

- Qualifications and testing criteria have been modified.

Only You Can Prevent Bad Codes



Get Involved With the Process



- Any Questions?
- Any Answers?
- Any Additional Thoughts or Discussion?

RegsUnit@oshpd.ca.gov

FDDWebinar@oshpd.ca.gov

2019 Code Update Webinar Series

Thank You!

Session 1:

- Intro
- OSHPD 1R
- Part 10 (CEBC)
- Part 1 – Administrative Code

Session 2:

- Fire/Life Safety

April 7, 2020

Session 3:

- Building Code

April 21, 2020

Session 4:

- Part 3 – Electrical Code
- Part 4 – Mechanical Code
- Part 5 – Plumbing Code
- Part 6 – Energy Code
- How to Remove from Acute Care
- New Remodel CAN 2-102.6
- New Accessibility CAN 2-11B
- What's coming up

May 7, 2020

Register for each session you want to attend!