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HOSPITAL BUILDING SAFETY BOARD
Offsite Fabrication/Preassembled Components Webinar Development
Subcommittee

Wednesday, May 8, 2024
1:00 p.m. – 4:00 p.m.

Teleconference Meeting Access:
Access Code: 984-661-861

Sub-Committee Members Present

Cody Bartley, Subcommittee Chair
Scott Mackey, Subcommittee Vice-Chair
Teresa Endres

HBSB Staff Present

Veronica Yuke, Acting Executive Director
Marcus Palmer
Evet Torres

HCAI Staff Present

Richard Tannahill
Arash Altoontash
Alireza Asgari
Hussain Bhatia
Mia Marvelli
Ali Sumer
Nanci Timmins
John Gray

1 **1. Welcome and Introductions**

2 Cody Bartley, Subcommittee Chair, called the meeting to order on May 8, 2024, at 1:00
3 p.m., and HBSB Acting Executive Director, Veronica called roll.

4

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

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

8

9 Ms. Yuke read the meeting rules and procedures.

1 **3. Review and approve the draft March 26, 2024, meeting report/minutes**

2 **Presenter:** Cody Bartley, Subcommittee Chair

3 **Discussion and Input**

4 Mr. Bartley reported that the previous meeting covered protection for fire-resistant
5 assemblies, fire alarm considerations, and sprinklers, reviewed speaking roles, and
6 editorial comments aimed at reducing slide text.

7
8 **Informational and Action item**

- 9
 - None

10
11 **MOTION: [Mackey/Endres]**

12 The committee unanimously voted to approve the March 26, 2024, meeting
13 report/minutes.

14
15 **4. Review slides for Offsite Fabrication/ Preassembled Components webinar**

16 **Presenter:** Cody Bartley, Subcommittee Chair

17
18 **Discussion and Input**

19 Mr. Bartley provided updates on the progress of the webinar topics:

- 20
 - Definitions – Mr. Bhatia

21
 - Editorial changes to reduce bullet points to the definition of components,

22 manufactured, and prefabricated.

23
 - Architect's view – Ms. Endres and Mr. Mackey

24
 - Prefabricated components to offer architects and clients higher quality, cost

25 savings, and improved efficiency, with a focus on safety collaboration.

26
 - Contractor view – Mr. Bartley

27
 - Advantages of prefabrication, such as reducing onsite coordination and labor,

28 improving quality and predictability, and enhancing safety through

29 standardized processes.

30
 - OSHPD view – Mr. Bhatia

31
 - Definition and equivalence of components, and assemblies in architectural,

32 mechanical, and electrical systems, focusing on the prefabrication of

33 components.

- 1 • Background – Mr. Bhatia
 - 2 ○ OSHPD Preapproved Prefabricated Components and Systems (PCS)
 - 3 ○ OSHPD Preapproval of Manufacturer's Certification (OPM)
 - 4 ○ OSHPD Special Seismic Certification Preapproval (OSP)
 - 5 ○ OSHPD Preapproved Agency (OPAA)
 - 6 ○ OSHPD Preapproved Details (OPD)
 - 7 ○ OSHPD Preapproval of Anchorage
- 8 • Prefabricated systems – Mr. Bhatia
 - 9 ○ OSHPD PCS examples
- 10 • Select your kit of parts – Mr. Bartley and Mr. Alireza
 - 11 ○ Highlight the growing use of prefabrication across markets.
- 12 • Some Options: Preassembled or Prefabricated – Mr. Bartley
 - 13 ○ Prefabrication could be applied to modular plants, integrated imaging ceilings,
 - 14 and prefabricated stairs and elevators, reducing congestion and costs, and
 - 15 making remodels more efficient.
- 16 • Distinctions – Mr. Bhatia and Mr. Bartley
 - 17 ○ Distinction between offsite prefabrication location and purpose.
- 18 • Purpose – buildings as products – Mr. Alireza
 - 19 ○ The OSHPD PCS program offers multidisciplinary preapproval for
 - 20 prefabricated components and systems in healthcare construction projects.
- 21 • Goals of the PCS – Mr. Bartley
 - 22 ○ The goals of the PCS program were to save money on projects by reducing
 - 23 review and design time and ensuring timely field execution, while maintaining
 - 24 consistent quality, whether onsite or prefabricated.
- 25 • Why Offsite Prefabrication? – Mr. Bartley and Ms. Endres
 - 26 ○ Offsite prefabrication was driven by the need for speed to market, market
 - 27 capture, and revenue capture, as faster building completion was crucial for
 - 28 owners, and reduced onsite workforce needs.
- 29 • Example project – Ms. Endres
 - 30 ○ Advantages of room templates plus prefabrication.
 - 31 ○ Applying room templates for offsite prefabrication and modular design.
 - 32 ○ Leveraging the universal grid and modular planning principles.
 - 33 ○ Standard versus customized.
- 34 • Design for manufacture and assembly – Mr. Mackey
 - 35 ○ Focus on simplifying manufacturing and assembly using standardized, pre-
 - 36 assembled components to enhance efficiency, reduce complexity, and
 - 37 improve cost, safety, and quality through high-volume repetition in a
 - 38 controlled environment.

- 1 • Timing to integrate PCS into design – Mr. Mackey and Mr. Bartley
 - 2 ○ The key to integrating PCS into design was to do it early in the process to
 - 3 identify and fine-tune components, focusing on their size, function, efficiency,
 - 4 and effectiveness. Early integration ensured simplicity, speed of assembly,
 - 5 quality control, and speed to market.
- 6 • Preassembled units, fire and life safety considerations – Mr. Bhatia
 - 7 ○ Materials
 - 8 ○ Protection of Fire Resistance Rated Assemblies
 - 9 ○ Exiting
 - 10 ○ Fire alarm
 - 11 ○ Sprinklers
 - 12 ○ Other considerations - Shipping and delivery, preplan route and watch
 - 13 overpass height limitations.
- 14 • PCS application submittal requirements – Mr. Alireza
 - 15 ○ PCS approval process - The PCS approval process entails a multidisciplinary
 - 16 review post-program submission, with coordination meetings held between
 - 17 design professionals and manufacturers, comments addressed, and approval
 - 18 granted thereafter.
 - 19 ○ What should documents show - Documents should comply with California
 - 20 Building codes and standards, feature a clear table of contents, present
 - 21 calculations and testing data, incorporate TIO reports, provide common case
 - 22 scenarios and sizes, and ensure coordination between disciplines before
 - 23 submittal.
- 24 • Offsite project-specific prefabrication – Mr. Bartley
 - 25 ○ Offsite project-specific fabrication requires adherence to onsite inspection
 - 26 standards, multiple inspection levels, and careful logistics planning to avoid
 - 27 damage during transportation.
- 28 • Who Inspects Offsite Prefabrication? – Mr. Bhatia
 - 29 ○ Offsite Inspections at Prefabrication Site
 - 30 ○ Onsite Inspections
 - 31 ○ Weatherization
 - 32 ○ Change Management
 - 33 ○ TIO program
- 34 • OSHPD PCS project examples - Mr. Bartley
 - 35 ○ UCSF – Proposed offsite fabricated bathroom pods.
 - 36 ○ UCSF – Proposed offsite fabricated overhead corridor utility frame.
 - 37 ○ OSHPD 3 Project components in Sacramento.
 - 38 ○ OSHPD 1 project in San Jose.
 - 39 ○ Kaiser Permanente – Roseville.

- Summary – Mr. Bhatia
- The Ask – Mr. Bhatia
- Q and A

Mr. Mackey proposed that the OSHPD view intro slide should factor determining the elements' definition.

Mr. Bartley proposed taking out the UCSF-proposed offsite fabricated bathroom pod slide.

Mr. Mackey asked if permission was granted to use Kaiser Permanente as a reference in the OSHPD PCS project examples. Ms. Endres answered that she would need clarification on that. Mr. Mackey suggested using the project in Roseville.

Ms. Colosi commented that the design professional slide should clarify what is prefabricated, and what needs offsite and onsite inspection, and relate the information to the TIO slide.

Mr. Tannahill suggested including an introduction slide with the presenters' backgrounds.

An interested party proposed explaining how construction and inspection would work with pre-assembled components, including details on whether they would be fully enclosed with drywall, connection points, and onsite inspection procedures.

Mr. Bartley concluded that updates were needed for the PCS screenshot, rewording the goal slide, and changing pictures on slides 40 and 50.

Mr. Bartley asked if the webinar dates could be set. Ms. Yuke stated that the proposed dates were June 18, 25, and 27.

Mr. Bartley suggested that the webinar takes one and a half hours with an additional 15 minutes allocated for Q and A.

Informational and Action item

- Getting a poll out for June 18, 25, or 27.
- Updating slides on prefabrication.
- Screenshot of the submittal for PCS from HCAI website.
- Rewording the Goals of the PCS slide.
- Updating pictures and adding the TIO on slides 40 and 50.

5. Practice-run for the webinar

Presenter: Cody Bartley, Subcommittee Chair

Discussion and Input

Mr. Bartley mentioned that item five was covered during item four discussion.

1 Mr. Bartley asked if there was a need for a dry run before the webinar or if the current
2 presentation sufficed. Ms. Endres answered that there should be a dry run to ensure
3 readiness for the webinar.

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5 **Informational and Action item**

- 6 • None.
7

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

9 **Presenter:** Cody Bartley, Subcommittee Chair

10 **Discussion and input**

- 11 • None.
12

13 **Informational and Action item**

- 14 • None.
15

16 **7. Adjournment**

17 Mr. Bartley adjourned the meeting on May 8, 2024, at approximately 3:05 p.m.