

**15-DAY EXPRESS TERMS  
FOR  
PROPOSED BUILDING STANDARDS  
OF THE  
OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT  
  
REGARDING PROPOSED CHANGES TO  
CALIFORNIA BUILDING CODE  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2**

**Legend for Express Terms:**

1. **Existing California amendment:** California 45-Day language will appear in underlined and ~~strikeout~~.
2. **Amended, or repealed language:** Amended or repealed 15-Day language will appear in *italics and double underline* and ~~double strikeout~~.
3. **Rationale:** The justification for the change is shown after each section or series of related changes.
4. **Notation:** Authority and reference citations are provided in the 45-day express terms.

**EXPRESS TERMS**

**Section 2410 [OSHPD 1 & 4]  
Structural Sealant Glazing (SSG)**

**2410.1 General.** *The requirements of this section address the use of Structural Sealant Glazing (SSG). These requirements shall not be used for butt joint glazing, point supported glass, and glass fins.*

*Design, construction, testing, and inspection shall satisfy the requirements of this code except as modified in Sections 2410.1.1 through 2410.1.4.*

**2410.1.1 Design.** *Design of Structural Sealant Glazing (SSG) shall satisfy the following requirements:*

1. *SSG shall be ~~waterproof~~ weather tight and serviceable, as defined in AAMA 501.4, under design story drifts associated with the Design Earthquake and no glass fallout shall occur at the drifts determined by ASCE 7 Section 13.5.9.1 and AAMA 501.4 Section 11.3.*
2. *The sealant utilized in the insulated glass units used in SSG shall be designed in accordance with ASTM C 1249. The insulated glass unit design shall ~~include compliance~~ be in accordance with ASTM C 1249 Section 6.7.2.*
- ...
4. *Design methodology shall address seismic movement ~~as required by~~ in accordance with ASTM C 1401 Section 30.3.4.*
- ...

**2410.1.2 Testing and Inspection.** *Testing and inspection of Structural Sealant Glazing (SSG) shall satisfy the following requirements:*

- a. *The seismic drift ~~limits~~ capability of structural sealant glazing shall be determined by tests in accordance with AAMA 501.6, AAMA 501.4 and ASCE 7 Section 13.5.9.2.*

**Rationale:** These changes are largely editorial and are partially in response to comments by Mr. Ken Brenden, representing the American Architectural Manufacturers Association (AAMA) and Mr. Ron Fillmore &

Timothy Lueder, representing Dow Corning Corporation during the 45-day comment period. Comments not implemented will be explained in the OSHPD Final Statement of Reasons (FSOR).

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**3417A.1.2** ~~3417A.1.1.2.2~~ **Jurisdiction.** *Means of egress for Hospitals, skilled nursing facilities, and intermediate-care facilities shall only pass through buildings that are under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).*

**Rationale:** This revision is necessary for consistency with Section 3418A and is in response to comments by Mr. M. R. Karim of OSHPD during the 45-day comment period.

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### **SECTION 3418A** **REMOVAL OF HOSPITAL BUILDINGS FROM GENERAL ACUTE CARE SERVICES**

**3418A.1 General.** *The requirements of this section shall apply when general acute care services are completely removed from ~~SPC hospital~~ Buildings or when ~~hospital~~ Buildings are removed from OSHPD jurisdiction. All buildings that remain under the OSHPD jurisdiction, after one or more ~~SPC hospital~~ Buildings are removed, shall satisfy the requirements of the California Building Standards Code. Approval of construction documents and a building permit are required for removal of ~~SPC hospital~~ Buildings from general acute care services or removal of buildings from OSHPD jurisdiction.*

**3418A.2 Definitions.** *The following words and terms are applicable to this section only:*

**BUILDING.** *The area included within surrounding exterior walls or any combination of exterior walls and fire walls (as described in Sections 202 and 706) exclusive of vent shafts and courts. Areas of the building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above. A building may consist of one or more adjacent SPC Buildings.*

**GENERAL ACUTE CARE SERVICE.** *Means basic and supplemental services, as defined in Section 1224.3, provided in a general acute care hospital building, as defined in Section 1224.3 and the California Administrative Code, Chapter 6, Section 1.2.*

**SPC BUILDING.** *Means a structure with an independent vertical and lateral force resisting system (LFRS) and a distinct building structural performance category assigned by OSHPD.*

**SPC SEISMIC SEPARATION.** *Means a building separation in accordance with the California Administrative Code, Chapter 6 Section 3.4.*

**STRUCTURAL SEPERATION.** *Means a building separation in accordance with this code.*

**3418A.3** ~~3418A.2~~ **Establishing eligibility for removal from general acute care ~~hospital~~ service.** *In order to establish that one or more ~~SPC~~ Buildings are eligible for removal from general acute care ~~hospital~~ service, the hospital owner shall submit construction documents showing that after the ~~SPC~~ Buildings are removed from general acute care ~~hospital~~ service:*

- a 1.** *All ~~acute~~ basic acute care services or supplemental services on the hospital's license are provided in ~~SPC~~ Buildings satisfying the requirements for SPC-2, SPC-3, SPC-4, or SPC-5.*

**Exception:** *If the hospital includes SPC-1 Buildings that are not being removed from general acute care service, and these SPC-1 Buildings have an approved extension to the SPC-2 deadline, basic acute care services or supplemental services on the hospital's license are permitted to remain in*

these SPC Buildings for the duration of their extension or until these SPC-1 Buildings are removed from general acute care service, whichever comes first.

b 2. All acute basic acute care services or supplemental services on the hospital's license are provided in SPC Buildings satisfying the requirements for NPC-3, NPC-4, or NPC-5.

**Exception:** Services shall be permitted to be located in SPC Buildings satisfying the requirements of NPC-2 if the SPC Buildings has approved extension to NPC-3 deadline.

c 3. The hospital complies with all egress requirements, including occupant load, number of required exits and travel distance to exits, and provides evidence that no egress from any acute care hospital building passes through the SPC Buildings removed from general acute care service, SPC-1 Buildings, or through buildings not under OSHPD jurisdiction.

**Exceptions:**

1. If the SPC Building has an approved extension to the SPC-2 deadline, existing egress through the SPC-1 Building shall be permitted for the duration of the extension or until the SPC-1 Building is removed from general acute care service, whichever comes first.
2. When permitted by Section 3417A.1.1.1.6.

d 4. No SPC Building removed from general acute care hospital service is used as a smoke compartment for any acute care hospital building. Buildings not under OSHPD jurisdiction shall not be used as a smoke compartment for any acute care hospital building.

e 5. Building Structural separation, fire barriers and fire walls shall satisfy the requirements of the California Building Standards Code.

**Exception:** Building separation A SPC Seismic Separation in accordance with the California Administrative Code Chapter 6 Section 3.4 shall be deemed to satisfy the building structural/seismic separation requirement in this section for SPC Buildings that will remain under OSHPD jurisdiction.

f 6. If the SPC Building removed from general acute care hospital service shares a common fire alarm system with the acute care hospital, the main fire alarm control panel shall be located in an acute care hospital building. The SPC Building removed from general acute care hospital service shall be in a separate zone monitored by the main fire alarm control panel. Flexible connections shall be provided for conduits/conductors crossing structural or SPC seismic separation joints. If the intent is to place the SPC Building under local jurisdiction, the building shall satisfy Section 3418A.5.1

g 7. If the SPC Building removed from general acute care service shares the fire sprinkler system with the acute care hospital, an isolation valve with a tamper switch shall be provided to isolate the portion of the system serving the hospital SPC Building removed from acute care service. Flexible connections shall be provided in pipe crossing piping that crosses structural or SPC seismic separation joints. The fire sprinkler system shall not originate in the SPC Building removed from general acute care service. If the intent is to place the Building under local jurisdiction, the building shall satisfy Section 3418A.5.1.

h 8. Patient access as required by Section 1224.4.7.5 does not pass through a SPC Building removed from general acute care hospital service or through buildings that are not under the jurisdiction of OSHPD.

i 9. The primary accessible entrance to the hospital is not through a SPC Building removed from general acute care hospital service or through buildings that are not under the jurisdiction of OSHPD.

- ~~j~~ 10. No utilities servicing acute care hospital buildings originate in or pass through, over, or under, a SPC ~~Building removed from general acute care hospital service, except as permitted by Section 3416A.1.1.1.5, or a building not under OSHPD jurisdiction.~~
- ~~k~~ 11. If utilities originating in an acute care hospital building feed a SPC ~~Building removed from general acute care hospital service, fail safe shut-off valves and/or disconnects shall be provided that permit isolation of the SPC ~~Building removed from general acute care hospital service from the hospital utilities. Flexible connections shall be provided for all utilities crossing structural or SPC seismic separation joints.~~~~

**3418A.4 ~~3418A.3~~ Buildings intended to remain under OSHPD jurisdiction.**

**3418A.4.1 Qualifying non-acute care services.** In order for a Building to remain under OSHPD jurisdiction that is removed from general acute care service, it shall contain one or more qualifying services. Qualifying services include:

- a. Services considered "Outpatient Clinical Services" as defined in H&S § 129730 (a)
- i. Administrative space
  - ii. Central sterile supply
  - iii. Storage
  - iv. Morgue and autopsy facilities
  - v. Employee dressing rooms and lockers
  - vi. Janitorial and housekeeping facilities
  - vii. Laundry
- b. Outpatient portions of the following services (with no more than 25% in-patient use), including but not limited to:
- i. Surgical
  - ii. Chronic dialysis
  - iii. Psychiatry
  - iv. Rehabilitation, Occupational Therapy, or Physical Therapy
  - v. Maternity
  - vi. Dentistry
  - vii. Chemical dependency
- c. Services that duplicate Basic Services, as defined in H&S §1250, or services that are provided as part of a Basic Service, but are not required for facility licensure (with no more than 25% in-patient use).

All hospital support services listed in Section 3418A.4.1 Item a that are located in a SPC Building at the time general acute care services are removed may remain, provided the California Department of Public Health certifies to the Office that it has received and approved a plan that demonstrates how the health facility will continue to provide all basic services in the event of any emergency when the SPC Building may no longer remain functional. This certification shall be submitted by hospital to the Office prior to approval of the application to remove the SPC Building from general acute care service.

**3418A.4.2 ~~3418A.3.1~~ Maintaining existing non-acute care services under existing license.** Existing approved non-acute care occupancies, or services, existing in the SPC ~~Building~~ at the time it is removed from general acute care ~~hospital~~ service shall be permitted to remain, and removal of the SPC ~~Building~~ from general acute care ~~hospital~~ service is not considered a change in occupancy. The enforcement agency shall be permitted to require evidence that the existing occupancies and services were in compliance at the time they were located in the SPC ~~Building~~. Any hospital support services located in the building removed from general acute care ~~hospital~~ service, including administrative services, central sterile supply, storage, morgue and

autopsy, employee dressing rooms and lockers, janitorial and housekeeping service, and laundry, shall be in excess of the minimum requirements for licensure and operation. Prior approval by the California Department of Public Health shall be obtained by hospital to maintain these services in the SPC Building removed from acute care service.

**3418A.4.3 ~~3418A.3.2~~ Change of licensed services under existing license.** A change of service or function for all, or a portion, of the SPC ~~h~~ Building removed from general acute care ~~hospital~~ service requires compliance with the current requirements for that service, including accessibility requirements in accordance with Chapter 11B.

**3418A.4.3.1 ~~3418A.3.2.1~~ Skilled nursing or acute psychiatric services.** When general acute care services are removed from a SPC ~~h~~ Building which is intended to be used for skilled nursing or acute psychiatric services, and the new services will be licensed under the existing license of the general acute care hospital these new services shall comply with Section 3416A.1.1.1.5 for a non-conforming hospital building.

**3418A.4.3.2 ~~3418A.3.2.2~~ Outpatient clinical services.** When general acute care services are removed from a SPC ~~h~~ Building which is intended to be used for outpatient clinical services under the existing acute care hospital license, the building is required to comply with the current OSHPD 3 code requirements for the new service.

**3418A.4.4 ~~3418A.3.3~~ SPC Buildings removed from general acute care ~~hospital~~ service with new license.** When general acute care services are removed from a SPC ~~h~~ Building, and ~~the~~ new services provided in the SPC ~~h~~ Building are issued an initial license, as determined by the California Department of Public Health, as a skilled nursing facility or acute psychiatric hospital, the SPC ~~h~~ Building shall comply with the new building code requirements or equivalent provisions of the California Building Standards code at the time of application.

**3418A.4.5 ~~3418A.3.4~~ Change of building occupancy or division.** When a SPC ~~h~~ Building is removed from general acute care ~~hospital~~ service with or without change of license, the new occupancy group and division of the building, and/or new service or function, shall be established. A new certificate of occupancy shall be required for the building removed from general acute care ~~hospital~~ service.

**3418A.5 ~~3418A.4~~ Change in jurisdiction for ~~h~~ Buildings removed from general acute care ~~hospital~~ service.** Except as provided by Section 3418A.5.3, at the hospital's discretion, a ~~h~~ Building removed from general acute care ~~hospital~~ service shall be permitted to be placed under the jurisdiction of the local enforcement agency. To be eligible for a change in jurisdiction, the ~~h~~ Building removed from general acute care ~~hospital~~ service shall satisfy ~~meet~~ the requirements of Section 3418A.5.1. ~~3418A.4.1.~~

**3418A.5.1 ~~3418A.4.1~~ Eligibility for change in jurisdiction.** For a ~~h~~ Building removed from general acute care ~~hospital~~ service to be eligible for a change in jurisdiction to the local enforcing agency, all the following criteria shall be satisfied: ~~met.~~

- a. The ~~h~~ Building removed from general acute care ~~hospital~~ service shall be freestanding, as defined in the California Administrative Code, Section 7-111.
- b. Any hospital support services located in the ~~h~~ Building removed from general acute care ~~hospital~~ service, including administrative services, central sterile supply, storage, morgue and autopsy, employee dressing rooms and lockers, janitorial and housekeeping service, and laundry, shall be in excess of the minimum requirements for licensure and operation. Prior approval by the California Department of Public Health shall be obtained by hospital to locate these services in the Building removed from general acute care service.
- c. Services/systems and utilities (e.g. power, emergency power, communication/data/nurse-call systems, space-heating systems, fire alarm system, fire-sprinkler system, medical gas & plumbing systems) shall be separate and independent from those serving any Buildings under OSHPD jurisdiction.
- d. If the Building being transferred to the jurisdiction of the local enforcing agency is adjacent to a Building under OSHPD jurisdiction and fire resistive construction separations are required, they shall be located in the Building under OSHPD jurisdiction.

**3418A.5.2 ~~3418A.4.2~~ Modification of ~~b~~Buildings removed from OSHPD jurisdiction ~~acute care hospital service~~.** *The owner of the ~~b~~Building shall be responsible for bringing the building into compliance with all requirements of the new authority having jurisdiction. If a ~~b~~Building requires modification to become eligible for removal from OSHPD jurisdiction, the construction project shall be closed with compliance by OSHPD prior to the change in jurisdiction. All occupancy separation, set-back, and allowable area requirements shall be enforced. ~~Fire alarm and fire sprinkler systems for the building to be removed from OSHPD jurisdiction shall be completely independent of the systems in the acute care hospital, or any other building under OSHPD jurisdiction.~~*

**3418A.5.3 ~~3418A.4.3~~ Buildings not eligible for change in jurisdiction.** *The following freestanding ~~b~~Buildings shall remain under OSHPD jurisdiction:*

- a. *Any ~~b~~Building in which basic and/or supplementary services are provided for a general acute care hospital, acute psychiatric hospital, and general acute care hospital providing only acute medical rehabilitation center services.*
- b. *Any ~~b~~Building which provides required patient access, egress, or smoke compartment for a ~~b~~Building under OSHPD's jurisdiction.*
- c. *Any ~~b~~Building in which services under OSHPD jurisdiction are provided, including skilled nursing services, intermediate care services, acute psychiatric services, and distinct part skilled nursing or intermediate care services.*
- d. *Any ~~b~~Building providing central plant or utility services to a ~~b~~Building under OSHPD jurisdiction.*
- e. *Any ~~b~~Building through which utilities pass through, over or under, to serve a ~~b~~Building under OSHPD jurisdiction.*

**3418A.6 ~~3418A.5~~ Vacant space.** *With the removal of general acute care services, the vacated space must be reclassified with an intended occupancy as required under Section 302. If the hospital determines that the ~~b~~Building or space in the ~~SPC~~ ~~b~~Building removed from general acute care ~~hospital~~ service will be vacant, the hospital shall demonstrate that unsafe conditions as described in Section 116.1 are not created.*

**3418A.7 ~~3418A.6~~ Demolition:** *Demolition of ~~hospital-SPC~~ ~~b~~Buildings to be removed from general acute care services shall be permitted when buildings remaining under OSHPD's jurisdiction, after demolition, satisfy the requirements of the California Building Standards Code and demolition activity does not impair the operation and/or safety of any buildings that remain under the OSHPD's jurisdiction.*

**Rationale:** Revision clarifies the intent of Section 3418A originally proposed by OSHPD, consistent with revision to OSHPD Code Application Notice (CAN) 1-6-1.4.5.1: Removal of Acute Care Services.

This change addresses comments by Mr. M. R. Karim of OSHPD during the 45-day comment period.