



HOSPITAL SEISMIC SAFETY

Office of Statewide Health Planning & Development

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California state law requires hospitals to evaluate their facilities, develop plans to meet seismic standards and ensure that their buildings are seismically sound.

This bulletin shares the latest news on OSHPD's partnership with the state's 513 acute care hospitals working to meet seismic safety deadlines. Also included are recent items that may be of interest to those involved in hospital construction, planning and design.

To contact OSHPD about this bulletin, call (916) 326-3606.

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Governor
State of California

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Secretary
California Health & Human Services Agency

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HAZUS Reassessment Program

On November 14, 2007 the Building Standards Commission approved the implementation of a state-of-the-art risk technology, HAZUS (Hazards U.S. Multi-Hazard), to reexamine the seismic risk of Structural Performance Category (SPC-1) hospital buildings. These buildings are considered at risk of collapse in the event of an earthquake or other natural disaster and must be retrofitted, replaced or removed from providing acute care services by 2013. This reassessment allows the Office of Statewide Health Planning and Development (OSHPD) to reprioritize SPC-1 hospital buildings based on their level of seismic risk and if they meet specified criteria, move the building to SPC-2 category. If reclassified, these hospital buildings would move from a 2008/2013 seismic deadline to a 2030 deadline. It is estimated that 50% to 60% of the 1100 SPC-1 buildings would qualify for the reclassification under the new HAZUS methodology.

HAZUS Implementation

The Office of Statewide Health Planning and Development is currently implementing the HAZUS program. OSHPD has notified SPC-1 building hospital owners that they are eligible for the program. Since hospital participation in this reassessment program is voluntary, a written request must be submitted to OSHPD specifying which SPC-1 buildings the hospital would like to be considered for reevaluation. Upon receipt of this request, OSHPD will determine if a seismic evaluation report is on file and is complete. OSHPD will

notify the hospital if the report is complete and, if not complete, will identify the additional information that must be submitted. Hospital buildings that were self declared as an SPC-1 and do not have a seismic evaluation report on file will need to complete a seismic evaluation in order to participate in the reassessment program.

In addition to a seismic evaluation report, a supplemental seismic evaluation report that identifies the absence or existence of significant structural deficiencies must also be prepared and submitted to OSHPD. This supplemental report is a requirement for all hospitals that participate in the reassessment program whether a seismic evaluation report was previously submitted for a building or the building was self-declared as SPC-1. Both the seismic evaluation and supplement must be submitted to OSHPD by July 1, 2009.

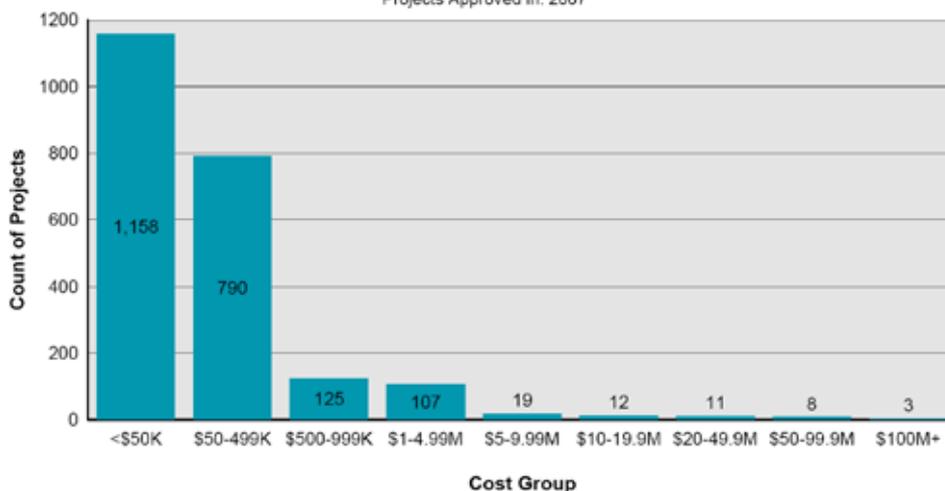
Contact

For additional information, a copy of the HAZUS emergency regulations is available at: www.oshpd.ca.gov/FDD/

If you have any questions regarding the HAZUS reassessment program, please contact John Gillengerten at (916) 654-3391.

Number of Projects by Size

Projects Approved in: 2007



HOSPITAL SEISMIC SAFETY

OSHPD's Fire & Life Safety Academy

The Facilities Development Division (FDD) of the Office of Statewide Health Planning and Development (OSHPD) recently opened its Fire and Life Safety Academy in OSHPD's Sacramento and Los Angeles' offices. The academy is designed to train 12 Fire and Life Safety Officers (FLSO)s to perform plan and document reviews in the field.

As the building department for hospitals and skilled nursing facilities, the Facilities Development Division is responsible for plan review, monitoring and the approval of all hospital construction projects. FDD ensures that facilities are compliant with applicable architectural, structural, mechanical, electrical, plumbing and fire and life safety building standards required under the California Building Code.

The FDD meets its responsibilities through two major functions, plan review and onsite observation. Healthcare facility design plans are submitted to FDD for review by its architects, structural, mechanical, and electrical engineers and fire and life safety officers. Once plans are approved building permits are issued and construction commences.

Historically, it has been difficult to recruit and train FLSOs. With hospital building construction booming it is essential that FDD train and hire staff to perform these important functions.

The Facilities Development Division's academy is unique in that it is the only organization that trains fire and life safety officers for healthcare facilities. No other institutions or state agencies offer this type of training or provides this expertise.

The academy's first six candidates commenced training in April 2007. Recruiting for the second round of six positions began in July 2007 with candidates training in the academy.

The goal of the academy is to increase the pool of qualified personnel skilled in performing plan review and field observations, while ensuring compliance with applicable codes and standards. Minimum qualifications for academy entry includes plan or field review experience in the area of fire prevention, although healthcare facility plan review or construction experience is not required.

Fire and Life Safety Academy attendees will learn the principles, policies and specific requirements necessary to conduct effective plan reviews and observations.

Training consists of the following:

- Classroom training from OSHPD staff coupled with workshops, seminars, convention sessions, and online courses to provide comprehensive understanding of all aspects of the position.
- On-the-job training that allows trainees to begin applying the skills they've learned while visiting construction sites to receive hands on experience in their occupation.
- Job assignments where trainees will write short reports providing an overview of what they did, the skills used, how the job might have been done better and what areas of knowledge and skills would be needed to improve the job.
- Continuing Professional Development where trainees stay current in practices needed to perform their job.

At the conclusion of training graduates will perform the following duties:

- Conduct plan reviews and field observations of healthcare facilities fire and life safety systems to ensure compliance with California Building Standards Code.
- Post approval documents ensuring healthcare facilities meet fire and life safety requirements.
- Work with engineers, architects, building fire officials, contractors and hospital administrators regarding planning concepts, design and building regulations.
- Monitor the work of the hospital's Inspectors of Record to ensure competent inspection of all phases of construction work in accordance with the inspection provisions of the California Building Code.
- Prepare succinct reports and correspondence in a thorough professional manner. Attend and contribute to pre-design and construction meetings.

It is anticipated that completion of the training program for those selected will range between one to two years. The number of Fire and Life Safety officers trained annually will vary depending on the ability to recruit suitable candidates to partici-

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Ombudsman Line

If you have questions, unresolved issues or complaints about OSHPD's Facilities Development Division (FDD), call the **Director's Ombudsman Hotline at (916) 326-3608.**

The line is available 24/7. If you have any questions, leave a voice message. Your call will be returned within two to three working days or as soon as possible. You may also e-mail your questions to: **Ombudsman@oshpd.ca.gov**.

This line is not intended to handle specific questions regarding code interpretation or routine construction. These questions should be directed to OSHPD's plan review or field personnel.

LA Office

The Southern California office of FDD is located in the Metropolitan Water District Building in downtown Los Angeles, adjacent to the historic Union Station and within minutes of the region's transportation hubs such as Amtrak, Metro Red Line (subway) and MTA bus networks. Driving directions and parking in the vicinity may be found at **www.mwdh2o.com/mwdh2o/pages/about/union_station_parking_map.pdf**.

Office of Statewide Health Planning & Development

Facilities Development Division

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Projects of \$50,000 or Less – Exempt From Plan Review Process

Effective January 1, 2007 the Office of Statewide Health Planning and Development (OSHPD) exempts from its plan review process certain construction or alteration projects for hospitals, skilled nursing facilities and intermediate care facilities with estimated construction costs of \$50,000 or less if specified criteria are met. The program was established pursuant the requirements of SB 1838.

The criteria include:

- The construction cost of each project must be \$50,000 or less. Projects shall not be subdivided into small projects for the purpose of evading the cost limitation requirements.
- Project plans and specifications must be stamped and signed by a licensed design professional.

Submittal procedures for exempt projects:

- Project documents must be submitted to the office (not to the field) for issuance of a building permit prior to the commencement of construction.
- Submittals must include all applicable plans and specifications as required by Section 7-125, Part 1, Title 24, C.C.R.
- An application for SB 1838 Project Building Permit OSH-FD-721 and an application for Inspector of Record OSH-FD-124 must be submitted with all project documents.
- An applicable Testing, Inspection, and Observation form must be submitted and must be signed by the architect or engineer of record in general responsible charge of the work.
- The construction cost, estimated or contract amount as indicated on Line 1, Section B of form OSH-FD-721, includes fixed equipment but excludes imaging equipment, design fees, inspection fees, and off site work. The construction cost shown on Line 1 must not exceed \$50,000.

The filing fees for exempt projects will be based on the construction cost. If the project includes imaging equipment, 10% of the imaging cost will be assessed towards the filing fee.

Construction

When the construction contract has been awarded, notification of the construction start date must be submitted to the OSHPD Regional Compliance Officer.

Projects Not Eligible for Exemption

- Building additions, as defined in Section 7-111, Part 1, Title 24, C.C.R or
- Projects involving a change in occupancy.
- Projects involving an alternate method of compliance.
- Modifications to the seismic force (load) resisting system
- Additions or alterations of medical gas or vacuum systems.
- Additions or alterations of fuel storage tanks.
- Additions or alterations of fire alarm systems exceeding 5 devices or fire sprinklers systems exceeding 10 sprinklers.
- Addition or replacement of an emergency generator or new electrical panel added to the essential electrical system.
- Addition or replacement of large capacity fan in excess of 2,000 cubic feet per minute.

For more information on this program contact the Office of Statewide Health Planning and Development's Ombudsman at (916) 326-3608.

180 Day Project Closure Deadline

Permit applications for proposed work shall be deemed abandoned 180 days after the original date of filing, unless such an application has been pursued in good faith or a permit has been issued. The Facilities Development Division (FDD) has the option of authorizing one or more extensions on the project for additional periods not exceeding 90 days each. All extension requests shall be in writing with justifiable cause demonstrated.

While plan review times vary based on size, scope and complexity of the project, most initial approvals for new hospitals are completed within 12-18 months. The submittal and approval process follows a common pattern. Hospital plans are submitted to the Facilities Development Division (FDD) and returned for corrections to the designers generally within 120 days. The designers have up to 180 days to respond. FDD completes most

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HOSPITAL SEISMIC SAFETY

FLSO Academy, continued

pate in the program. Once the twelve trainees complete their education in 2008 they may be assigned to a specific geographic region to perform plan and field reviews. In addition the graduates will be available to shift where needed to assist in regions that are experiencing workload peaks or assist in large construction projects during final acceptance and inspection.

Applications for the Facilities Development Division's Fire and Life Safety Academy are available online at www.oshpd.ca.gov/FDD/Employment/index.html.

Excerpts from a Letter to the Governor

The University of California, Irvine is in the midst of the largest construction project in Orange County as they work to complete their new acute care tower at their medical center. OSHPD's Facilities Development Division recently received the following letter from the campus architect expressing their thoughts on the project. Following are some of its highlights:

Timely

OSHPD has reviewed more than 4000 drawings and kept their word in making every deadline. We are on schedule and on budget due to the service that we have received. OSHPD has been timely, efficient, fair and proactive. They have been our ally.

Efficient

OSHPD has helped us avoid incomplete permit applications through their advice of incorporating subcontractors input into the application process. We are very grateful for this advice.

Fair

OSHPD has been fair and consistent in interpreting code questions. For a project with a budget of more than \$400 million and with over seven years of planning, codes can change over a period of time. OSHPD's commitment to consistency has provided us with a solid foundation for our construction schedule.

Proactive

OSHPD's knowledge, experience, and willingness to proactively solve problems has resulted in issues being resolved in as little as a week.

Conclusion

OSHPD's strength is its overarching knowledge of all new hospital construction in California. Their proactive sharing of lessons learned helped us avoid many issues of potential risk. Our experience with OSHPD has been very positive. You have an excellent staff, working hard to help ensure our citizens can be cared for in seismically safe hospitals. Please accept our compliments for the fine service we have received from OSHPD.

Sincerely,

Rebekah Gladson, AIA, AUA
Associate Vice Chancellor
Campus Architect

Upcoming Hospital Building Safety Board Meetings

January 23, 2008: Ad Hoc Committee on Non-Structural Regulations, Sacramento

March 25-26, 2008: Full Board Meeting, Irvine

Information will be posted on our Web site at www.oshpd.ca.gov/fdd/events.

180 Day Projects, continued.

backchecks within 40 days. Once again the designer has up to 180 days to respond. Plans can go back and forth between the designers and FDD until they are finalized.

For questions on closed projects and information on applying for extension requests contact the following regional supervisors:

Coastal Region

Don Harris
(916) 654-2003

Mid-State Region

Glenn Gall
(916) 654-2001

North Region

Dave Ring
(916) 324-9122

Central Region

Chris Murray
(916) 324-9074

North Los Angeles Region

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South Los Angeles Region

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South Region

Annette Shwe
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