

**BUILDING STANDARDS ADMINISTRATIVE CODE**  
**(Part 1, Title 24, C.C.R.)**  
**ADMINISTRATIVE REGULATIONS FOR THE**  
**OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT (OSHPD)**  
**CHAPTER 6. SEISMIC EVALUATION PROCEDURES**  
**FOR HOSPITAL BUILDINGS**

**7-125. Final Review of Plans and Specifications.**

(a) One copy of the final plans and specifications and site data reports shall be submitted to the Office.

1. Two copies must be submitted if additions, structural alterations or new buildings are included.

2. The plans and specifications shall include: architectural, mechanical, electrical, structural seismic restraint, and fire and life safety details.

(b) Plans and specifications are to be completely and thoroughly checked by the responsible architect or engineer before submission to the Office. Plans and specifications which are incomplete or incorrect will be returned to the applicant.

1. Where a portion of the construction cannot be fully detailed on the approved plans because of variations in product design and manufacture, the approval of the plans for such portion may be deferred until the material suppliers are selected provided the following conditions are met:

A. The plans clearly indicate that a deferred approval by the Office is required for the indicated portions of the work prior to fabrication and installation.

B. The plans and specifications fully describe the performance and loading criteria for such work.

C. The deferred approval submittals are made in conformance with Section 7-153.

2. Due to the difficulty of anticipating every unsatisfactory condition that might exist in connection with the existing work where alteration or reconstruction work is proposed, the following clause or one of similar meaning shall be included in all specifications to which the Office gives approval in connection with either reconstruction or alteration work: "The intent of the plans and specifications is to reconstruct the hospital building in accordance with the California Building Standards Code, Titles 19 and 24, California Code of Regulations. Should any conditions develop not covered by the approved plans and specifications wherein the finished work will not comply with Title 24, California Code of Regulations, a change order detailing and specifying the required work shall be submitted to and approved by the Office before proceeding with the work."

(c) Final plans and specifications, and site data reports, except those items specified in Section 7-117(a), shall be submitted to the Office for review and shall include the following:

1. Site data reports as previously accepted by the Office pursuant to Section 7-117 shall be included with the plans and specifications.

2. Architectural plans shall include, where applicable:

A. Plot plan.

B. Floor plans.

C. Reflected ceiling plans.

D. Roof plans.

E. Elevations and sections.

F. Necessary details.

G. Schedule of finishes, doors and windows.

H. Exit system.

I. Fire and smoke wall locations.

J. Occupancy separations and indicate different occupancies.

- K. Location and identifying data on major items of movable equipment and fixed hospital equipment; e.g., autoclaves, sterilizers, kitchen equipment, laboratory equipment, X-ray equipment, cabinets and storage racks.
- L. Anchorage of all equipment items shall be detailed.
  - Exceptions:
    - 1. Equipment weighing less than 400 pounds supported directly on the floor or roof.
    - 2. Furniture.
    - 3. Temporary or movable equipment.
    - 4. Equipment weighing less than 20 pounds supported by vibration isolators.
    - 5. Equipment weighing less than 20 pounds suspended from a roof or floor or hung from a wall.
  - M. Fire extinguishers.
- 3. Structural plans shall include, where applicable:
  - A. Plans of foundations, floors, roofs and any intermediate levels showing a complete design with sizes, sections and relative location of the various members and a schedule of beams, girders and columns. Assumed soil bearing pressures and type of material shall be shown on foundation plans.
  - B. Details of all connections, assemblies and expansion joints.
  - C. Details of structural framing systems necessary for support and seismic bracing of major nonstructural elements and items of major fixed building equipment and hospital equipment.
    - EXCEPTIONS:**
      - 1. Equipment weighing less than 400 pounds supported directly on the floor or roof.
      - 2. Furniture.
      - 3. Temporary or movable equipment.
      - 4. Equipment weighing less than 20 pounds supported by vibration isolators.
      - 5. Equipment weighing less than 20 pounds suspended from a roof or floor or hung from a wall.
  - D. Structural plans shall be accompanied by computations, stress diagrams, and other pertinent data and shall be complete to the extent that calculations for individual structural members can be readily interpreted.

The computations shall be prefaced by a statement clearly and concisely outlining the basis for the structural design and indicating the manner in which the proposed hospital building will resist vertical loads and horizontal forces. The computations shall be sufficiently complete to establish definitely that the structure will resist the loads and forces prescribed by these rules and regulations. Assumed safe bearing pressures on soils and ultimate strengths of concrete shall be given in computations and noted on plans. Where unusual conditions occur, such additional data as are pertinent to the work shall be submitted.
- 4. Mechanical plans shall include, where applicable:
  - A. Radiators and steam-heated equipment, such as sterilizers, autoclaves, warmers and steam tables.
  - B. Heating and steam mains, including branches with pipe sizes.
  - C. Pumps, tanks, boiler breaching and piping, and boiler room accessories.
  - D. Air conditioning systems with refrigeration equipment, water and refrigerant piping, and ducts.

- E. Exhaust and supply ventilating systems showing duct sizes with steam or water connections and piping.
- F. Size and elevation of street sewer, house sewer, house drains, street water main and water service into the building.
- G. Location and size of soil, waste and vent stacks with connections to house drains, fixtures and equipment.
- H. Size and location of hot, cold and circulation water mains, branches and risers from the service entrance, and tanks.
- I. Riser diagram or other acceptable method to show all plumbing stacks with vents, water risers and fixture connections for multistory buildings.
- J. Medical gas and special connections.
- K. Fire extinguishing equipment such as fixed extinguishing systems, sprinklers, and wet and dry standpipes.
- L. Plumbing fixtures and fixtures which require water and drain connections.
- M. Anchorage of all equipment shall be detailed.

**EXCEPTIONS:**

- 1. Equipment weighing less than 400 pounds supported directly on the floor or roof.
  - 2. Furniture.
  - 3. Temporary or movable equipment.
  - 4. Equipment weighing less than 20 pounds supported by vibration isolators.
  - 5. Equipment weighing less than 20 pounds suspended from a roof or floor or hung from a wall.
- 5. Electrical plans shall include, where applicable:
  - A. Electrical service entrance equipment.
  - B. Transformers and their connections, if located in the building or on the site.
  - C. Main switchboard, distribution panels, lighting and appliance panels, motor control centers and associated equipment.
  - D. Feeder size including conductors, conduit and overcurrent protection.
  - E. Lighting and appliance outlets, receptacles, switches and circuitry.
  - F. Telephone layout.
  - G. Nurses' call system.
  - H. Fire alarm systems.
  - I. Emergency electrical system, when required.
  - J. Switchboard and panel schedules with tabulated loads.
  - K. Single-line diagram(s).
  - L. Anchorage of all equipment shall be detailed.

**EXCEPTIONS:**

- 1. Equipment weighing less than 400 pounds supported directly on the floor or roof.
- 2. Furniture.
- 3. Temporary or movable equipment.
- 4. Equipment weighing less than 20 pounds supported by vibration isolators.

5. Equipment weighing less than 20 pounds suspended from a roof or floor or hung from a wall.
6. Architectural, structural, mechanical and electrical specifications which fully describe, except where fully indicated and described on the plans, the materials, workmanship and the kind, sizes, capacities, finishes and other characteristics of all materials, products, articles and devices.
7. Additions to or alterations and repairs of existing structures which include:
  - A. Types of activities within the existing buildings, including distribution.
  - B. Type of construction of existing buildings and number of stories.
  - C. Plans and details showing attachment of new construction to existing structural, mechanical and electrical systems.
8. A title block or strip on each sheet of the construction document plans shall include the following:
  - A. Name and address of the architect or engineer.
  - B. Name and address of the project.
  - C. Number or letter of each sheet.
  - D. Date of preparation of each sheet and the date of revision, if any.
  - E. The scale of each plan or detail.
9. The north point of reference and the location or reference dimensions of the building, with respect to the site boundaries and property lines, shown on all plot plans and on all floor plans where applicable.
  - (d) After the Office has made its check of the submitted documents, the marked-up set of plans and specifications will be returned to the architect or engineer. A set of prints from corrected plans and specifications shall be filed for recheck when the original check indicates that extensive changes are necessary. Where necessary corrections are of minor nature, corrected original plans and specifications may be filed for recheck. Changes in plans and specifications, other than changes necessary for correction, made after submission for approval, shall be brought to the attention of the Office in writing or by submission of revised plans and specifications identifying those changes. Failure to give such notice voids any subsequent approval given to the plans and specifications. The Office places its stamp on the original reproducible plans and the master cover sheet of the specifications when they have been corrected to comply with these regulations. This stamp is affixed for identification only and must not be construed as "written approval of plans" required in Section 129810 of the Health Safety Code.

The prints, specifications, computations and other data filed with the application are the property of, and are retained by, the Office.
  - (e) The architect or engineer shall submit to the Office a set of plans and specifications bearing the identification stamp of the Office. Upon receipt of this set, the Office shall provide written approval of the plans and specifications.

Any changes made to the approved plans or specifications shall be made in accordance with Section 7-153. Any change, erasure, alteration or modification not made in accordance with Section 7-153 of any plan or specification bearing the identification stamp of the Office shall void the approval of the application.