

Frequently Asked Questions – Health Facility Construction

Administrative

All code sections cited are based on the 2007 California Administrative Code (CAC), unless otherwise noted.

1. Does OSHPD publish a list of governing codes that pertain to health facilities?

Yes. Current and previous governing codes are listed in Code Application Notice (CAN) 1 at: www.oshpd.ca.gov/FDD/Regulations/CANS/Can-1.pdf

2. If a project is submitted under the applicable governing codes but a newer edition of a code is available, can we pick and choose portions of a code?

No. The project must comply with all governing codes in effect when a Preliminary or Final Application for Plan Review is submitted to the Office. Please refer to Code Application Notice (CAN) 1: www.oshpd.ca.gov/FDD/Regulations/CANS/Can-1.pdf.

3. What OSHPD procedure should be used when an architect or engineer disagrees with an OSHPD plan review staff member or an OSHPD field staff member on a code interpretation?

OSHPD's clients should use the Comment and Process Review (CPR) procedure to resolve disagreements involving code interpretation issues or OSHPD processes and procedures. For more information please refer to: www.oshpd.ca.gov/FDD/Plan_Review/CPR.html.

4. What is required of a skilled nursing facility (SNF) for the temporary voluntary conversion of all or a portion of its licensed bed capacity for the purpose of using the facility as a licensed Mental Health Rehabilitation Center (MHRC)?

In 2004, legislation was passed that explains the requirements. Please refer to Senate Bill 1745 (Chapter 509, Statutes of 2004) at: www.oshpd.ca.gov/FDD.

5. Are any construction projects for hospitals and skilled nursing facilities exempt from the OSHPD plan review process?

Recent legislation has been passed which provides that, under specific circumstances, a hospital or skilled nursing facility project may be exempt from the OSHPD plan review process.

Assembly Bill 2632 (Chapter 453, Statutes of 2004) and Senate Bill 224 (Chapter 494, Statutes of 2005), both allow certain maintenance and repair work projects for hospitals

and skilled nursing facilities to be exempt from plan review, if specific criteria is met. AB 2632 provisions apply to such projects in “single-story” buildings and SB 224 provisions apply to “multi-story” buildings.

For information regarding AB 2632 requirements please refer to:
www.oshpd.ca.gov/FDD/Plan_Review/AB2632.html

For information regarding SB224 requirements please refer to:
www.oshpd.ca.gov/FDD/Plan_Review/SB224.html

In addition, Senate Bill 1838 (Chapter 693, Statutes of 2006), which became effective January 1, 2007, allows hospital, skilled nursing facility and intermediate care facility construction or alteration projects costing less than \$50,000 to be exempt from the OSHPD plan review process, if specific criteria are met. OSHPD’s Policy Intent Notice (PIN) 36 outlines the process and procedures for submittal of such projects.

For information regarding SB 1838 requirements please refer to:
www.oshpd.ca.gov/FDD/Regulations/PINS/pin-36.pdf

Although projects that meet the criteria for AB 2632, SB 224 or SB 1838 are exempt from the OSHPD plan review process, **they are not exempt from issuance of a building permit and construction observation by OSHPD.**

6. Are there other types of project exemptions besides those described for AB 2632, SB 224, and SB 1838 under Question #5?

OSHPD’s *Field Reviewed Projects, Exempt Projects & Expedited Review Projects Manual* (FREER Manual) provides a guide to help identify the other types of projects that may be considered “exempt”. Projects that are identified as “exempt” will not require submittal of a building permit application, project plans or a fee. However, the exemption will not preclude the project from OSHPD field observation necessary to assure code compliance. Please refer to the FREER Manual:
www.oshpd.ca.gov/FDD/Plan_Review/Documents/FREER.PDF.

7. Why does the application form for OSHPD plan review request the name of a “Facility Representative”?

Upon the recommendation of the hospital industry, OSHPD requests that hospitals and skilled nursing facilities identify a “facility representative” who will receive copies of all project correspondence from the OSHPD and who will be the contact person when discussion of plan review or construction issues is necessary. This provides facilities easier access to information about the review of their projects and reduces confusion regarding the status of the reviews. When projects are received by OSHPD, the name of the facility representative, if identified, is entered into the project logbook database and this information is used for sending all correspondence to that individual. If this

information is not provided, the “facility administrator” will receive copies of all correspondence.

8. Can a licensed specialty contractor prepare plans and specifications for a project consisting only of a fire sprinkler system?

Yes, if the sprinkler piping does not exceed 2.5 inches in diameter. Project plans only need to be stamped by the licensed specialty C-16 contractor. Please refer to Title 24, Part 1, Section 7-115 (c): www.oshpd.ca.gov/fdd/Regulations/part1.pdf.

9. What are the stamping and signature requirements for a fire sprinkler system deferred submittal?

Stamping and signature requirements must comply with Title 24, Part 1, Section 7-115 (a) & (b) and Section 7-153 (d). Please refer to: www.oshpd.ca.gov/fdd/Regulations/part1.pdf.

10. Who is responsible for updating the Testing, Inspection, and Observation (TIO) Program for a specific project?

The architect or engineer in responsible charge of the work must maintain the TIO Program, pursuant to Title 24, Part 1, Section 7-141 (d). Please refer to: www.oshpd.ca.gov/fdd/Regulations/part1.pdf.

11. Does OSHPD have a special form or letter for submitting an Alternate Method of Compliance request?

OSHPD prefers that Alternate Method of Compliance requests are submitted on form OSH-FD-126 available through the following link: www.oshpd.ca.gov/FDD/Forms/AltMethodCompliance.pdf.