

Question Asked	Answer Given	Answerer	Proposed Answer
<p>How do you mitigate scope gaps with scope for the general contractor VS. the prefab manufacturer?</p>		Cody Bartley	<p>Clear Delineation of Scope usually shown at the Shop Drawing Detail level. Understand the prefabricated product, discuss conditions of satisfaction and the hand-offs required for a complete install</p>
<p>Is there a recommended scale or size threshold (i.e. room quantity) at which the benefits of prefabrication can be realized?</p>		Cody Bartley	<p>The size threshold/benefit analysis is different for each product and needs to be analysed at a project specific level early in design for benefits to be fully realized.</p>
<p>Does the pre-fab process utilize Union labor?</p>		Cody Bartley	<p>Union labor is not a factor in the preapproval process by HCAI. If a project has union labor requirements that needs to be discussed with the pre-fab contractor prior to any fabrication.</p>
<p>Can you please speak to challenges/lessons learned associated with installation of prefabricated components. Particularly associated with tolerances.</p>		Cody Bartley	<p>Lessons learned depend on the prefabricated component being discussed, we will try to address more lessons learned in following webinars but please reach out if you have a specific question to discuss now.</p>
<p>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?</p>		Cody Bartley	<p>Changes to MEQ equipment after permit approval need to be updated through the ACD process to update any changes to anchorage requirements shown in the approved drawing set.</p>
<p>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?</p>		HCAI Staff?	
<p>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.</p>		HCAI Staff?	<p>HCAI is actively recruiting IORs and is dedicated to continuing to meet the demands of the industry.</p>
<p>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 ?</p>		HCAI Staff?	

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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?		HCAI Staff?	Yes, Prefabricated products still need to conform to code requirements for continuous inspection to provide quality assurance/control at the same level that would be inspected for field installed components. The requirements for continuous inspection and a TIO developed for PCS approved products ensures alignment of expectations and prevents items from being concealed before they have been properly inspected.
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?		HCAI Staff?	HCAI and IORs should be involved in any prefabrication approach discussion as a team member to help provide guidance and align on an inspection approach to the proposed prefabrication. Details are needed for prefabrication at the same level of field installed components. PCS review and approval should provide the details needed for compliant fabrication and referenced in drawing sets
Curious if the process involves a typical shop drawing review between the DPOR and the off site constructor.		HCAI Staff?	DPORs should review all shop drawings typically. Regarding prefabrication, for best results, the DPOR should meet with any off site constructors of prefabricated components to understand the product and the details required for a complete install, not just the components that the off site constructor will be responsible for.
Please detail how the IOR can comply with requirement of "continuous inspection of work" when prefab work is done off site.		HCAI Staff?	
Can a prefab or modular product go thru a project specific design approval without the pre-approval (PCS)?		HCAI Staff?	Yes, prefabrication can be project specific and detailed for a specific drawing set but will be subject to the normal review process. Utilization of a PCS means that the product and applicable details have already been developed, reviewed and approved without the risk of additional review at a project specific level.
If a modular component is HCD certified (factory built housing and building components), does it need to also go through HCAI?		HCAI Staff?	Yes
do HCAI field need to visit the plant during fabrication?		HCAI Staff?	IORs should be present at the plants during fabrication. PCS approved products have TIOs developed to meet inspection requirements based on HCAI understanding of the product and the manufacturing process.

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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.		HCAI Staff?	Products inspected off-site are not subject to reinspection but there are different inspections that need to happen after shipping and final placement on site to confirm compliance to details.
will OSHPD field staff travel to out of state factory, or rely solely on IOR for inspections out of state/country.		HCAI Staff?	HCAI staff are dedicated to the continued development and improvement of Hospital Construction and support project teams. Staff has traveled out of state to tour prefabrication plants during the review and approval of PCS products. If you think an out of state factory visit is needed to provide alignment of expectations please contact staff to discuss.
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?		HCAI Staff?	Correct, but products will be inspected for damage during shipping prior to acceptance on site and final anchorage and connection will need to be verified in the field prior to being covered.
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?		HCAI Staff?	A PCS is specific to a product not a project. Once a product has PCS approval the details and requirements for the system just need to be referenced in project specific drawing sets but do not require further review or risk approval. The timeframe for review depends on the complexity of the system being reviewed, HCAI Staff will review the submission and commit to a timeline once they have a chance to review the product.
Are there a sufficient amount inspectors available to keep projects on schedule with this process as it ramps up?		HCAI Staff?	Yes
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.		HCAI Staff?	HCAI is dedicated to the continuous improvement of the healthcare construction industry, as a public funded agency the work of the agency is made public and we believe this will continue to help move the industry forward. If manufacturers want to keep details proprietary they can be reviewed at a project specific level but will not carry a preapproval. We hope that hospital owners and contractors will see the benefits of preapprovals and help push manufacturers for preapprovals if they want to be eligible for more projects and remove uncertainty.
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"?		HCAI Staff?	Preapprovals will show acceptable thickness and sizes, if a product varies from the preapproval then it is not viewed as the same product.

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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.		HCAI Staff?	Items can be covered up offsite if they have had inspection per an agreed upon TIO program. Different aspects of the product will be inspected at arrival to the jobsite and after final anchorage/connection.
can the inspectors be from same company that built it or different?		HCAI Staff?	To avoid conflicts of interest inspections are required to be done by an independent party.
Who inspects the pre-fab product when it arrives onsite?		HCAI Staff?	IORs will inspect for damage when a product arrives onsite.
Can the pre-fab work be considered work in progress, since it gets fully inspected in the final installation		HCAI Staff?	In some instances yes as long as all work is able to be inspected in the final installation without having concealed components.
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.	Webinar HCAI/OSHPD	
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.	Webinar HCAI/OSHPD	
How do we register for tomorrow's webinar.	To register for tomorrow's webinar: <a href="https://hcai.ca.gov/facilities/building-safety/resources/building-safety-construction-webinars/">https://hcai.ca.gov/facilities/building-safety/resources/building-safety-construction-webinars/</a>	Webinar HCAI/OSHPD	

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<p>can the manufacturing plant be located internationally?</p>	<p>Construction for pre-fabricated items may be interationally 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.</p>	<p>Webinar HCAI/OSHPD</p>	
<p>i just got a link to the presentation but did not register myself. How do I register to get AIA CEUs?</p>	<p>Unfortunately, attendees need to register for the webinar in order to get AIA CEUs.</p>	<p>Simrit Pamma</p>	
<p>Will you be providing a video of this</p>	<p>Yes, the webinar recording will be posted on the website following processing.</p>	<p>Simrit Pamma</p>	