



CBSC 2022

+ Reference Standards

# Part 2 – Chapter 2 Definitions

**EQUIPMENT [OSHPD 1, 2, 4 & 5].** *Equipment as used in this part and all applicable parts of the California Building Standards Code shall be classified as building service equipment, fixed equipment, mobile or movable ... equipment.*

**(1) FIXED EQUIPMENT** *means equipment that is directly attached to the building or directly connected to a service distribution system/utility and that typically **remains in one fixed location during its service life or use***

**(2) MOVABLE EQUIPMENT** *means equipment, with or without wheels or rollers, that is directly attached to the building or directly connected to a service distribution system/utility that typically remains in one fixed location during its service life or use **but is required to be periodically moved to facilitate cleaning or maintenance***

**(3) MOBILE EQUIPMENT** *means equipment, with or without wheels or rollers, that is **typically used in a different location** than where it is stored and moved from one location in the structure to another during ordinary use...*

# And Don't Forget.....

## ***PIN 68 – Support and Attachment Requirements for Fixed, Interim, Mobile, Movable, Other and Temporary Equipment***



# Part 2 – Chapter 2 Definitions

***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 through a project approved by OSHPD, and ***remain under the jurisdiction of OSHPD.***

## ***OSHPD Classification?***

[OSHPD 1] Hospitals

[OSHPD 1R] General acute care hospitals buildings

[OSHPD 2] Skilled Nursing Facilities

[OSHPD 3] Clinics

[OSHPD 4] Correctional Treatment Centers

[OSHPD 5] Acute Psychiatric Hospital buildings

# Part 2 – Chapter 10 Means of Egress

***1003.1.1 Means of egress for hospitals. [OSHPD 1] In addition to the requirements of this chapter, means of egress for hospitals shall comply with Part 10 California Existing Building Code Section 308A.***

***1003.1.2 Means of egress for hospital buildings removed from acute care service, skilled nursing facilities, intermediate care facilities and acute psychiatric hospitals. [OSHPD 1R, 2 & 5] In addition to the requirements of this chapter, means of egress for hospital buildings removed from acute care service, skilled nursing facilities, intermediate care facilities and acute psychiatric hospitals shall comply with OSHPD amendments to Part 10 California Existing Building Code Section 308.***

# Part 2 – Chapter 11B Detectable Warnings

## 11B-247.1 Detectable warnings.

11B-247.1.1 General. Detectable warnings shall be provided in accordance with Section 11B-247.1 and shall comply with Section 11B-705.1.

11B-247.1.2 Where required. Detectable warnings shall be provided where required by Section 11B-247.1.2.

11B-247.1.2.1 Platform edges. Platform boarding edges shall have detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.1.

11B-247.1.2.2 Curb ramps. Curb ramps shall have detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.2.

11B-247.1.2.3 Islands or cut-through medians. Islands or cut-through medians shall have detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.3.

11B-247.1.2.4 Bus stops. Where detectable warnings are provided at bus stop boarding and alighting areas in compliance with Section 11B-810.2.2, detectable warnings shall comply with Sections 11B-705.1.1 and 11B-705.1.2.4.

11B-247.1.2.5 Blended transitions. Blended transitions shall have detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.5.

11B-247.1.2.6 Reflecting pools. The edges of reflecting pools shall be protected by railings, walls, warning curbs or detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.6.

11B-247.1.2.7 Track crossings. Where it is necessary to cross tracks to reach transit boarding platforms, detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.7 shall be provided.

## Where are detectable warnings required?



**A raised pedestrian crossing, depressed corner of similar connection that is between a circulation path at the level of the sidewalk or walk and the level of a vehicular way.**

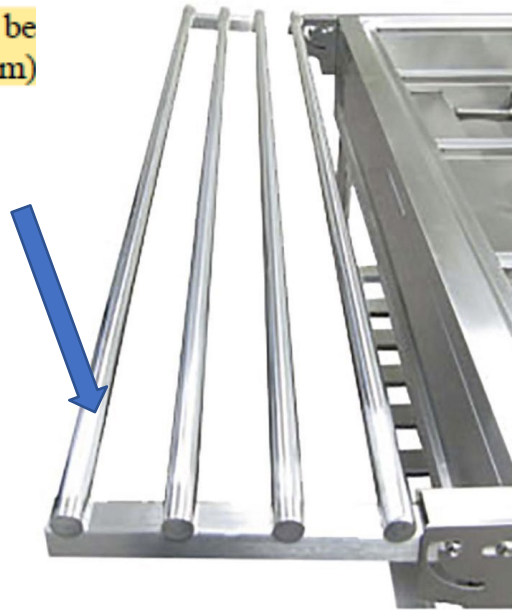
# Part 2 – Chapter 11 Detectable Warnings

*Distance from finish floor to tops of tray slides.....?*

**11B-904.5 Food service lines.** Counters in food service lines shall comply with *Section 11B-904.5*.

**11B-904.5.1 Self-service shelves and dispensing devices.** Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with *Section 11B-308*.

**11B-904.5.2 Tray slides.** The tops of tray slides shall be 28 inches (711 mm) minimum and 34 inches (864 mm) maximum above the finish floor or ground.



***Between 28" and 34"***

# Part 2 – Chapter 12 Services/Systems & Utilities

## ***1224.4.1.1 Services/systems and utilities.***

***[OSHPD 1] Services/systems and utilities shall comply with California Existing Building Code Section 310A.***

***[OSHPD 1R] 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 2 – Chapter 12 Means of Egress

## ***1224.4.1.2 Means of egress.***

***[OSHPD 1] Means of egress shall comply with Part 10, California Existing Building Code, Section 308A.***

***[OSHPD 1R] Means of egress shall only pass through structures that are under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).***

# Part 2 – Chapter 12 General Items

- Further clarification of “**Departmental Boundaries**”, location of identifiable spaces for each of the required functional areas within the department
- Update of acceptable **Sound Transmission (STC) Ratings (per CBC)**
  - Minor drop in ratings at patient rooms (STC 45 now max vs. 65)
  - Minor increase at exam rooms (HIPA)
  - Added MRI room ratings
- Clarification of **Medication Station locations/observation**

**1224.4.4.4.2 Self-contained medication dispensing unit.** *If provided, a self-contained medicine dispensing unit shall be located at the nurses’ station, in the clean utility room, or in an area where access to the self-contained medication dispensing unit is under the monitoring and control of nursing staff. Self-contained medication dispensing units shall be provided with essential power and lighting.*

# Part 2 – 1224 Nursing Support Space

## ➤ **Required** in each Nursing Unit

- Administrative area / Nurse Station
- Medication Station

## ➤ **Shared** between Nursing Units if having direct access

- Equipment & Emergency Storage, gurneys & wheelchairs
- Separate Clean and Soiled Utility Rooms, Clean linen storage
- Nourishment area & Ice Machine

## ➤ **Shared** between Nursing Units

- Nurse/Supervisor Office
- Staff toilet rooms
- Housekeeping rooms
- Special bathing facilities (optional)

## ➤ Optional or may be shared with **other** service spaces

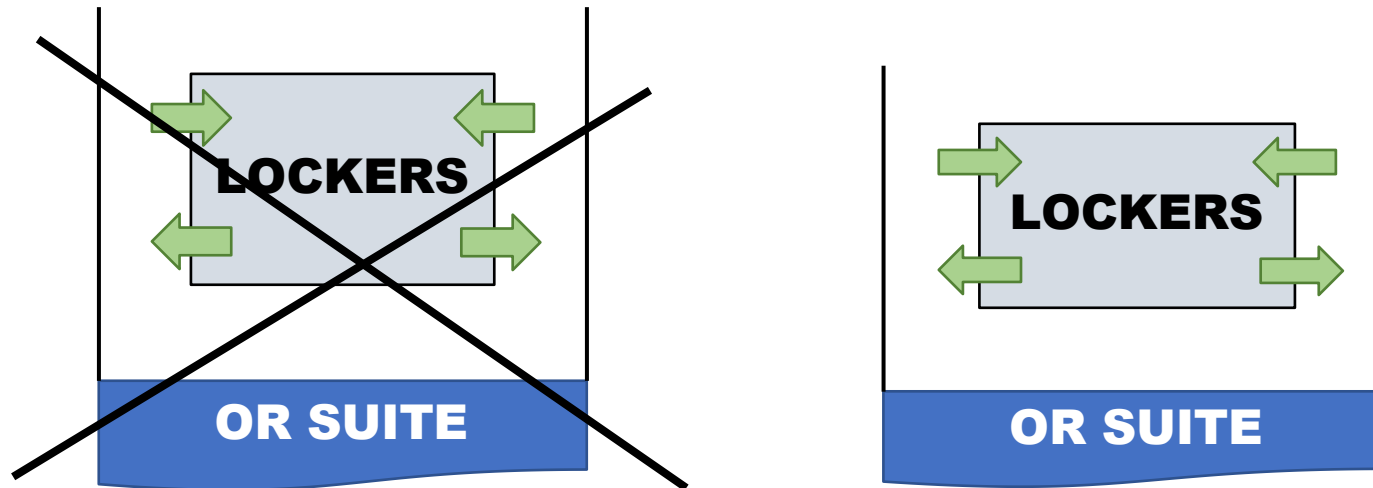
- Exam &/or treatment rooms are optional
- Multipurpose rooms may be shared with other departments

# Part 2 - Surgical Service Space

## Staff Clothing Change Areas

Arranged to ensure a traffic pattern so that personnel can:

- ✓ Enter the staff change area from non-restricted space
- ✓ Change their attire
- ✓ Move directly into the semi-restricted surgical service corridor



## Part 2 - Surgical Service Space

**1224.15.3.11 Staff clothing change areas.** *Appropriate areas shall be provided for male and female staff working within the surgical service space. The areas shall contain lockers, showers, toilets, handwashing stations, and space for donning surgical attire. These areas shall be arranged to **ensure** a traffic pattern so that personnel entering from unrestricted area outside the surgical service space enter, change their clothing, and move directly into the surgical service space semi-restricted corridor.*

# Part 2 – Clinical Lab Space

**1224.17.2 Laboratory work areas.** *The following laboratory work areas shall be provided:*

**1224.17.2.1 Laboratory workstation(s).** *Space shall be provided to accommodate equipment used and, at minimum, shall include...*

**1224.17.2.2 Handwashing station(s).**

**1224.17.2.3 Refrigerated storage facilities.** *Refrigerated blood storage facilities for...*

**1224.17.2.4 Storage facilities**

**1224.17.2.5 Terminal sterilization.**

**Exception:** *Terminal sterilization facilities are not required when it can be demonstrated to the licensing agency that transport and terminal sterilization can be effectively contracted to an independent medical waste treatment facility.*

**1224.17.2.6 Radioactive material handling.** *If radioactive materials are employed...*



# Part 2 – Clinical Lab Space

## **1224.17.3 Specimen Collection Facilities**

**1224.17.3.1 General.** *Space shall be provided for specimen collection. Facilities for this function shall be located outside the laboratory work area.*

**1224.17.3.2 Facility requirements.** *At a minimum...*

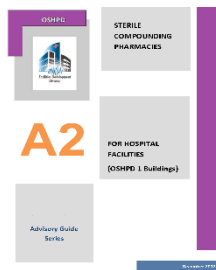
**1224.17.4 Administrative areas.** *Office(s) and space for clerical work, filing, and record maintenance and storage shall be provided.*



# Part 2 – Pharmacy

## Section 1224.19 Pharmaceutical Service Space

### ➤ Reference Materials



- USP <797> & <800>
- Title 16 Pharmacy Sections 1735 and 1751

- Veterans Affairs Standards
- Facility Guidelines Institute
- Industry Partners

### ➤ Collaboration with CDPH and Board of Pharmacy





# Part 2 – Pharmacy

- **Dispensing Facilities** (required for all Hospital Pharmacies)
  - **Receiving/breakout/inventory**
    - Size based on Functional Program w/ 120 sq. ft. minimum
  - **Dispensing**
    - Work counters/Space for manual or automated dispensing
    - Size for volume of doses per day for in-patients & outpatients
- **Non-sterile compounding**
  - Workstations
  - Handwashing Fixture
  - Utility sink
- **Recording** – counter and electronic workstations
- **Storage**
  - Temporary, Bulk, Active
  - Refrigerated, Secured, etc.

# Part 2 – Pharmacy

- **Non-Hazardous Sterile compounding** (if provided)
  - **Workstation** – vented biological safety cabinets, CAIs, etc.
  - **Buffer room** (Clean room)
    - 120 square feet + 75 s.f. for each additional workstation
    - Sealed tight, positive pressure, laminar flow, low level return
    - Semi-restricted finishes
  - **Ante-Room** (may be common with Hazardous Drug Compounding Clean Room)
    - 120 square feet
    - Sealed tight, negative pressure relative to Buffer room
    - Scrub sink, eyewash station, dedicated housekeeping
    - Semi-restricted finishes
  - **Segregated Compounding Area** (when provided) comply with Section 1250.

# Part 2 – Pharmacy

- **Hazardous Drug Sterile compounding** (if provided)
  - **Workstation** – vented biological safety cabinets, etc.
  - **Buffer room** (Clean room)
    - 130 square feet + 75 s.f. for each additional workstation
    - Sealed tight, negative pressure, laminar flow, low level return
    - Doffing area, Refrigerator, Semi-restricted finishes
  - **Ante-Room** (may be common with Non-Hazardous Compounding Clean Room)
    - 120 square feet
    - Sealed tight, negative pressure relative to Buffer room
    - Scrub sink, eyewash station, dedicated housekeeping
    - Semi-restricted finishes
  - **Segregated Compounding Area** (when provided) comply with Section 1250.

# Part 2 – Pharmacy

- **Support Areas for the Pharmacy**
  - **Access to information**
    - Patient information
    - Pharmacopeia information
  - **Office** for Chief Pharmacist
  - **Multipurpose room** may be shared with other departments
  - **Outpatient consultation** area, if provided
  - **Staff toilet rooms and lockers**
  - **Additional equipment & supplies**

# Part 2 – Pharmacy

- **Optional Alternate for Hospitals with less than 100 beds**
  - **Drug Room Permit** in lieu of Hospital Pharmacy
    - Receiving/breakout/inventory
    - Handwashing station
    - Storage – bulk, refrigerated, secured, etc.

# Part 2 – Dietetic Service Space



## **1224.20 DIETETIC SERVICE SPACE**

**1224.20.1 General.** *Food and nutrition facilities shall be provided to support food services provided for staff, visitors, and patients. Adequate space for the preparation and serving of food shall be provided. Equipment shall be placed so as to provide aisles of sufficient width to permit easy movement of personnel, mobile equipment, and supplies. Food service facilities and equipment shall conform to these standards, the standards of the National Sanitation Foundation, and the requirements of the local public health agency.*

## **1224.20.2 Functional elements. ...**


**\* Also see 1224.29.2.10 for Infant Formula requirements**

# Part 2 – Outpatient Observation Units

- **Senate Bill 1076** (*Health and Safety Code section 1253.7*)
  - Defines “**observation services**” as “*outpatient services... to those patient who have unstable or uncertain conditions potentially serious enough to warrant close observation, but not so serious as to warrant inpatient admission to the hospital.*”

## New Code Section 1224.39.6

Analysis - Patient Station:



	<u>1988 - 2001 CBC</u> <i>(effective thru 12/31/2006)</i>	<u>2016 CBC</u>
<b>Nursing Unit</b>		
Single Patient Room	110 sf <i>(3 feet clear @ sides and foot of bed)</i>	120 sf <i>(3 feet clear @ sides and foot of bed)</i>
Multi-Patient Room	80 sf / bed <i>(3 feet clear between</i>	100 sf / bed <i>(3 feet clear between</i>

# Part 2 – Outpatient Observation Units

## ➤ Location

- **Must be** located in a *conforming, or non-conforming, hospital building*
- **May be** located in a hospital **building removed from acute-care service**

## ➤ Connection to Hospital Services

- **Corridor systems shall connect the unit to all Basic and Supplemental Services**
- **Patient access** to the unit shall not pass through public lobbies, waiting areas, other departments, or inpatient units

## ➤ Support Spaces for Outpatient Services

- **Waiting Room**
- Access to **Public Toilets**
- Access to **Telephone & Drinking Fountain**



# Part 2 – 1225 [OSHPD 2]

## ***Section 1225 Skilled Nursing Facilities and Intermediate Care Facilities [OSHPD 2]***

- **Means of egress** required to only pass through building under OSHPD jurisdiction.
- **Multi-story and/or higher Construction Types** are no longer considered [OSHPD 1] for structural considerations or for “Existing Structures”
- State **Chapter 34A “Existing Structures” is repealed**
- Section 1225.2.2 **egress requirements** now expanded to include multi-story SNFs previously considered [OSHPD 1] and previously addressed in *Chapter 34A*

# Part 2 – 1225 [OSHPD 2]

- **1225.1.2 Subacute care.** *Patient rooms providing subacute care shall comply with Section 1225.5.1.2. Equipment and components supporting subacute bed(s) shall have special seismic certification per Section 1705. Electrical requirements shall comply with California Electrical Code Article 517.*
- **Note:** (Relocated from Section 1705.13.3.1) *Construction documents for OSHPD 2 buildings **without** subacute beds shall explicitly state that the skilled nursing facility or intermediate care facility does not admit patients needing **sustained electrical life support equipment***



# Part 2 – 1225 [OSHPD 2]

## ***1225.2.1 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).*

***1225.2.2 Means of egress.*** *Means of egress shall only pass through structures that are under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).*



# Part 2 – 1225 [OSHPD 2]

## CMS 2-Bed Requirement – Impact to subacute conversions



eCFR — Code of Federal Regulations

Title 42 → Chapter IV → Subchapter G → Part 483 → Subpart B → §483.90

Title 42: Public Health  
PART 483—REQUIREMENTS FOR STATES AND LONG TERM CARE FACILITIES  
Subpart B—Requirements for Long Term Care Facilities

(2) Maintain all essential mechanical, electrical, and patient care equipment in safe operating condition.

(e) *Resident rooms.* Resident rooms must be designed and equipped for adequate nursing care, comfort, and privacy of residents.

(1) Bedrooms must—

(i) Accommodate no more than four residents. For facilities that receive approval of construction or reconstruction plans by State and local authorities or are newly certified after November 28, 2016, bedrooms must accommodate no more than two residents.

**New construction or newly certified after November 28, 2018 = maximum of 2 beds/room**

# Part 2 – 1228 [OSHPD 5]

**1228.4.1 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).*

**1228.4.2 Means of egress.** *Means of egress shall only pass through structures that are under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).*

**\* Also see special requirements for locked units (I-2 with restraint)**



# Part 2 – 1226 [OSHPD 3] Clinics

## □ Clarification of Application

- **Clinics licensed under H&S Code *Section 1200***
  - Primary Care Clinics
  - Specialty Clinics
    - Surgical Clinics
    - Chronic Dialysis Clinics
    - Alternative Birthing Clinics (ABCs)
    - Rehabilitation Clinics
  - Psychology Clinics
- **Also, Outpatient Clinical Services of a Hospital provided in a freestanding building under H&S Code *Section 1250***

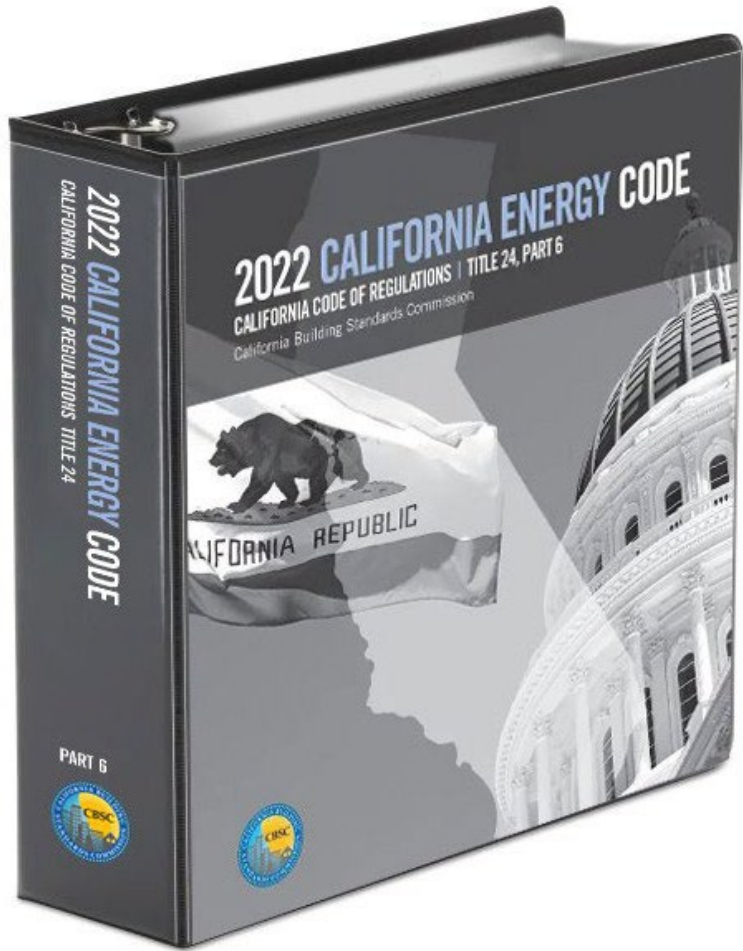
# Part 2 – 1226 [OSHPD 3]

**1226.4.3.5 Contiguous functions.** Basic services of a single licensed clinic may be located in **separate suites**. Each clinic suite shall be **contiguous** and include internal circulation to access each of the required functions identified for that specific basic service.



## **Exceptions:**

1. Various functions including, but not limited to **reception, waiting, staff support areas such as toilets, storage, and lounge** may be located outside of the clinic suite with approval from the California Department of Public Health.
2. If **toilets and drinking fountain(s) serving the public** are provided as part of the overall building features, they need not be provided within the clinic suite.
3. **Shared services.** Space for general storage, laundry, housekeeping and waste management may be shared with other tenants.



# Part 6

## *California Energy Code*





# PART 1 – Reference to Part 6

## Chapter 7, Article 1 General

**7-103. Jurisdiction.** The following are within the jurisdiction of Office of Statewide Health Planning and Development:

...

(c) For hospital buildings, skilled nursing facilities and intermediate care facilities, the Office shall also **enforce the regulations** of the California Building Standards Code as adopted by **the California Energy Commission**, the Office of the State Fire Marshal and the Division of the State Architect/Access Compliance Section, for **Energy Conservation**, fire and life safety and accessibility compliance for persons with disabilities, respectively.

# PART 6 – Enforcement

- OSHPD Systems

- Plan Review:

- ✓ Exterior Assemblies & Detailing
- ✓ Electrical Lighting Design & Specifications
- ✓ Mechanical Systems Design & Specifications
- ✓ Energy Code Modeling

- Construction:

- ✓ Continuous Inspection & Observation
- ✓ Verified Reports
- ✓ Commissioning & Occupancy

CHAPTER 10  
ADMINISTRATIVE REGULATIONS FOR THE  
CALIFORNIA ENERGY COMMISSION (CEC)

**ARTICLE 1  
ENERGY BUILDING REGULATIONS**

**10-101. Scope.**

(a) This article contains administrative regulations relating to the energy building regulations in Title 24, Part 6. This article applies to all residential and nonresidential buildings.

(b) Nothing in this article lessens any necessary qualifications or responsibilities of licensed or registered building professionals or other designers or builders, or the duties of enforcement agencies, that exist under state or local law.

(c) If any provision of the regulations in this article or the Building Energy Efficiency Standards, Title 24, Part 6, of the California Code of Regulations is found invalid by a court of competent jurisdiction, the remainder of these regulations shall remain in effect.

Authority: Sections 25402 and 25402.1, Public Resources Code.  
Reference: Sections 25402 and 25402.1, Public Resources Code.

**HISTORY:**

1. New Article 1 (Section 1401) filed 5-3-76; effective thirtieth day thereafter (Register 76, No. 19).
2. Amendment filed 8-17-77; designated effective 3-11-78 (Register 77, No. 34).
3. Repealer of Article 1 (Section 1401) and new Article 1 (Sections 1401-1408, not consecutive) filed 12-9-81; designated effective 7-1-82 (Register 81, No. 50).
4. Amendment filed 12-27-84; designated effective 1-1-85 pursuant to Government Code Section 11346.2 (d) (Register 84, No. 52).

**10-102. Definitions.** In this article the following definitions apply:

**ACCEPTANCE REQUIREMENTS** are "acceptance requirements for code compliance" as defined in Section 100.1(b) of Part 6.

**ACCEPTANCE TEST TECHNICIAN (ATT)** is a Field Technician as defined in Section 10-102 who is certified by an authorized Acceptance Test Technician Certification Provider to perform acceptance testing of either lighting controls or mechanical systems pursuant to the requirements of Sections 10-103.1 or 10-103.2, respectively. ATTs are authorized to perform only those acceptance tests for which they are certified by an ATTCP; ATTs certified to perform acceptance testing of lighting controls are sometimes referred to as "lighting control ATTs," and ATTs certified to perform acceptance testing of mechanical systems are sometimes referred to as "mechanical ATTs." (See "Field Technician" and "Acceptance Test Technician Certification Provider.")

**ACCEPTANCE TEST EMPLOYER (ATE)** is a person or entity who employs an Acceptance Test Technician and is certified by an authorized Acceptance Test Technician Certification Provider pursuant to the requirements of Sections 10-103.1 or 10-103.2. ATEs are authorized to employ only those ATTs for which they are certified by an ATTCP. ATEs certified to employ ATTs that perform acceptance testing of lighting controls are sometimes referred to as "lighting control ATEs," and ATEs certified to employ ATTs that perform acceptance testing of mechanical systems are sometimes referred to as "mechanical ATEs." (See "Acceptance Test Technician" and "Acceptance Test Technician Certification Provider.")

**ACCEPTANCE TEST TECHNICIAN CERTIFICATION PROVIDER (ATTCP)** is an agency, organization or entity approved by the Energy Commission to train, certify and oversee ATTs and ATEs relating to either lighting controls or mechanical systems according to the requirements of Sections 10-103.1 or 10-103.2, respectively. ATTCPs are authorized to certify only those ATTs and ATEs for which they are approved by the Energy Commission; ATTCPs approved to certify ATTs and ATEs relating to the acceptance testing of lighting controls are sometimes referred to as "lighting control ATTCPs," and ATTCPs approved to certify ATTs and ATEs relating to the acceptance testing of mechanical systems are sometimes referred to as "mechanical ATTCPs." (See "Acceptance Test Technician" and "Acceptance Test Employer.")

**NOTE:** Authority cited: Sections 25402, 25402.1, and 25213, Public Resources Code. Reference: Sections 25007, 25402(a)-(b), 25402.1, 25402.4, 25402.5, 25402.8 and 25910, Public Resources Code.

**ACM** means ALTERNATIVE CALCULATION METHOD are compliance software, or alternative component packages, or exceptional methods approved by the Commission under Section 10-109. ACMs are also referred to as Compliance Software.

**ACM APPROVAL MANUALS** are the documents establishing the requirements for Energy Commission approval of Compliance Software used to demonstrate compliance with the Building Energy Efficiency Standards for Residential and Nonresidential Buildings currently adopted by the Energy Commission.

**ACM REFERENCE MANUAL** is the document establishing the procedures required to implement Sections 140.1 and 150.1 of Title 24, Part 6 of the California Code of Regulations in Compliance Software.

**ADDITIONALITY** is a property of solar offsets whereby the offset causes additional benefits beyond what would occur as a result of all other actions, and which would exclusively benefit the building or property for which the offset substitutes for compliance obligations that would otherwise be required for that building or property, and those benefits would not ever be transferred to other buildings or property.

197

# PART 6 – California Energy Code (CEC)

## Application to Remodel Projects

### OSHPD *versus* CEC Definition of “Alteration”

### *What’s the Difference?*

#### OSHPD:

**[A] ALTERATION.** Any construction or renovation to an existing structure other than repair or addition.

*[DSA-AC] A change, addition or modification in construction, change in occupancy or use, or structural repair to an existing building or facility.*

# PART 6 – California Energy Code (CEC)

## Application to Remodel Projects

### CEC:

ALTERATION is any change to a building's water-heating system, space-conditioning system, lighting system, electrical power distribution system, or envelope that is not an addition.

Alteration is also any change that is regulated by Part 6:

- to an outdoor lighting system that is not an addition
- to signs located either indoors or outdoors
- to a covered process that is not an addition (fenestration)

# PART 6 – California Energy Code (CEC)

**SECTION 141.0  
ADDITIONS, ALTERATIONS AND REPAIRS  
TO EXISTING NONRESIDENTIAL, HIGH-RISE  
RESIDENTIAL, AND HOTEL/MOTEL  
BUILDINGS, TO EXISTING OUTDOOR  
LIGHTING, AND TO INTERNALLY AND  
EXTERNALLY ILLUMINATED SIGNS**

Additions, alterations, and repairs to existing nonresidential, high-rise residential, and hotel/motel buildings, existing outdoor lighting for these occupancies, and internally and externally illuminated signs, shall meet the requirements specified in Sections 100.0 through 110.10, and 120.0 through 130.5 that are applicable to the building project, and either the performance compliance approach (energy budgets) in Section 141.0(a)2 (for additions) or 141.0(b) 3 (for alterations), or the prescriptive compliance approach in Section 141.0(a)1 (for additions) or 141.0(b)2 (for alterations), for the Climate Zone in which the building is located. Climate zones are shown in Figure 100.1-A.

Covered process requirements for additions, alterations and repairs to existing nonresidential, high-rise residential, and hotel/motel buildings are specified in Section 141.1.

**|| Exception to Section 141.0:** Alterations to healthcare facilities are not required to comply with this Section.

# PART 1 – Building Energy Efficiency Program

## 7-118. Building Energy Efficiency Program.

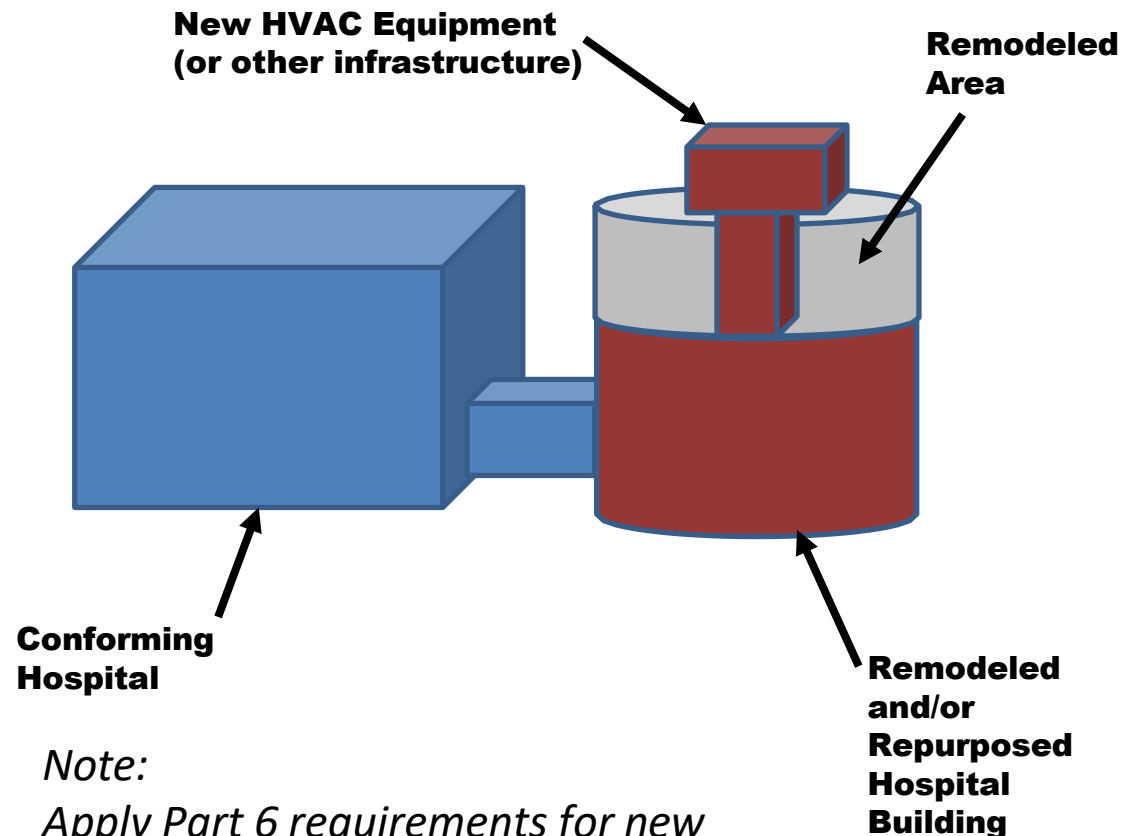
Projects that consist of any **new** elements related to A thru D shall include a Building Energy Efficiency Program **with the submittal**. The Program shall describe how the design of the building systems meets the owner's project requirements and include the associated Basis of Design (BOD) document 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



# Energy Practices for Remodels

- New Lighting & Controls
  - Meets Part 6
- New HVAC Equipment (units, chillers, etc.)
  - Meets Part 6 (SEER)
- New Ventilation Shaft (for future build-out)
  - Meets Part 6 (duct testing)



*Note:*  
*Apply Part 6 requirements for new elements at time of construction.*

# OSHPPD RESOURCES



# OSHPD RESOURCES

- OSHPD Preapproved Manufacturer (OPM)
- OSHPD Preapproved Details (OPD)

OPD can be modified for site specific conditions if the DPOR stamps and signs the revised details and OSHPD approval is obtained

- OSHPD Special Seismic Certification Preapproval (OSP)
- Preapproved Laboratory (OPAA)

**No substitutions of products!**

**Test Unit Identification**

Unit Under Test (UUT)	
Unit Under Test (UUT)	D <sub>2</sub>
Unit Configuration	
Product Line	PC2 Evaporative Condenser
Model(s)	PC2-50-0406-7.5/S
Nominal Box Size	04X06X6R
No. of Sections	1
Unit Length (in)	48

**OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT  
FACILITIES DEVELOPMENT DIVISION**

**APPLICATION FOR OSHPD SPECIAL SEISMIC CERTIFICATION PREAPPROVAL (OSP)**

OFFICE USE ONLY  
APPLICATION #: OSP - 0001 - 10

OSHPD Special Seismic Certification Preapproval (OSP)  
Type:  New  Renewal

**Manufacturer Information**  
Manufacturer: Baltimore Aircoil Company, Inc.  
Manufacturer's Technical Representative: Panos G. Papavizas, Chief Engineer  
Mailing Address: 7600 Dorsey Run Road, Jessup, MD 20794  
Telephone: (410) 799-6438 Email: ppapavizas@baltimoreaircoil.com

**Product Information**  
Product Name: PT2 Open Cooling Tower  
Product Type: Open Cooling Tower  
Product Model Number: See attachments  
(List all unique product identification numbers and/or part numbers)  
General Description: Open cooling towers which reject heat into the atmosphere by evaporative cooling of water.  
All Units feature upgraded structure with seismic bracing. Seismic enhancements made to the test units required to address the anomalies observed during the tests shall be incorporated into the production units.  
Mounting Description: Rigid and flexible base mount

**Applicant Information**  
Applicant Company Name: Dynamic Certification Laboratories  
Contact Person: Joseph La Brie, S.E., President/CEO  
Mailing Address: 1315 Greg St., Suite 109, Sparks, NV 89431  
Telephone: (775) 358-5085 Email: labrie@makeltright.net  
I hereby agree to reimburse the Office of Statewide Health Planning and Development review fees in accordance with the California Administrative Code, 2013.  
Signature of Applicant: [Signature] Date: 3/18/13  
Title: President/CEO Company Name: Dynamic Certification Laboratories

**Vibration Isolated**

	3.10
	0.00
1.50	
3.10	
2.33	
2.07	
1.38	
Vibration Isolated	
	1.13
	1.88
	5.63

\*Access to Safe, Quality Healthcare Environments that Meet California's Diverse and Dynamic Needs\*  
STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY  
OSH-FD-799 (REV 1/24/13) Page 1 of 3

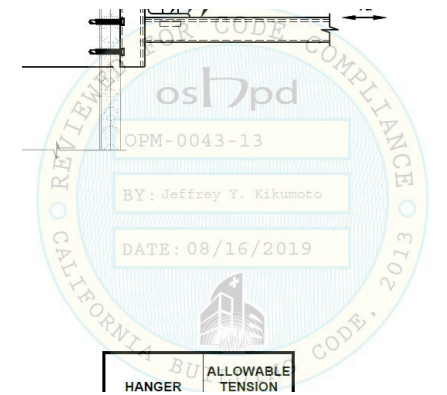
# OSHPD RESOURCES

## 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.

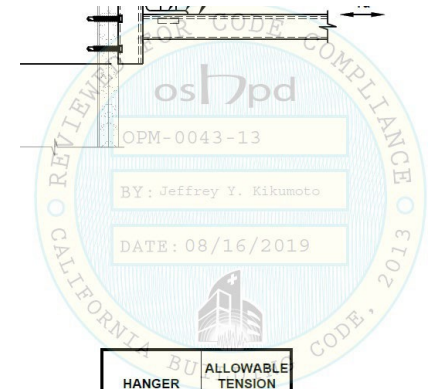


# OSHDPD RESOURCES

## 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.**



# OSHPD RESOURCES

➤ FREER Manual

➤ When is a Permit Required?

Item #	Category/Item	FR= Field Review	E= Excluded	(E Only) Form 102	ER= Expedited (Office) Review	Remarks
A-25	<b>SIGNS (EXTERIOR)</b> Free standing electric signs if connected to hospital electrical system	✓				<ul style="list-style-type: none"> <li>If sign is in a remote location i.e., vicinity of the back of sidewalks, local authorities may also have jurisdiction.</li> </ul>
A-26	<b>SIGNS (EXIT)</b> (illuminated) New exit signs and emergency lighting	✓				<ul style="list-style-type: none"> <li>OSHPD Electrical Engineer and FLSO review required.</li> </ul>
A-27	<b>SHELVING</b> Floor-supported storage cabinets 6 ft tall or less. Floor-supported library shelving, storage cabinets, bookstacks, and bookshelves 6 ft tall or less.		✓			<ul style="list-style-type: none"> <li>6'-0" or less in height.</li> <li>See ASCE 7-16 Chapter 13, Table 13.5-1.</li> <li>See shelving criteria, Section X(h).</li> </ul>
A-28	<b>SHELVING</b> Floor-supported storage cabinets over 6 ft., Floor-supported library shelving, bookstacks, and bookshelves over 6 ft.	✓				<ul style="list-style-type: none"> <li>Over 6'-0" in height.</li> <li>See ASCE 7-16 Chapter 13, Table 13.5-1.</li> <li>See shelving criteria, Section X(h).</li> </ul>
A29	<b>WALLS</b> Addition or removal of non-loadbearing partitions or non-fire rated partitions	✓				<ul style="list-style-type: none"> <li>Using OSHPD /OSHPD Pre-approved details (OPD).</li> <li>See FLSO Section for information on fire rated walls.</li> </ul>
A-30	<b>WALLS (Repair)</b> Mold mitigation		✓	YES		<ul style="list-style-type: none"> <li>Non-rated. Gypsum replacement only.</li> <li>See FLSO Section for information on fire rated walls.</li> <li>Industrial hygienist report required.</li> <li>See maintenance Section X(f).</li> </ul>

## FREER MANUAL

A Guide for  
Field Review (FR) Projects,  
Excluded (E) from OSHPD Plan Review,  
and Expedited Review (ER)

For  
General Acute Care Hospitals,  
Psychiatric Hospitals,  
Skilled Nursing Facilities,  
Intermediate Care Facilities,  
and  
Chemical Dependency Recovery Hospitals

Office of Statewide Hospital Planning and Development

Revised September 22, 2023

# OSHPD RESOURCES

## ➤ How To Guides



**OSHPD**  
Facilities Development Division


**EXPEDITED BUILDING PERMIT FOR WALL-MOUNTED TELEVISION/MONITOR BRACKET**

**1**  
How to Guide Series

**FOR SINGLE STORY WOOD FRAME SKILLED NURSING FACILITIES & INTERMEDIATE CARE FACILITIES (OSHPD 2 Buildings)**

**A Companion Document to the OSHPD FREER Manual**

December 2015



**OSHPD**  
Facilities Development Division


**EXPEDITED BUILDING PERMIT FOR WATER HEATER REPLACEMENT**

**2**  
How To Guide Series

**FOR SINGLE STORY WOOD FRAME SKILLED NURSING FACILITIES & INTERMEDIATE CARE FACILITIES (OSHPD 2 Buildings)**

**A Companion Document to the OSHPD FREER Manual**

December 2015



**OSHPD**  
Facilities Development Division

**EXPEDITED BUILDING PERMIT FOR WALL-MOUNTED HANDRAIL REPLACEMENT**

**3**  
How to Guide Series

**FOR SINGLE STORY WOOD FRAME SKILLED NURSING FACILITIES & INTERMEDIATE CARE FACILITIES (OSHPD 2 Buildings)**

**A Companion Document to the OSHPD FREER Manual**

December 2015

CAN 2-102.6

# REMODEL

# CAN 2-102.6

**Question: *What is a Remodel?***

Answer: An Alteration.

**Question: *What is an Alteration?***

- Alteration Defined
  - Any construction or renovation to an existing structure other than repair or addition. CBC 202
  - Alteration means any change in an existing building which does not increase and may decrease the floor or roof area or the volume of enclosed space.  
CAC 7-111

# CAN 2-102.6

## ➤ Existing Structures

- The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically provided in this code, the *California Existing Building Code*, the *International Property Maintenance Code*, the *California Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public. CBC 102.6



# CAN 2-102.6

## When does CAN 2-102.6 apply?

- Existing Structures

- Additions, Renovations, Alterations or Repairs

- Additions, renovations, alterations, or repairs shall conform to that for a **new** system without requiring the **existing** systems to be in accordance with the requirements of this code. Additions, renovations, alterations, or repairs shall **not cause** an **existing** system to become **unsafe** or create unhealthy or overloaded conditions. CMC/CPC 102.4

- Additions, alterations, renovations, or repairs to existing systems shall comply with the **provisions for new construction**, unless such deviations are found to be necessary and are first approved by the Authority Having Jurisdiction. CMC/CPC 102.4

# CAN 2-102.6

- **Addition** - *An extension or increase in floor area or height of a building or structure*
- **Renovation** – an update to an existing building or a return to a new condition
- **Alteration** - *A change, addition or modification in construction, change in occupancy or use, or structural repair to an existing building or facility. Alterations include, but are not limited to, **remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions.** Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility (DSA) CBC 202*
- **Repair** – The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage CBC 202

# CAN 2-102.6

## When does CAN 2-102.6 apply?

- Existing Structures
- Additions, Alterations or Repairs
- Changes in Building Occupancy or Use
- Building systems that are a part of a building or structure undergoing a change in use or occupancy, as defined in the building code, shall be in accordance with **the requirements of this code that are applicable to the new use or occupancy**. CMC/CPC  
102.6

# PATH OF TRAVEL ACCESSIBILITY

## CBC 202

### ➤ Path of Travel Defined

- *An identifiable **accessible route within an existing site**, building or facility by means of which a particular area may be approached, entered and exited, and which connects a particular area with an exterior approach (**including sidewalks, streets and parking areas**), an entrance to the facility, and other parts of the facility.*
- *When **alterations, structural repairs or additions** are made to existing buildings or facilities, the term “path of travel” also includes the **toilet and bathing facilities, telephones, drinking fountains and signs serving the area of work.***

# PATH OF TRAVEL ACCESSIBILITY

## Examples of Path of Travel (PoT)

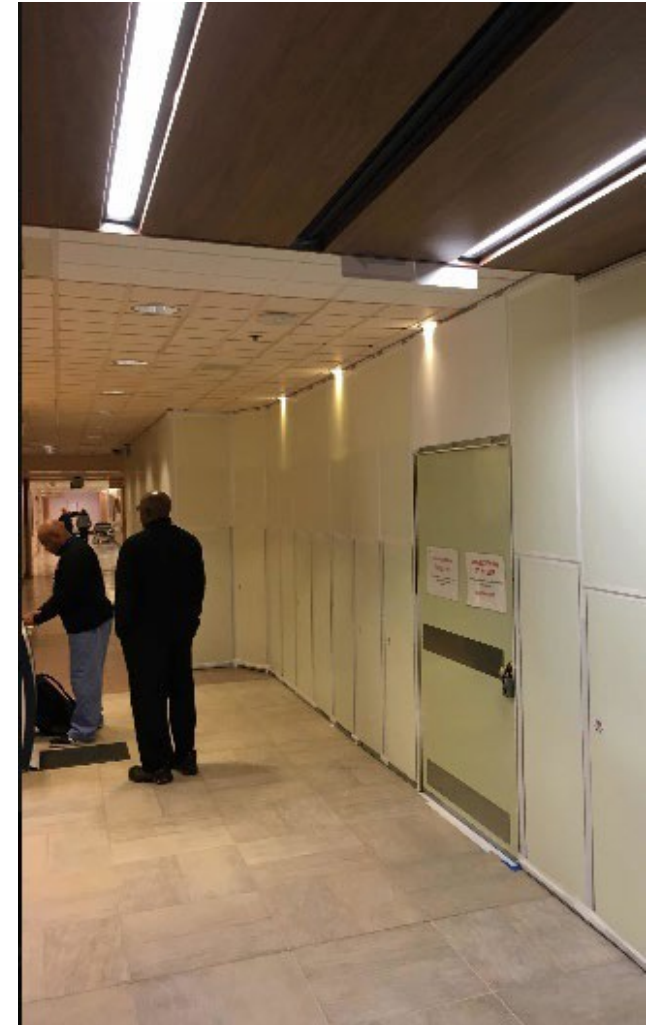
- Staff, Public or Patient Toilets
- Accessible Drinking Fountains
- Accessible Phones to the Public
- Site Modifications are allowed

# PATH OF TRAVEL ACCESSIBILITY

- Exceptions to Path of Travel Upgrades
  - If in compliance with current code or immediately preceding edition
  - Additions or Alterations to Meet Accessibility Requirements
  - Alterations of Existing Parking Lots
  - Addition or Replacement of Signs
  - Projects Consisting only of Heating, Ventilation, AC, Reroofing, Electrical Work, Cosmetic Work
  - When adjusted Construction Cost Doesn't Exceed Current Valuation Threshold 20%
  - Alterations for Installing Electric Vehicle Charging Stations.

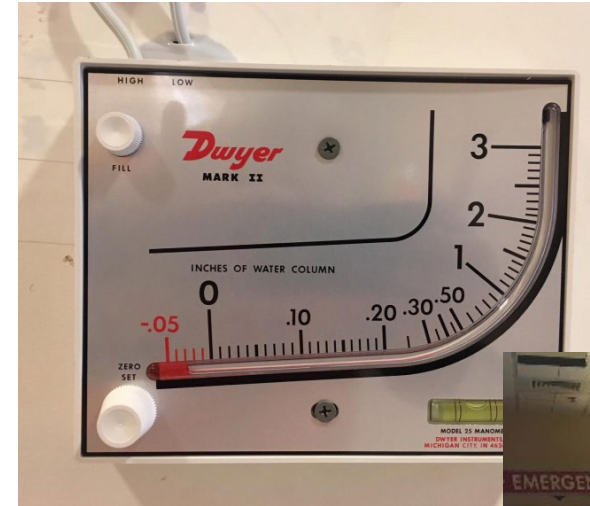
# ILSM / ICRA / Phasing & MOPs

- ICRA Expectations and Protocols
  - Interim Life Safety Measures (ILSM) vs Infection Control Risk Assessment (ICRA)
  - Should this be in the drawings?
  - Barrier & Phasing



# ILSM / ICRA / Phasing & MOPs

- **ICRA Expectations and Protocols:**
- Who inspects the ICRA
  - GC Daily
    - Barrier Integrity
    - Pressure relationships
    - Air Filter Maintenance
    - Fire Alarm System access
    - Access & Debris
  - Facilities
    - Prior to set up and after tear down at a minimum
    - Periodic visit to ensure standards are being followed





# MOPs

- Methods of Procedures
  - OSHPD vs CDPH Roles
  - Interruption of Services During Construction
  - Operation of Patient Services During Construction

# CONSTRUCTION IN AN OPERATING FACILITY

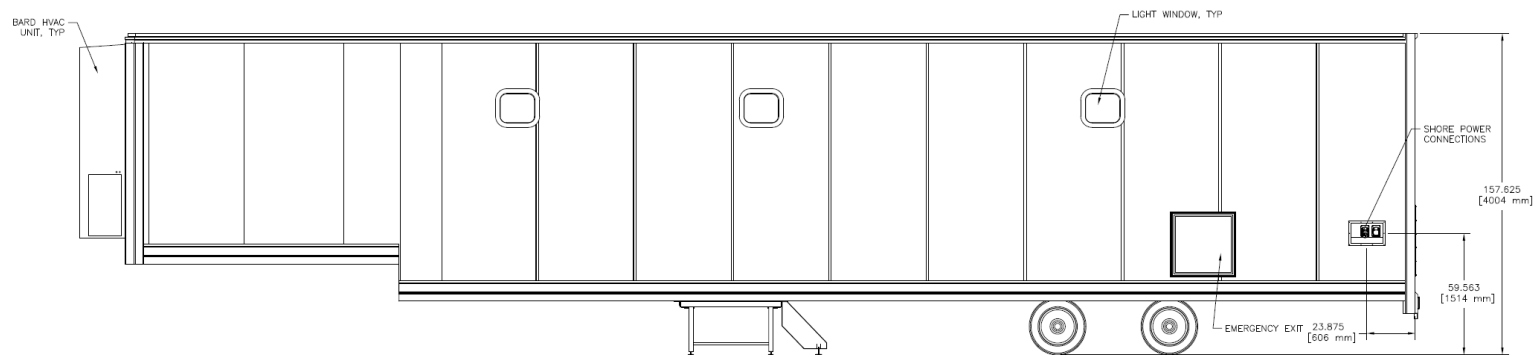
## Construction in an Operating Facility

- Minimum Code Compliance Exiting during construction
  - 6' Clear Corridor exiting to a 4' ADA Sidewalk
  - If exiting adjacent to a construction zone walkway must be protected for a length per Table 33016 of Chapter 33 in the CBC
  - Patients must have access to a covered drop off-pick up location
  - Exit routes must meet code required minimum light levels and maintain sprinkler coverage



# TEMPORARY EQUIPMENT / UTILITIES

- Generators
- Air Handling Units
- Air Balance
- Trailers vs. Modular
- Temporary vs Interim



# Temporary Equipment/Utilities

- The duration that temporary utilities will be in place drives what level of requirements the system will need to be design to.
- Reference Can 2-108

CODE APPLICATION NOTICE (CAN)			
	Short-Term Temporary Permit 7-day maximum	Mid-Term Temporary Permit 30-day maximum	Long-Term Temporary Permit 180-day maximum
Temporary chillers	Temporary chillers located outdoors, the pressure relief shall be located a minimum 10 feet from windows or outside air intake locations.	Temporary chillers located outdoors, the pressure relief shall be located a minimum 10 feet from windows or outside air intake locations.	Temporary chillers located indoors shall comply with all requirements of CMC Chapter 11. If located outdoors, the pressure relief shall be located a minimum 10 feet from windows or outside air intake locations.
Flexible ductwork	Flexible ductwork is permitted between the temporary unit and the hard duct system.	Flexible ductwork is permitted for distances up to <u>25 feet</u> in length.	Flexible ductwork is permitted for distances up to <u>25 feet</u> in length.
Flexible piping	Flexible piping, rated for the pressure and media, is permitted between the temporary unit and the rigid piping system.	Flexible piping rated for the pressure and media is permitted for distances up to <u>25 feet</u> maximum in length.	Flexible piping rated for the pressure and media is permitted for distances up to <u>10 feet</u> in length.
Seismic bracing of temporary piping, conductors and ductwork	Short-term temporary piping, conductors and ductwork do not require seismic bracing.	Mid-term temporary piping, conductors and ductwork do not require seismic bracing.	Long-term temporary piping, conductors and ductwork shall be secured/supported. Seismic design for supports and attachments of long-term temporary piping, conductors and ductwork is not required.
Protective barriers	Barriers shall be provided for pipes, ducts and conductors associated with temporary equipment to protect them from physical damage. Short-term temporary utilities shall <u>not be subjected to vehicular traffic</u> .	Barriers shall be provided for pipes, ducts and conductors associated with temporary equipment to protect them from physical damage. Temporary utility lines subject to vehicular traffic <u>shall be placed in trenches covered with traffic-rated plates</u> . Temporary fuel gas service shall be protected against damage per CPC Section 1207.0.	Barriers shall be provided for pipes, ducts and conductors associated with temporary equipment to protect them from physical damage. Temporary utility lines subject to vehicular traffic shall be placed in trenches <u>with backfill</u> and covered with traffic-rated plates. Temporary fuel gas service shall be protected against damage per CPC Section 1207.0.
Protection of temporary electrical equipment	Short-term temporary electrical equipment and cables shall be protected from physical damage and guarded with suitable fencing, barriers, or other effective means to limit access only to authorized and qualified personnel per CEC Article 590.	Mid-term temporary electrical equipment and cables shall be protected from physical damage and guarded with suitable fencing, barriers, or other effective means to limit access only to authorized and qualified personnel per CEC Article 590.	Long-term temporary electrical equipment and cables shall be protected from physical damage and guarded with suitable fencing, barriers, or other effective means to limit access only to authorized and qualified personnel per CEC Article 590.

# OSHPD 1R UNIQUE CONSIDERATIONS

- REMOVED FROM ACUTE CARE SERVICE [OSHPD 1R]
  - Buildings that previously provided basic and/or supplemental services, as defined in Section 1224.3, that have
    - Primarily Remodels
    - 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 UNIQUE CONSIDERATIONS

- 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”) - no longer OSHPD 1R

# VACATED SPACES

## CEBC Section 309A.6

With the removal of general acute care services, the vacated space must be re-classified with an intended occupancy as required under CBC 302 (Occupancy Classification).

If the hospital determines that the building or space in the SPC building removed from general acute care service will be vacant, the hospital shall demonstrate that unsafe conditions as described in CBC 116.1 are not created.

# VACATED SPACES

## Vacant Spaces:

Requires 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



# START OF CONSTRUCTION

- Notice Of Start of Construction CAC 7-137
  - As soon as a contract has been awarded, the governing board or authority of the health facility shall provide to the Office, on a **form** provided by the Office, the following:
    - 1. Name and address of the contractor
    - 2. Contract price
    - 3. Date on which contract was awarded
    - 4. Date of construction start
- Owner responsibility – IOR can assist

# CONSTRUCTION PERMIT SET

- Permit Set on Site During Construction
  - Paper vs. Electronic plans
- Paper vs. Electronic Code Books
- Electronic Review for ACDs
- Remember: The log of changes to the work is prepared and maintained by the DPOR. The IOR needs to have access to either a paper copy or electronic copy of the most current log.



# SUSPENSION OF CONSTRUCTION

## Notice of Suspension of Construction: CAC 7-139

- **(a)** When construction is suspended for **more than two weeks**, the governing board or authority of the hospital shall notify the Office in writing.
- **(b)** If the work of construction is suspended or abandoned for any reason for a period of one year following its **commencement**, the Office's approval shall become void.

**SUSPENDED**

# REVIEWS DURING CONSTRUCTION

- Amended Construction Documents
- Using Preapproved Details (Non-materially Altered)
- Deferred Approvals
- No ASIs
- No Submittals
- No Shop Drawings

**OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT  
FACILITIES DEVELOPMENT DIVISION**

**Amended Construction Document**

Project# \_\_\_\_\_  
PAD- \_\_\_\_\_

RECEIVED

OFFICE USE ONLY Increment # \_\_\_\_\_

Facility # \_\_\_\_\_ Facility Name \_\_\_\_\_  
Building Name \_\_\_\_\_

OSHPD Building # BLD - \_\_\_\_\_

Type of Facility  Acute Psychiatric Hospital  General Acute Care Hospital  Skilled Nursing or Intermediate Care Facility  
 Correctional Treatment Center  Licensed Clinic

**Record Detail**

Change Initiated By:  As-Built Condition  Discovered Condition  
 Contractor Requested  Document Clarification  
 Design Professional Requested  Owner Requested

Required for Code Compliance  
 Other (Specify): \_\_\_\_\_

# CONSTRUCTION IN AN OPERATING FACILITY

- Unauthorized Work found during construction (CAC 7-128)
  - “U” Project now INV
  - T&M
  - May delay current project
  - May restrict future projects



# AMENDED CONSTRUCTION DOCUMENTS (ACDs)

## Materially Altered CAN 2-107.4. NOW 2019 CAC 7-153

- OSHPD will only review changes made during construction that materially alter the work.
- If calculations by a structural engineer **are necessary** to determine structural or nonstructural adequacy, an ACD must be submitted to OSHPD for review.
- If the architect or engineer in responsible charge of a project determines that plans and/or specifications are necessary for a change that does not materially alter the work, all such plans or specifications shall be stamped and signed by the appropriate design professional(s) pursuant to Section **7-115 of the 2010 CAC**.
- All changes in the work are subject to the concurrence of OSHPD field staff as to whether or not the change materially alters the work.
- If DPOR determines change is Non-materially Altered, **can proceed “at risk.”**
- If Field Review is requested, **field staff must be contacted to schedule review.**

# Non-Materially Altered (NMA) Changes

## Non-Materially Altered Criteria

1. Clarification and interpretation of plans and specifications by the responsible design professional
2. Construction means and methods, such as construction sequencing, coordination of the work, and methods of assembly/construction
3. Substitutions of **equipment**, products, or materials
4. New details **that are referenced standards or preapproved details**, or based on other approved reference standards or preapproved details. Reference to the approved details must be shown.
5. Final routing configurations of ducts, conduits, pipes, etc. where these are shown diagrammatically on the approved plans



# Non-Materially Altered (NMA) Changes

## Non-Materially Altered Criteria (cont.)

6. Dimensional changes to rooms, other than Incidental Use Areas, that do not affect code required minimum dimensions, fixed dimensions, minimum room or space requirements and required clearances
7. Relocation of doors, windows, electrical switches and outlets, plumbing fixtures, etc. that do not require additional changes to the work to make the relocation code compliant
8. Relocation or reconfiguration of cabinetry that does not affect code required minimum dimensions and clearances, minimum room or space requirements, minimum storage requirements

All documents/drawings including ASIs, NMAs, etc. shall be stamped/singed by the DPOR per CAC 7-153.

