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Hospital Building Safety Board Ad Hoc How-To-Guide Development for Preapproved Fabricated Components and Systems Subcommittee

AGENDA

March 19, 2026

10:00 a.m. – 4:00 p.m.

The Subcommittee may not discuss or act on any matter raised during the public comment section that is not included on this agenda, except to place the matter on a future meeting agenda. (Government Code §§ 11125, 11125.7, subd. (a).)

Note: All Subcommittee members will attend this meeting virtually.

Locations:

[2020 West El Camino Ave, Conference Room 930, Sacramento, CA 95833](#)

[355 South Grand Avenue, Conference Room 2000, Los Angeles, CA 90071](#)

[Teams Meeting Access](#); Meeting ID: 261 941 736 783 37; Passcode: Ni7gL7fP

Call in: (916) 535-0978; Phone Conference ID: 768 015 923#

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|---------|--|
| Item #1 | Call to Order and Welcome
<i>Facilitator: Cody Bartley, DPR Construction; Subcommittee Chair (or designee)</i> |
| Item #2 | Roll Call and Meeting Advisories/Expectations
<i>Facilitator: Veronica Yuke, HCAI; HBSB Executive Director (or designee)</i> |
| Item #3 | Review and approve the draft February 12, 2026, meeting report/minutes <ul style="list-style-type: none">• Discussion and public input <i>Facilitator: Cody Bartley (or designee)</i> |
| Item #4 | Vendor Presentation: DuraFuse Frames PCS-0004 <ul style="list-style-type: none">• What motivated the company to pursue an OSHPD Preapproved Prefabricated Components and Systems Certification (PCS)• What was the experience like going through the process to get a PCS |

Item #1

Call to Order and Welcome

*Facilitator: Cody Bartley, DPR Construction; Subcommittee Chair
(or designee)*

Item #2 Roll Call and Meeting Advisories/Expectations
*Facilitator: Veronica Yuke, HCAI; HBSB Executive Director
(or designee)*

Item #3 Review and approve the draft February 12, 2026, meeting report/minutes

- Discussion and public comment

Facilitator: Cody Bartley (or designee)

Item #4

Vendor Presentation: DuraFuse Frames PCS-0004

- What motivated the company to pursue an OSHPD Preapproved Prefabricated Components and Systems Certification (PCS)
- What was the experience like going through the process to get a PCS
- What has it been like using the PCS
- How was the TIO developed and what involvement did HCAI have
- What advice do they have for others evaluating pursuit of a PCS

Facilitator: Justin Marshall, President, DuraFuse Frames (or designee)

DuraFuse Frames HCAI PCS Timeline

- **February 2022** – Initial Submission of DuraFuse Frames Design Guide
- **July 2023** – Approval of PCS-0004 v1.0
- **January 2025** – Approval of PCS-0004 v2.0
- **November 2025** – Approval of PCS-0004 v3.0
- **April/May 2025** – Planned Submission of CBC 2025 and Technical Updates to PCS-0004 v4.0
- **Summer 2025** – Planned Submission of DuraFuse Frames Seismic Retrofit Design Guide

1a) What motivated DuraFuse to get a PCS?

- Long timeline on building code adoption (AISC-ASCE 7-IBC-CBC) of new technology for seismic structural systems.
- Streamlined prequalification for Level 1 Facilities.
- Reducing risk to design and construction teams and owners to utilize DuraFuse Frames.

1b) What advantages did you see?

- Bringing newest qualified seismic systems to critical hospital facilities.
- Reducing uncertainty of project plan reviews for a new seismic force resisting system.
- More predictable, consistent permitting outcomes.
- Design requirements consolidated in one document.

2) What was your experience like going through the process to get a PCS?

- Comprehensive technical review.
- Several rounds of technical review, response to comments, and subsequent updates.
- Reviews and updates to original approval have progressed reasonably.
- Some language can be difficult to modify/remove after original approval.

3) Now that you have a PCS what has it been like using the PCS?

- Clients pursuing hospital projects more willing to consider DuraFuse Frames.
- Confidence by design and construction teams is increased with the system being prequalified.
- We have identified some requirements and language that need revision to be consistent with other special moment connections.

4) How was the TIO developed and what involvement did HCAI have?

- Initially developed by DuraFuse Frames based on our testing and AISC 358 review.
- Collaboration with HCAI reviewer to finalize the TIO in the design guide.

5) What advice would you have for others evaluating if they should get pre-approval?

- The PCS is the best option for expediting pre-approval for HCAI projects.
- Some external peer review (e.g. AISC CPRP) may be required before starting the process.
- Engage early with HCAI to be prepared for the process and understand their requirements and timeline.
- Be familiar with requirements for similar systems to ensure expectations are correct.

5) What advice would you have for others evaluating if they should get pre-approval?

- Ensure you have well-documented and thorough test reports, design documentation, and any other needed technical information.
- Be prepared for a rigorous, iterative review process.
- Ensure you clearly understand and agree with language that may be prescribed by HCAI.
- Once language is in the PCS modifying it may be difficult.
- Understand there is a cost associated with the HCAI review.

Item #5

Vendor Presentation: SurePods PCS-0003

- What motivated the company to pursue a PCS
- What was the experience like going through the process to get a PCS
- What has it been like using the PCS
- How was the TIO developed and what involvement did HCAI have
- What advice do they have for others evaluating pursuit of a PCS

Facilitator: Jake Meyer, West Coast Project Manager, SurePods (or designee)

SUREPODS PCS OVERVIEW



Jake Meyer
SurePods
Project Manager



PCS 003 Overview



DEPARTMENT OF HEALTH CARE ACCESS AND INFORMATION
OFFICE OF STATEWIDE HOSPITAL PLANNING AND DEVELOPMENT

APPLICATION FOR PREAPPROVED PREFABRICATED COMPONENTS AND SYSTEMS

OFFICE USE ONLY
APPLICATION #: PCS- 0003

HCAI Preapproved Prefabricated Components and Systems (PCS)

Type: ☐ New ☒ Renewal

Manufacturer Information

Manufacturer: SurePods, LLC

Manufacturer's Technical Representative: Matt Gaskin

Mailing Address: 624 N 44th Ave, Phoenix, AZ 85043

Telephone: 407-859-7043 Email: Matthew.gaskin@surepods.com

Product Information

Product Name: SurePods Prefabricated Bathroom Pods

Product Type: Pre-manufactured cold form steel self supporting pods

General Description: Single occupancy prefabricated restroom pods constructed in a factory setting.

Applicant Information

Applicant Company Name: SurePods, LLC

Contact Person: Matt Gaskin

Mailing Address: 624 N 44th Ave, Phoenix, AZ 85043

Telephone: 480-578-6335 Email: Matthew.gaskin@SurePods.com

I hereby agree to reimburse the Department of Health Care Access and Information review fees in accordance with the 2022 California Administrative Code.

Signature of Applicant: Matt Gaskin Date: 12/18/2024

Title: Business Unit Leader Company Name: SurePods, LLC

Registered Design Professional Preparing Engineering Report

Company Name: Forell | Elsesser Engineers, Inc.

Name: Marco Scanu California License Number: S4454

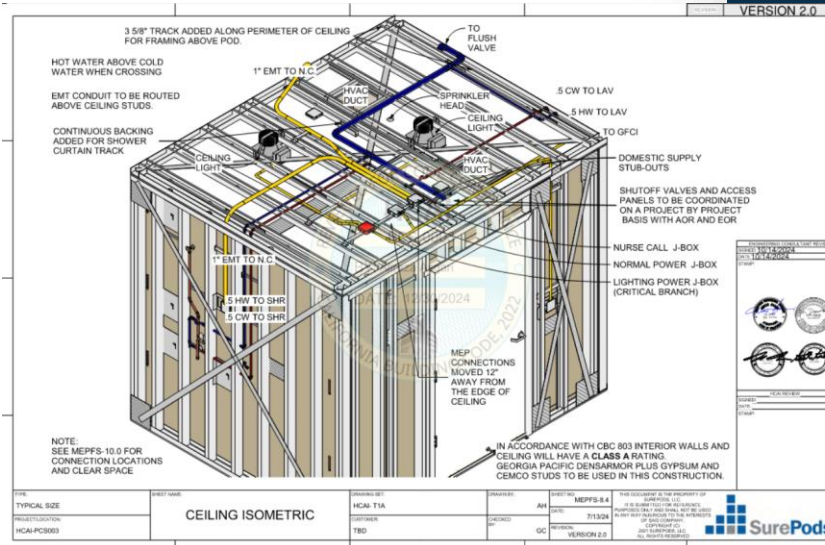
Mailing Address: 160 Pine Street, 6th Floor, San Francisco, CA 94111

Telephone: 415-837-0700 Email: m.scanu@forell.com

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY
HCAI-PD-112



Page 1 of 2



Scopes Included in PCS:

- Structural, MEPF, Life Safety

Scopes Not Included in PCS:

- Architectural & finishes
- MEP fixture specs

PCS Approval Limits:

2019 CBC

Size: 12'x 8'

Ip = 1.50

Ceiling: 9'-0"

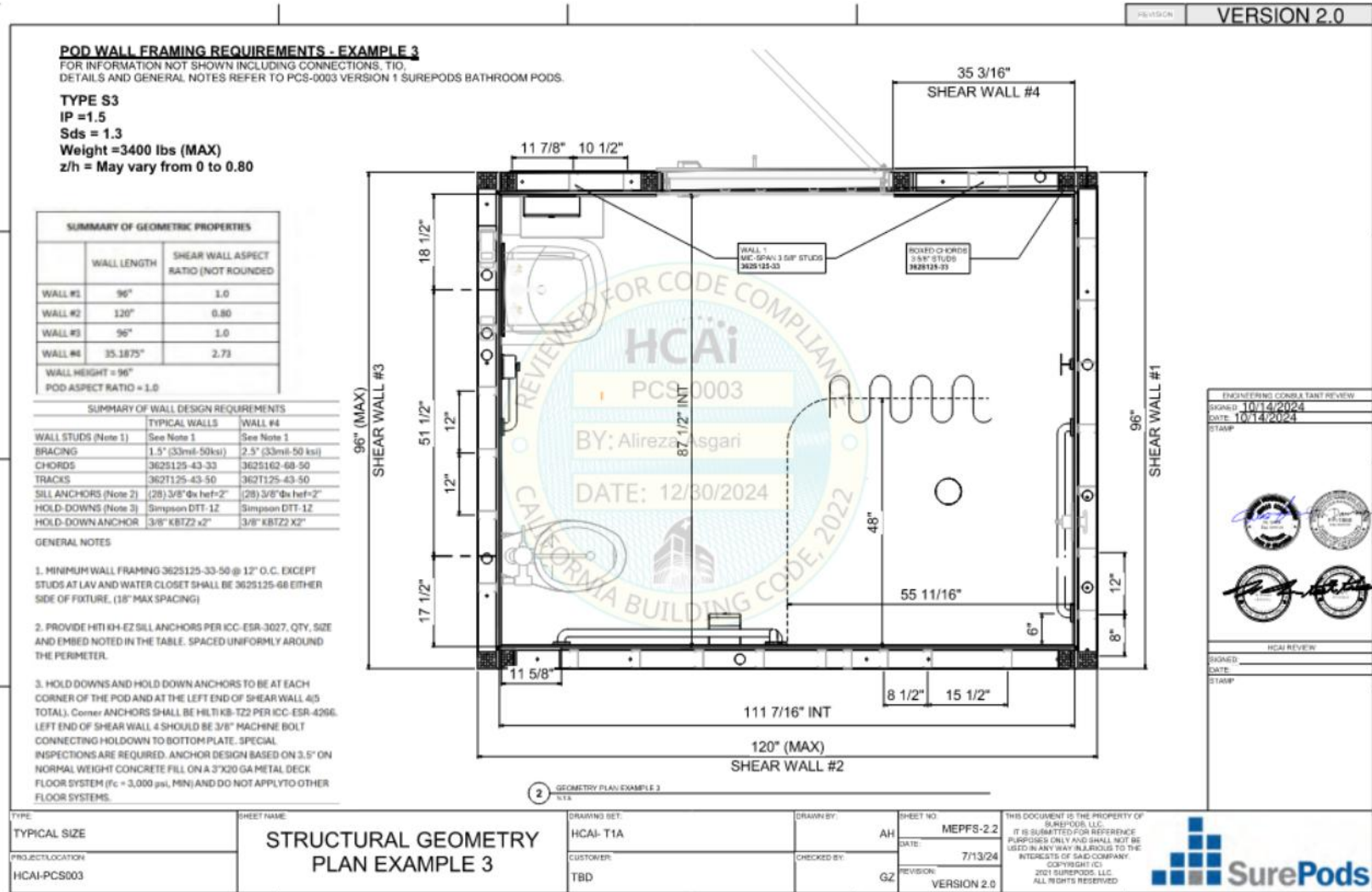
Sds = 2.0

Weight: 5000 lb

z/h: 0.80

Shear walls all (4) sides

PCS 003 Overview



SUMMARY OF WALL DESIGN REQUIREMENTS		
	TYPICAL WALLS	WALL #4
WALL STUDS (Note 1)	See Note 1	See Note 1
BRACING	1.5" (33mil-50ksi)	2.5" (33mil-50 ksi)
CHORDS	362S125-43-33	362S162-68-50
TRACKS	362T125-43-50	362T125-43-50
SILL ANCHORS (Note 2)	(28) 3/8" Φ x hef=2"	(28) 3/8" Φ x hef=2"
HOLD-DOWNS (Note 3)	Simpson DTT-1Z	Simpson DTT-1Z
HOLD-DOWN ANCHOR	3/8" KBTZ2 x2"	3/8" KBTZ2 X2"
GENERAL NOTES		
1. MINIMUM WALL FRAMING 362S125-33-50 @ 12" O.C. EXCEPT STUDS AT LAV AND WATER CLOSET SHALL BE 362S125-68 EITHER SIDE OF FIXTURE, (18" MAX SPACING)		
2. PROVIDE HITI KH-EZ SILL ANCHORS PER ICC-ESR-3027, QTY, SIZE AND EMBED NOTED IN THE TABLE. SPACED UNIFORMLY AROUND THE PERIMETER.		
3. HOLD DOWNS AND HOLD DOWN ANCHORS TO BE AT EACH CORNER OF THE POD AND AT THE LEFT END OF SHEAR WALL 4(5 TOTAL). CORNER ANCHORS SHALL BE HILTI KB-TZ2 PER ICC-ESR-4266. LEFT END OF SHEAR WALL 4 SHOULD BE 3/8" MACHINE BOLT CONNECTING HOLDOWN TO BOTTOM PLATE. SPECIAL INSPECTIONS ARE REQUIRED. ANCHOR DESIGN BASED ON 3.5" ON NORMAL WEIGHT CONCRETE FILL ON A 3"x20 GA METAL DECK FLOOR SYSTEM ($f_c = 3,000$ psi, MIN) AND DO NOT APPLY TO OTHER FLOOR SYSTEMS.		

TIO Milestones & Inspections

	TIO Milestone 1: Material ID inspection	TIO Milestone 2: First Article / Prototype review & inspections	TIO Milestone 3: Periodic fabrication inspections	TIO Milestone 4: Final installation inspections	
Responsible Parties:	IOR, SurePods	IOR, DPOR's, GC, SurePods	IOR, GC, SurePods	IOR, Special Inspector, Approved Agency, DPOR's, GC, SurePods	
Frequency:	Once	Once per pod type	Determined by DPOR & approved by HCAI via TIO	As required by code	
Location:	SurePods facility	SurePods facility	SurePods facility	On-site	
Scope of Review:	Steel components	All scopes within pod	All scopes relevant for IOR	Confirm no damage Pre-drilling & anchorage	By other trades: MEP bldg cxns Firestopping MEP, FLS testing

TIO Overview

- Example excerpts from SurePods' TIO Forms

SECTION F		CONSTRUCTION VERIFICATION										
Facility #:	Facility Name:										Project #:	
VERIFIED CONSTRUCTION INSPECTION AND OBSERVATION REPORTING												
REFERENCE NUMBER	PROJECT STAGE(S), MILESTONE, OR INTERVAL (Clearly indicate which Stage(s) apply to which Milestone/Interval)	VERIFIED COMPLIANCE REPORT REQUIRED AS INDICATED (Form HCAI-OSH-123) (See "PERSONAL KNOWLEDGE" as defined in California Administrative Code, Section 7-151)										HCAI/FDD USE
		GEOR	AOR	SEOR	MEOR	EEOR	CONT	IOR	SP INSP	TEST LAB		
Milestone 1	Material ID Inspection by IOR at SurePods Facility before Fabrication						X	X				
Milestone 2	First Article/Prototype Review & Inspection Off-Site at SurePods Facility by IOR, DPOR(s), EOR(s), General Contractor & SurePods.		X	X	X	X	X	X	X			
Milestone 3	Periodic In Plant Inspections by IOR Only, During Production at SurePods Facility						X	X				
Milestone 4	SurePods Installation of Final Unit (all final connections complete, by others) - On Site Inspections by IOR, DPOR(s), EOR(s), General Contractor, Special Inspector, & Approved Agency		X	X	X	X	X	X	X	X		

SECTION D		NOTE: Approved agencies, individuals, and all changes to the TIO program shall be identified, evaluated by the DPOR and approved by HCAI prior to proceeding with the related work.					
Facility #:	Facility Name:		Project #:				
		Select with "X" or provide required OPAA information:					
Index #	Stage 1 Required (Select with "X")	OFF-SITE INSPECTIONS	Samples of Test & Inspection Reports Included	OPAA No. and Expiration Date	Responsible Approved Agency And/Or Individual (Identify Special Inspector)	Compliance Verification by IOR (Initial/Date)	HCAI/FDD Use (Initial/Date)
OTHER SPECIAL INSPECTIONS							
D-OT1	X	SurePods First Article / Prototype Inspection (TIO Milestone 2) Full inspection of "First in place" pod to ensure all requirements are met prior to beginning full production					
D-OT2	X	Ceiling Build QC (TIO Milestone 2 & 3.X) Framing of pod ceiling					
D-OT3	X	Ceiling Rough QC (TIO Milestone 2 & 3.X) Rough-in of electrical and plumbing piping					
D-OT4	X	Wall Build QC (TIO Milestone 2 & 3.X) Cold formed steel framing of pod walls					
D-OT5	X	Box Build QC (TIO Milestone 2 & 3.X) Assembly of all walls and ceiling on steel plate subfloor					
D-OT6	X	Plumbing Rough QC (TIO Milestone 2 & 3.X) In wall rough plumbing					
D-OT7	X	Electrical Rough QC (TIO Milestone 2 & 3.X) In wall rough electrical					
D-OT8	X	Supply Line Pressure Test QC (TIO Milestone 2 & 3.X) Pressure testing of all copper supply piping					
D-OT9	X	Waste Line Pressure Test QC (TIO Milestone 2 & 3.X) Pressure testing of all waste piping assembled within pod walls					
D-OT10	X	Plumbing Finish QC (TIO Milestone 2 & 3.X) Final finish plumbing install. Sink, shower, toilet supply, etc.					
D-OT11	X	Electrical Finish QC (TIO Milestone 2 & 3.X) Final finish electrical, GFCI testing, light switch, lights, etc.					

Item #6

Vendor Presentation: STARC Systems OPM-0642

- What motivated the company to pursue an OSHPD Preapproval of Manufacturer's Certification (OPM)
- What was the experience like going through the process to get an OPM
- What has it been like using the OPM
- How have inspections gone referencing the OPM
- What advice do they have for others evaluating pursuit of an OPM

*Facilitator: Mark Marquez, Regional Sales Manager, STARC
(or designee)*

- Item #7 Review and discuss proposed White Paper outline
- Discuss alignment with objectives
 - Assign responsibilities to develop sections
 - Review Q&A from past webinar
 - Discussion and public comment
- Facilitator: Cody Bartley (or designee)*

A. Definitions

- 1. Components:** a constituent part, element; a part of a system. Components are defined as parts of architectural, mechanical or mechanical system (ASCE 7). This may also be an assembly of components
- 2. Manufacture:** the making of goods or components by manual labor or by machinery.
- 3. Pre-Assemble:** to manufacture sections (of a building), especially in a factory, so that they can be easily transported to and rapidly assembled on a building site.
- 4. Pre-Fabricate:** produce, create or manufacture a product of multiple components prior to installation.
- 5. On-Site Fabrication:** assembly of components on-site in preparation for immediate installation.
- 6. Off-Site Fabrication:** assembly of components off-site in preparation for transport to a project site with the intent to install it later.
- 7. Offsite Prefabrication:** component assembly or fabrication of manufactured components that are normally assembled/fabricated on a construction site at the final installed location. Offsite prefabrication of components **CAN BE** approved under the project which it is installed.

8. **OPM:** OSHPD Preapproval of Manufacturer's Certification is a voluntary program for review and preapproval of seismic design of supports and attachments for nonstructural components to be used in health facilities construction in California.
9. **OSP:** OSHPD Special Seismic Certification Preapproval is a voluntary program for review and preapproval of Special Seismic Certifications to be used in health facilities construction in California.
10. **OPAA:** OSHPD Preapproved Agency is a voluntary program for Structural Tests and Special Inspections agencies providing services to California's Health Facilities Construction. OPAA is issued on the basis of the Agency's accreditation or DSA-LEA approval in accordance with PIN 58.
11. **OPD:** OSHPD Preapproved Details are standard architectural and engineering details developed by HCAI OSHPD for use in California health facilities construction, at the discretion of Registered Design Professionals (RDP).

12.PCS: OSHPD Preapproved Prefabricated Components and Systems program is created to provide a multi-discipline preapproval for prefabricated components and systems for healthcare construction projects. This will streamline the review process for components and systems as there will be multiple disciplines that are preapproved. PCS eliminates the need for manufacturers to find a healthcare construction project to get their systems reviewed, not only saving time from repetitive plan review, but also greatly reducing uncertainty of getting approval.

13.Prefabricated = Preassembled.

14.Distinction of Manufactured Components

- a. Manufactured Components: Components that come from a manufacturing facility or factory and are available from a catalog. For design, the manufacturer provides:
 - i. Capacity of the component, or
 - ii. Maximum seismic acceleration for the component, or
 - iii. Manufacturer's certification of seismic qualification.
- b. Manufactured components are typically not assembled on site (unless they are packaged in the manufacturing facility or factory for minor assembly on site).

B. Process

1. Process to get Preapprovals
2. Process to use a Preapproval
3. Process for project-specific prefabrication

C. Inspections: Process and how TIO is developed

1. Vendor/Manufacturer Inspections
2. Prefabrication/Assembly Inspections
 - a. On-site
 - b. Off-Site
 - i. Shop
 - Pressure testing
 - Welding
 - c. Example Joe LaBrie SurePods visit to see how pods were put together to develop the TIO. Show Example TIO developed.

D. FLS

1. Input on Preapprovals
2. Input on Prefabricated components

E. Example Projects: How prefabrication has been used

1. UCSF Parnassus: Self Perform Bathroom Pods
2. Kaiser Roseville
3. Sutter Santa Clara

F. Vendor Feedback: What was the experience, what recommendations do they have

1. SurePods
2. DuraFuse
3. STARC Walls

G. Q&A from 6/25/24 Webinar

Question Asked	Answer Given
We have had problems with out of state / out of country fabricated items having a difficult time meeting Lab Standards used in California. Is there a path to eventually accepting other Lab Standards equivalent to those in CA?	
How do you mitigate scope gaps with scope for the general contractor VS. the prefab manufacturer?	
I'm sold on pre-fab. My interest is what is OSHPD/HCAI doing to make it more possible on acute care projects. Will you be covering this?	I believe your question was answered but please email RegsUnit@HCAI.ca.gov if you have further questions.
So if each room needs to be fully inspected if it were built onsite, you're saying it will still need to be inspected at the same level of detail at the offsite fabrication location?	Yes, the same level of inspections need to be provided as if you were building on-site. This includes the Design Professional of Record (DPOR) administration of the project inspections, testing, special inspections for items prior to covering etc.

Question Asked	Answer Given
In order to fully realize the advantages of off site fabrication then we will need a larger cohort of IOR's so that then can handle this strategy.	
Is there a path forward where by something like a bathroom, or a patient care room can become more like what we do now for Air Handlers. They become pre-approved items and the manufacturers have to get them certified and approved and then when they are used on a project that are treated like black boxes and no IOR inspection is required? I think that's what we're looking for. I.e. this is not for custom pre-fab solutions that are project specific, but if a vendor out there has a standard bathroom - that bathroom can be certified and purchased and no inspection at the manufacturers site is required?	
If a manufacturer goes through the PCS process does that item need to be inspected by the IOR as it is built for a project?	

Question Asked	Answer Given
Thanks for doing this. It's a very interesting topic. We are all looking to speed up acute care projects in California. Glad there's some openness at HCAI/OSHPD on this.	
Should we say that a workload/approach should also be provided to HCAI to understand the prefabrication approach? Do details provide clarification on what is prefabricated?	
Curious if the process involves a typical shop drawing review between the DPOR and the off site constructor.	
Is there a recommended scale or size threshold (i.e. room quantity) at which the benefits of prefabrication can be realized?	
Please detail now the IOR can comply with requirement of "continuous inspection of work" when prefab work is done off site.	

Question Asked	Answer Given
Do HCAI field need to visit the plant during fabrication?	
Can a prefab or modular product go thru a project specific design approval without the pre-approval (PCS)?	
If a modular component is HCD certified (factory built housing and building components), does it need to also go through HCAI?	
Can the manufacturing plant be located internationally?	Construction for pre-fabricated items may be internationally provide all of the same requirements for construction, i.e. IORs, inspections, special inspections, TIO etc. are met. Please email RegsUnit@HCAI.ca.gov to discuss further.
Does the pre-fab process utilize Union labor?	
If something is inspected in an off-site factory, is there any need to reinspect in the field? Thinking about systems within walls that are covered with gyp board in the factory.	

Question Asked	Answer Given
Will OSHPD field staff travel to out of state factory, or rely solely on IOR for inspections out of state/country.	
To achieve maximum benefit of prefab fully volumetric, some things like walls may be closed in. If everything is inspected in factory and covered up, unless there is apparent damage, no need to reinspect. Correct?	
Can you please speak to challenges/lessons learned associated with installation of prefabricated components? Particularly associated with tolerances.	
What is the estimated timeframe to receive a preapproval, and how will HCAI monitor the fabrication process in the shops? Can you clarify is a PCS is specific to a project only?	
Are there a sufficient amount inspectors available to keep projects on schedule with this processes as it ramps up?	

Question Asked	Answer Given
Given that the construction of these materials need to begin during the design phase, is there a risk if medical equipment changes? MEQ tends to be updated quite frequently and users tend to want the "latest and the greatest." Is there a risk with the MEQ purchases occurring so much later in the project?	
Is HCAI/OSHPD developing a preapproval program that will allow proprietary prefab information/details/engineering to be confidential? Currently all of this information is public for all to see.	
For walls, how much of a product it needs to be to be accepted? Can it vary on thickness and sizes and still be under the same "product"?	
Except for required continuous inspections or material ID's, if you aren't allowing us to cover items up offsite, what purpose does the offsite inspection serve? Couldn't it all be inspected onsite then.	

Question Asked	Answer Given
Can the inspectors be from same company that built it or different?	
Who inspects the pre-fab product when it arrives onsite?	
Can the pre-fab work be considered work in progress, since it gets fully inspected in the final installation	

- Item #8 Determine timeline for deliverables and next meeting date
- Discussion and public input
- Facilitator: Cody Bartley (or designee)*

Item #9

Comments from the Public/Subcommittee Members on Issues not on this Agenda

The Subcommittee will receive comments from the Public/Subcommittee Members. Matters raised at this time may be taken under consideration for placement on a subsequent agenda.

Facilitator: Cody Bartley (or designee)

Item #10 Adjournment