

# Remodel CAN 2-102.6

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Facilities Development Division



## Introduction to CAN 2-102.6



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**CODE APPLICATION NOTICE (CAN)**  
H&S Code § 129851

**SUBJECT**

Remodel (Renovations, Alterations, Repairs)  
*(2019 CBCS Edition)*

**CAN:** 2-102.6

**Effective:** 11/08/2019



**CODE SECTIONS**

Section 102.6  
California Building Code (CBC)

Sections 102.4 and 102.6  
California Mechanical Code (CMC)

Sections 102.4 and 102.6  
California Plumbing Code (CPC)

**California Building Code**

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## 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

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## CAN 2-102.6

**When does CAN 2-102.6 apply?**

- **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

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## 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

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5

## 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

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6

## 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

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## CAN 2-102.6

- **Change in Character of Use CEBC 506.1.1 (not for OSHPD 1)**
  - A change in occupancy with no change of occupancy classification shall not be made to any structure that will subject the structure to any special provision of the applicable CA codes without approval of the code official.
  - Compliance shall be only as necessary to meet the specific provisions and is not intended to require the entire building be brought into compliance.
- **Example – B occupancy to a similar B occupancy**
- **Example – OSHPD 1 to OSHPD 1R where the reuse of the SPC1 building incorporates services supporting the OSHPD 1 facility**

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## CAN 2-102.6

- **Change in Function** CEBC 506.1.2 & 506A.1.1/CBC 1224.3
  - A change in activity or service provided within the **project limits** that does not change the use, specific use, or occupancy.
  - Requires compliance with all functional requirements for new construction
- **Example Project - Change from Med Surg Unit to Peds Unit**
  - Peds Unit (additional functional requirements)
  - Exam/Treatment Room
  - Play Area
  - Common Patient Toilet near Play Area
  - Infant Formula
  - Storage for Toys/Recreation Equipment
  - Isolation Room

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## CAN 2-102.6

- **Change of Occupancy**
  - Change of an occupancy or use defined in Chapter 3 of the CBC. Also see CEBC Section 506 and 506A.
  - A change in occupancy shall not be made in any building unless that building is made to comply with the requirements of the CBC for the use or occupancy.
  - Subject to approval of AHJ, changes of occupancy shall be permitted without complying with all of the requirements of this code for the new occupancy, provided that the new occupancy is less hazardous, based on life and fire risk, than the existing occupancy. (CEBC 506.1)
- Examples:
  - OSHPD 1 to OSHPD 1R where the reuse of the SPC1 building incorporates a different use
  - I Occupancy to B Occupancy may require door closers in old patient rooms.

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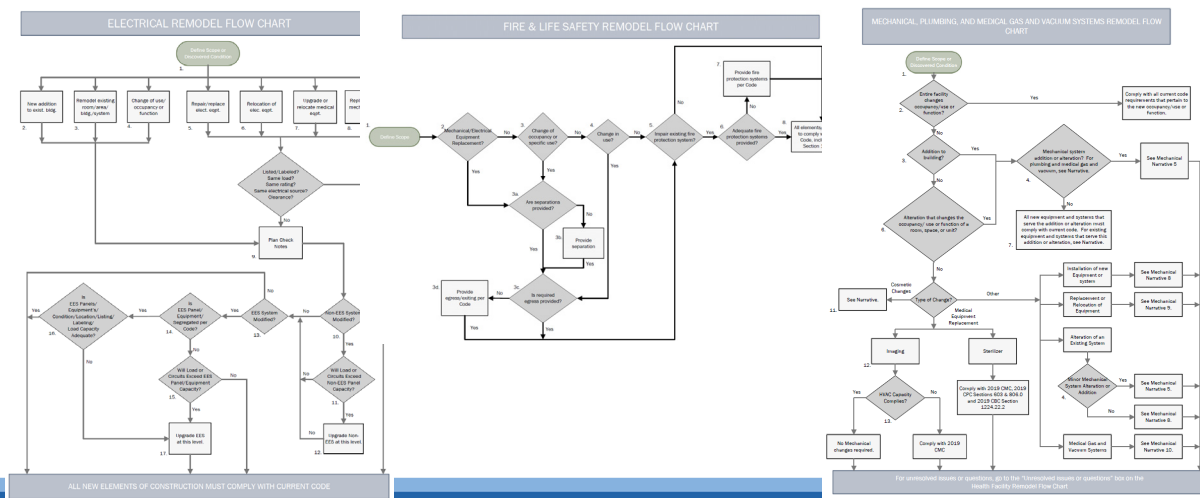
## ➤ Change of Occupant Load

- A change in the number of persons for which the means of egress of a building or portion thereof is designed.
  - **Example – change from office to conference room**
  - **Example – change from dining to storage**
  - **Example – Assembly Room made larger**
- A change in the type of occupants including those identified or described as ambulatory, non-ambulatory, bedridden, restrained, developmentally disabled, inpatient, outpatient, non-patient, public, staff, adults, children and infants.
  - **Example – change from Med Surg to Acute Psych**
- Also see CBC Section 1004

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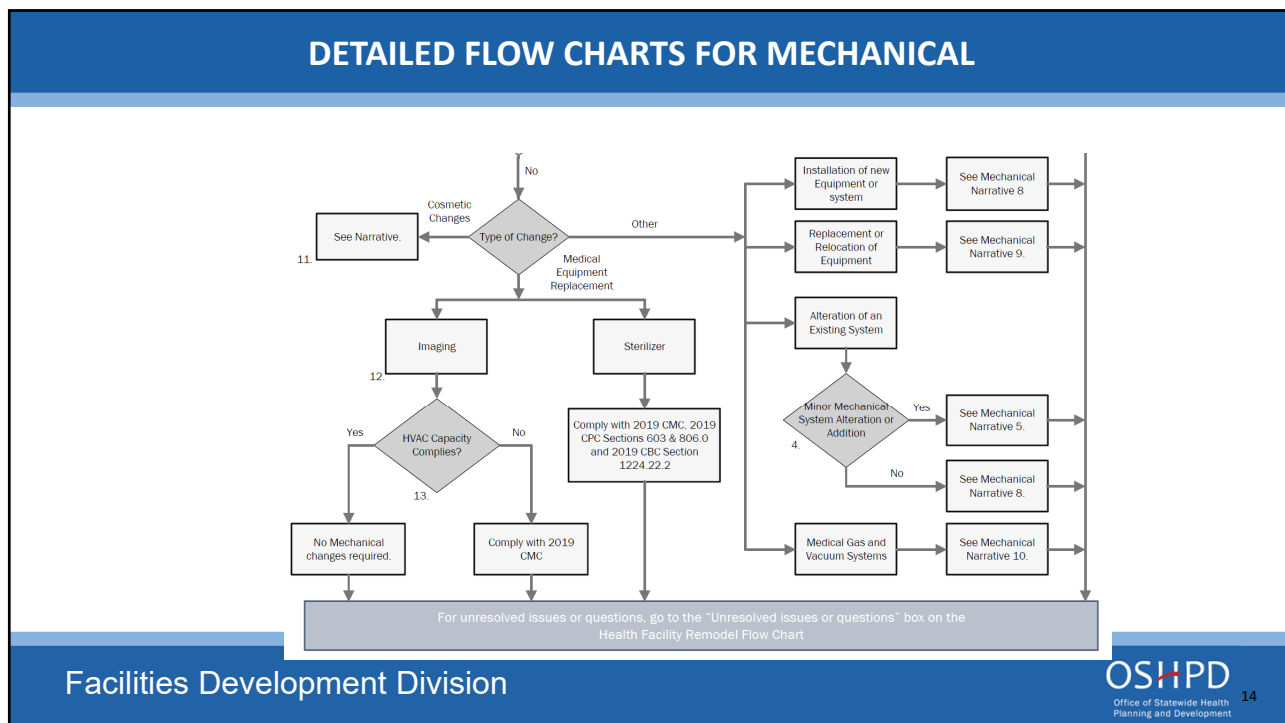
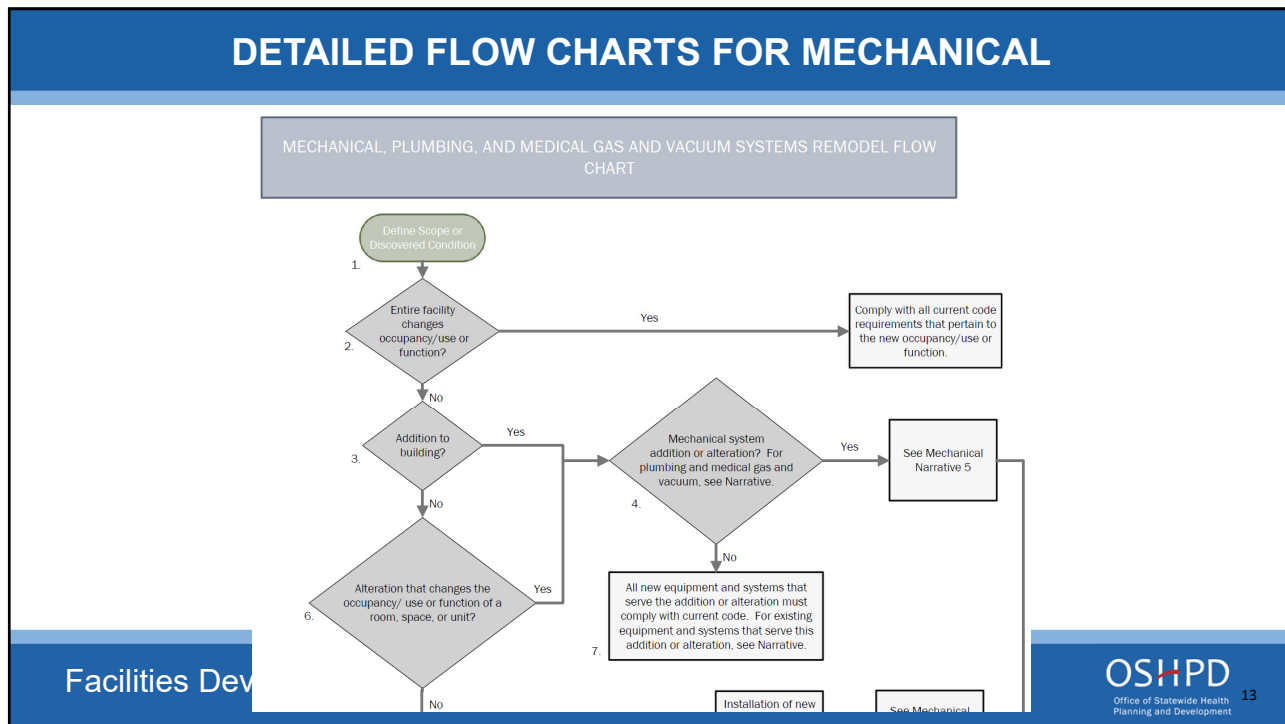


# DETAILED FLOW CHARTS FOR M/E/FLS



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### DETAILED FLOW CHARTS FOR MECHANICAL

HVAC Replacement - large



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### DETAILED FLOW CHARTS FOR MECHANICAL

HVAC Replacement – small

- Capacity
- Filtration
- Multiple Units
- Essential Power



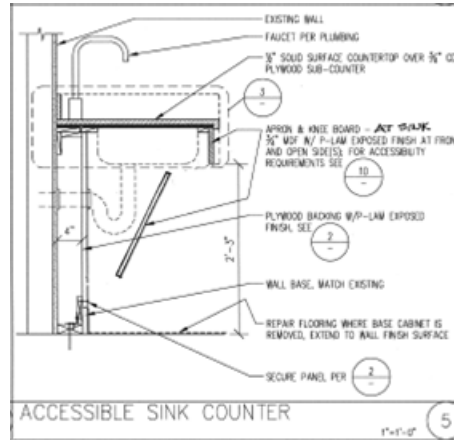
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### DETAILED FLOW CHARTS FOR MECHANICAL

#### Plumbing Revisions

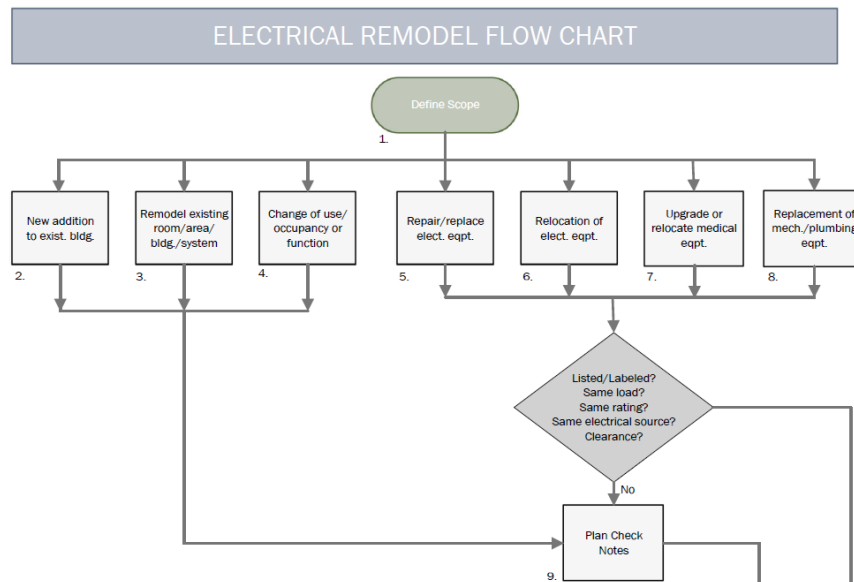
- Fixture counts
- Accessibility



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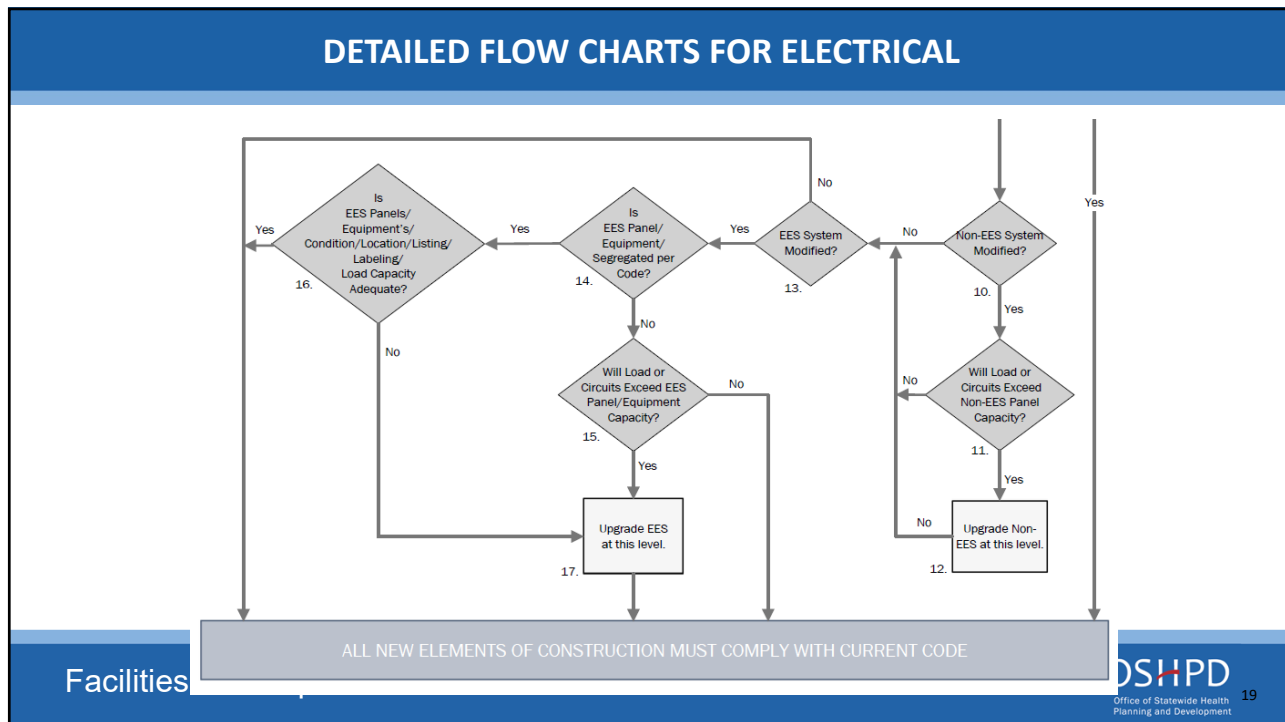


### DETAILED FLOW CHARTS FOR ELECTRICAL



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### DETAILED FLOW CHARTS FOR ELECTRICAL

#### Nurse Call Replacement

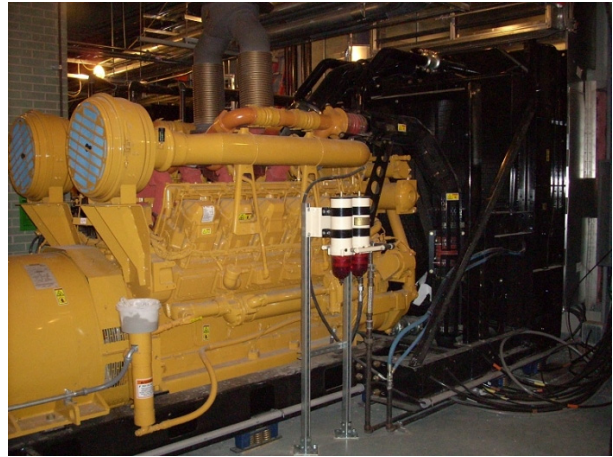
#### Wireless Nurse Call Systems

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### DETAILED FLOW CHARTS FOR ELECTRICAL

#### Generator Replacement



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### DETAILED FLOW CHARTS FOR ELECTRICAL

#### ATS Replacement



Existing ATS

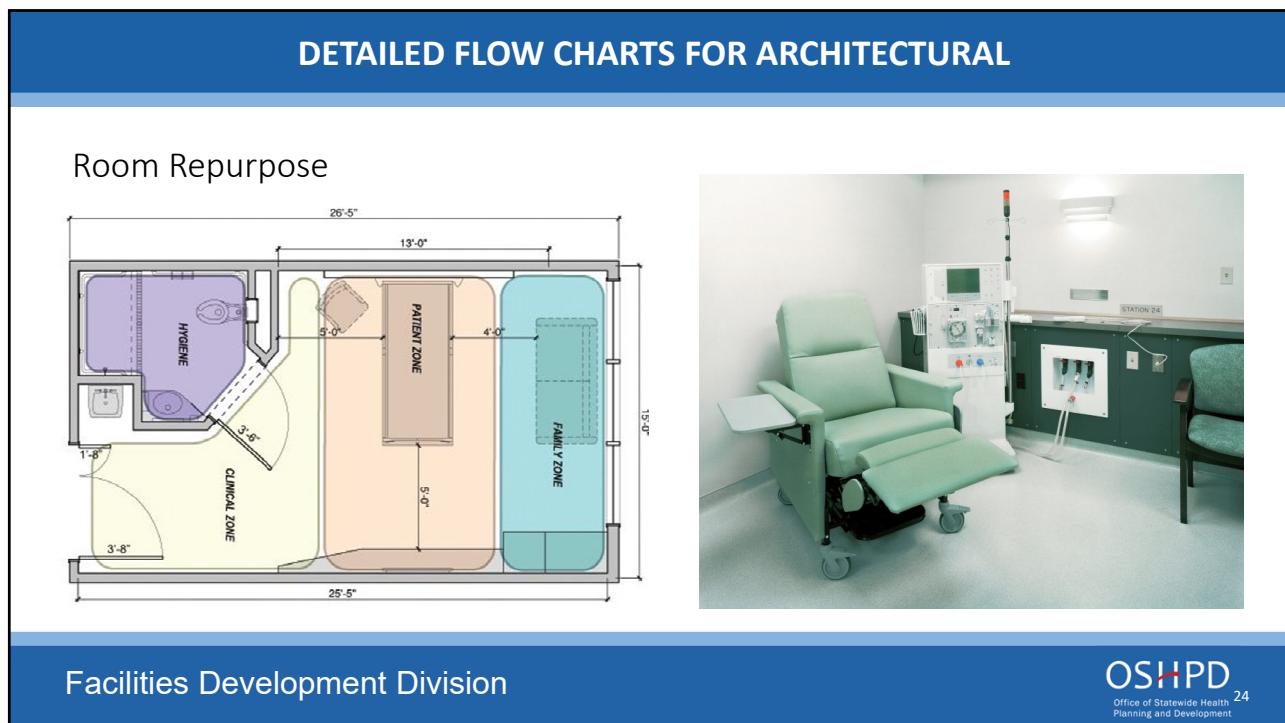
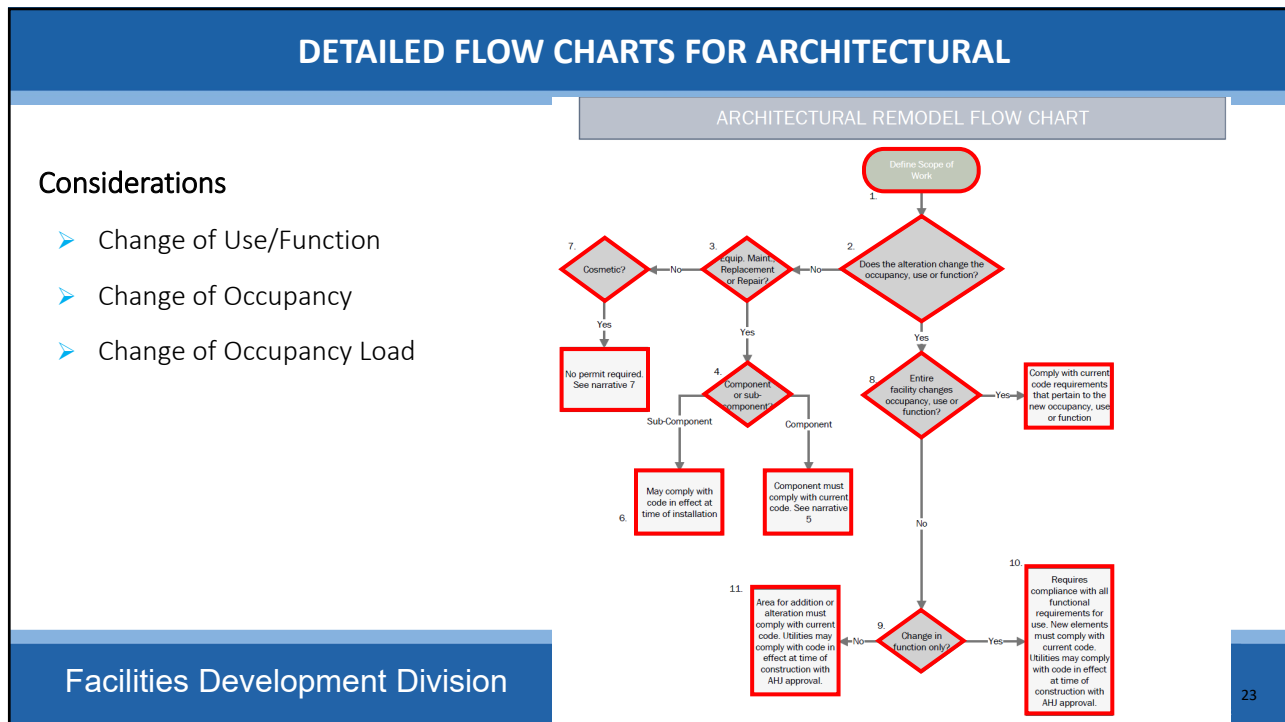


Temporary ATS



New ATS

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DETAILED FLOW CHARTS FOR ARCHITECTURAL

Imaging Equipment  
Replacement –  
MRI



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DETAILED FLOW CHARTS FOR ARCHITECTURAL

Imaging Equipment  
Replacement –  
CT Scanner




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### DETAILED FLOW CHARTS FOR ARCHITECTURAL

Department Remodel



The image shows a detailed architectural floor plan of a department remodel project. The plan is color-coded to show different areas: yellow for the main corridor and central rooms, green for peripheral rooms, and blue for specific functional areas. The layout is complex, with multiple rooms and a central hallway system.

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The image features a spiral-bound notebook with the words "FINAL THOUGHTS" written on the cover in large, bold letters. "FINAL" is in black and "THOUGHTS" is in red. The notebook is placed on a dark wooden surface. To the left of the notebook are three crumpled pieces of white paper, suggesting a process of iteration and finalization.

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- Any Questions?
- Any Additional Thoughts or Discussion?

Email additional questions to [RegsUnit@oshpd.ca.gov](mailto:RegsUnit@oshpd.ca.gov)

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29