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HOSPITAL BUILDING SAFETY BOARD
Structural and Nonstructural Regulations Committee

Monday, November 7, 2022
1:00 p.m. – 4:00 p.m.

Teleconference Meeting Access:

[HBSB Teams SNRS Committee](#)

Access Code: 629-109-918

Committee Members Present

Jim Malley, Chair
Farzad Naeim, Vice Chair
Cody Bartley
Bruce Clark
Mike Hooper
Marshall Lew

HCAI Staff Present

Chris Tokas, FDD Deputy Director
Arash Altoontash
Richard Tannahill
Ali Sumer
Roy Lobo
Carl Scheuerman
James Yi

HBSB Staff Present

Ken Yu, Executive Director
Evelt Torres

1 **1. Call to order and Welcome**

2 Jim Malley, Committee Chair, called the meeting to order on November 7, 2022, at 1:00
3 p.m., and HBSB Executive Director Ken Yu called roll.

4

5 **2. Roll Call and Meeting Advisories/Expectations**

6 Six members of the Committee present constitute a quorum. There being six present at
7 the time of roll, a quorum was established.

8

9 Mr. Yu read the public announcement regarding COVID-19, meeting rules and
10 procedures.

1 **3. Draft HCAI Policy Intent Notice (PIN) Assembly Bill (AB) 1882, Hospitals:**
2 **Seismic Safety**

3 **Presenter:** Ali Sumer, HCAI
4

5 Mr. Tokas stated that the bill required, on or before January 1, 2024, and annually
6 thereafter, the hospital owner to submit an annual status update on the Structural
7 Performance Category ratings of the buildings. The report would be transmitted
8 electronically using eServices on the HCAI website.

9 Mr. Tokas also mentioned that if an acute care inpatient hospital does not meet the
10 seismic safety standard by July 2023, the hospital owner is required to put a public
11 notice in the lobby or waiting area to notify the public about it.

12
13 Mr. Sumer communicated that the bill required the owners of acute care inpatient
14 hospitals to annually report to:

- 15 • The county board of supervisors in whose jurisdiction the building was located
- 16 • The city council
- 17 • Any labor union representing workers who work in the building that does not
- 18 comply with seismic safety regulation.
- 19 • The board of directors of a district or joint power agency that provides fire and
- 20 emergency medical services in the hospital building's jurisdiction
- 21 • HCAI department
- 22 • The board of directors of the hospital
- 23 • The local office of emergency services or equivalent agency
- 24 • The office of emergency services
- 25 • The medical health operational area coordination

26
27 Mr. Sumer stated that on the HCAI website, as well as in all the documents and
28 submission to the department by the hospital owner relating to compliance with section
29 130065, SPC-2 building are identified as buildings that do not significantly jeopardize life,
30 but may not be repairable or functional following an earthquake. He added that SPC-
31 5/NPC-5 buildings are identified as "Earthquake Resilient".

32
33 Mr. Sumer also mentioned that the law required SPC-2 and NPC-5 buildings to include
34 the following identification:

- On the title sheet of construction drawings and title sheet of specifications, the following documents and/or forms were excluded: Amended Construction Documents (ACD), Request for Information (RFI), Calculations, and Testing, Inspection & Observation (TIO).
- On the title sheet of seismic, compliance evaluation reports.

Discussion and Input

Mr. Naeim recommended changing classification notice type E to reflect the same wording as classification notice type C or D.

Mr. Hooper suggested that notices should be in more than one hospital location.

Mr. Sumer said that the locations would be determined case by case, but at least one per building.

Mr. Malley asked if the notice-writers could reconsider the wording “structural and non-structural”. Mr. Tokas said that they would work on that and produce wordings that is more descriptive to the public. Mr. Naeim suggested the use of “structural integrity” for the left chart and “functionality” for the right chart.

Mr. Lew asked if there was a guide for the notice. Mr. Sumer answered that they would investigate that.

Mr. Malley asked about the timeline for publishing the PIN. Mr. Tokas said that the final document would be published early December 2022.

Informational and Action item

- None

MOTION: [Hooper/Naeim]

The committee voted unanimously to approve the draft PIN related to AB1882.

4. Proposed amendments to the 2022 California Administrative Code, Title 24, Part 1, Chapter 6, Small and Rural Hospital Relief Program

Presenter: Carl Scheuerman, HCAI

Mr. Scheuerman stated that the Small and Rural Hospital Relief Program was a grant program administered by Office of Health Facility Loan Insurance (OHFLI) for qualified hospitals to seek funding for seismic safety compliance projects.

1 He stated that eleven hospitals had initiated applications for program admission. Three
2 had revised compliance plans, which had been approved, and eight were pending
3 compliance plan submission.

4
5 Mr. Scheuerman mentioned Title 24 proposed language:

- 6 • Define “Integrated Review” as applied to retrofit scheme development
- 7 • Bring revised compliance plan requirements into code, applicable to all
8 facilities
- 9 • Create provision in code for Small and Rural Hospital Relief Program and any
10 subsequent funding program

11
12 Mr. Scheuerman said PIN 71 added language on State Grant Programs to state that the
13 State of California may establish programs that provide grant funding for general acute
14 care hospitals to advance seismic safety.

15
16 Mr. Scheuerman stated that the Office of Health Facility Loan Insurance (OHFLI)
17 determined the following provisions to be eligible for the State Grant Program:

- 18 • Small hospital
- 19 • Rural hospital
- 20 • Critical access hospital
- 21 • Compliance imposes a financial burden on the applicant that may result in
22 hospital closure
- 23 • The hospital closure would impact health care accessibility in the communities
24 surrounding the hospital

25 Mr. Scheuerman added that there is also language for integrated reviews for seismic
26 compliance. The purpose was to provide technical assistance to a hospital project team
27 to develop a cost-efficient structural or non-structural seismic retrofit program.

28 29 **Discussion and Input**

30 Mr. Malley asked if HCAI needed assistance in determining the amount of work to be
31 most efficient. Mr. Scheuerman said when the facility comes into the program, the design
32 professionals work for the hospitals that are in the program. The relationship between
33 the hospital and HCAI was with the hospital directly and not with the engineers and
34 architects.

1 **Information and Action item**

- 2 • None.

5 **MOTION: [Naeim/Bartley]**

6 The committee voted unanimously to accept the motion to endorse the action for the
7 adoption of proposed regulation as it related to SB 395.

9 **5. Committee Goals for 2023**

10 **Presenter:** Jim Malley, Committee Chair

12 Mr. Malley gave a review of Structural and Non-structural Regulations Committee goals
13 for 2022:

- 14 • Support HCAI with review of code changes (ongoing).
- 15 • Support HCAI with review of new/revised PINs, CANs, and OPDs (ongoing)
- 16 • Implementation of SPC-4D and NPC-4D –SPC-4D and NPC-4D, had
17 potentially resolving issues regarding repurposing hospital buildings. The goal
18 was removed.
- 19 • Issues regarding repurposing hospital buildings (ongoing) – most projects
20 were completed.
- 21 • Develop pre-approved details – the item was moved to 2023 goals.
- 22 • Revisit NPC-5 requirements (in progress)- there was a published guide in
23 HCAI website. This goal was removed.

25 Mr. Malley gave a list of potential committee goals for 2023:

- 26 • Seismic compliance issues related to NPC-3, NPC-4D and NPC-5.
27 Streamlining the process to meet the statutory and regulatory deadline.
- 28 • Review of Code amendments that are now obsolete as those issues have
29 been addressed in model code.
- 30 • Develop and implement procedures and enforceable building standards to
31 ensure safe and sustainable healthcare facilities.
- 32 • New products, materials and methods that would benefit the public by early
33 adoption rather than wait for their incorporation in the building code.
- 34 • Increase IOR competency.

- Implementation of small and rural hospital relief program, increase technical assistance and awareness.
- Implementation of AB 1882 requirements. Reach out to stakeholders via seminars and webinars to raise awareness.
- Training and outreach to industry on code changes and tips for working with HCAI. In-person training meetings was highly suggested.

Discussion and input

- None.

Information and Action item

- None.

6. Comments from the public/committee members on issues not on this agenda

Presenter: Jim Malley, Committee Chair

Mr. Malley thanked the members for their participation in the meeting. He stated that the committee would present the 2023 goals in the December Full Board meeting.

Discussion and input

- None.

Information and Action item

- None.

7. Adjournment

Mr. Malley adjourned the meeting on November 7, 2022, at approximately 2:38 p.m.