

**EXPRESS TERMS
FOR
PROPOSED BUILDING STANDARDS
OF THE
OFFICE OF STATEWIDE HEALTH PLANNING & DEVELOPMENT**

**REGARDING PROPOSED CHANGES TO
CALIFORNIA ADMINISTRATIVE CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1**

LEGEND FOR EXPRESS TERMS

1. New California language and modified language is underlined.
2. Repealed language appears in ~~strikeout~~.

EXPRESS TERMS

**ARTICLE 2
DEFINITIONS**

7-111. Definitions

...

FIRM includes any qualified corporation ...

FREESTANDING as applied to structures that are adjacent to a licensed hospital building means a structure that meets the following criteria:

1. Structural separation shall comply with the applicable provisions of the California Building Code.
2. Fire-resistance-rated construction separations shall comply with the applicable provisions of the California Building Code.
3. Buildings on the same lot shall comply with the height and area limitations of the California Building Code.

...

LOCAL GOVERNMENT ENTITY means a building department of a city, city and county, or county.

MANAGED PROJECT means a project where schedules and deadlines relating to plan review and construction are negotiated between the Office and the governing board or authority of the health facility or their designated representative. Managed projects include, but are not limited to, projects approved by the Office for phased plan review, as described in 7-130, or incremental review, as described in 7-131.

MATERIALLY ALTER as applied to construction projects or approved construction documents ...

...

OFFICE means the Facilities Development Division within the Office of Statewide Health Planning and Development.

PHASED PLAN REVIEW is the process that, at its sole discretion, engages the Office early in the project design and continues through the development and submission of documents during the conceptualization, criteria design, detailed design, implementation documents, Office review, construction, and closeout phases. Within each phase, milestones are established for specific, agreed upon points where segments/elements of the design/building system are completely designed and/or defined in their entirety. The Office provides an agreed upon level of review that allows for written conditional acceptance of these elements and/or systems.

PRIMARY GRAVITY LOAD RESISTING SYSTEM (PGLRS) means assembly ...

...

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129850

**ARTICLE 3
APPROVAL OF CONSTRUCTION DOCUMENTS**

...

7-121. Presubmittal meeting, Preliminary plans and outline specifications.

~~(a) One copy of the preliminary plans and outline specifications shall be submitted to the Office. Two copies must be submitted if additions, structural alterations or new buildings are included. If applicable, each of the site data reports listed in Section 7-117(a)1 shall have been submitted previously. The preliminary design documents will be reviewed by the Office for compliance with Title 19 and 24, California Code of Regulations. These documents shall provide the following data:~~

~~(b) Architectural, structural or other plans shall include:~~

- ~~1. Plot plan showing roads, fire flow supply and demand calculations, fire hydrants, courses and distances of property lines, existing buildings, proposed buildings, parking areas, sidewalks, topography and any easements of record.~~
- ~~2. Plans of basement, other floors or levels and roof which indicate:
 - ~~A. The function, occupancy or usage of each room, area or space. Floor plans for addition or alteration projects shall be accompanied by floor plans of the existing buildings showing existing space usages.~~
 - ~~B. The size and location of each fixed equipment item as follows:
 - ~~(1) Fixed building service equipment which includes utility systems and machinery necessary for the effective functioning of the building such as heating, ventilating, air conditioning, elevators and communications.~~
 - ~~(2) Other fixed equipment permanently fastened to the building or the ground which are required for the program function of the building.~~~~~~
- ~~3. Provisions for meeting the fire and life safety requirements in Titles 19 and 24, either on preliminary plans or in outline specifications. At least the following shall be indicated:
 - ~~A. Compartment of the buildings.~~
 - ~~B. Door swings and corridor widths.~~
 - ~~C. Enclosures of stairwells and elevator shafts.~~
 - ~~D. Location of fire alarm components, to include fire zones.~~
 - ~~E. Extent of fire sprinkler coverage.~~~~
- ~~4. Assembly ratings as specified by the Underwriter's Laboratories, Inc., or other nationally recognized testing laboratories.~~
- ~~5. Provisions for making facilities accessible to and usable by persons with disabilities in conformance with the California Building Standards Code, Title 24, California Code of Regulations.~~

~~(c) Mechanical plans shall include:~~

1. ~~Single line layouts of major ducts and piping systems.~~
2. ~~Location and layout of boiler room or space and major associated equipment and central heating, cooling and ventilating units.~~
3. ~~Fire dampers, smoke dampers and other fire safety items required by Titles 19 and 24, California Code of Regulations.~~
4. ~~Riser diagrams for multistory construction.~~

~~(d) Electrical plans shall include:~~

1. ~~Plans showing space assignment.~~
2. ~~Sizes and outline of fixed equipment, such as transformers, main, switchgear, switchboards and generator sets.~~
3. ~~Simple riser diagrams for multistory construction showing arrangements of feeders, and branch circuit panels.~~
4. ~~Simplified single line diagram(s).~~
5. ~~Fire detector locations, exit and emergency lights and fire alarms systems required in Titles 19 and 24, California Code of Regulations.~~

~~(e) Outline specifications shall include:~~

1. ~~A general description of the construction, including interior finishes, types and location of acoustical material and special floor coverings.~~
2. ~~A description of the plumbing, air conditioning, heating and ventilation systems, including controls, ducts and piping for all areas.~~
3. ~~A general description of electrical services including voltage, number and location of feeders whether overhead or underground. A specific description of items to be served by emergency power and a description of design considerations for special areas, such as anesthetizing locations and critical care areas.~~
4. ~~All fire and life safety items shown on the preliminary plans. These items shall include the flame spread rating of all applicable materials and finishes and a description of mechanical and electrical devices required for the intended occupancy of the building.~~

~~(f) Acceptance of preliminary plans and outline specifications.~~

~~Upon completion of the review of the preliminary plans and outline specifications, the office will return a marked-up set of the plans and specifications or a written report to the applicant indicating any items that need correction or clarification.~~

~~At the time the final construction documents are submitted to the Office, the marked-up copies of the preliminary plans and specifications shall accompany the other documents being filed.~~

(a) A presubmittal meeting between the Office and the design professionals is required for construction or alteration projects for hospital buildings and buildings described in paragraphs (2) and (3) of subdivision (b) of Section 129725 of the Health and Safety Code with estimated construction costs of twenty million dollars (\$20,000,000) or more. The presubmittal meeting shall be held prior to the submittal of preliminary plans and specifications or final construction documents. Prior to scheduling a presubmittal meeting, the architect or engineer in responsible charge shall submit the following information to the Office:

1. Meeting agenda listing major points of discussion.

2. New and if applicable, existing floor plans.
3. Description and scope of the project.
4. Description of structural systems – vertical, lateral, foundation, etc.
5. Alternate Method of Compliance and Program Flexibility issues.
6. Type of construction.
7. Occupancy – existing and proposed, with justification.
8. Accessibility considerations, including path of travel.
9. Preliminary means of egress plan.
10. Architectural, structural, mechanical, plumbing, electrical, and fire and life safety issues.

(b) The architect or engineer in responsible charge shall record all resolutions of substantive issues in a letter of understanding that shall be submitted to the Office for acceptance prior to the submittal of final construction documents. The letter of understanding shall be based on the assumptions presented at the presubmittal meeting. Subsequent changes in design, program requirements, project delivery, or other unforeseen issues may necessitate modifications to the letter of understanding.

(c) For phase plan review projects, the project start meeting with the Office, which occurs during the conceptual phase, satisfies the presubmittal meeting requirements of this section.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129850

7-123. Preliminary plans and outline specifications.

(a) The governing board or authority or their designated representative may submit preliminary plans and outline specifications to the Office for review prior to submittal of the final construction documents.

(b) The Office's review of the preliminary plans and outline specifications shall be limited to the content of the preliminary plans and outline specifications submitted. A copy of the marked-up preliminary plans and outline specifications or of the approved preliminary plans and outline specifications shall accompany the submittal of the final construction documents.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129850

7-125. Final review of construction documents.

~~(a) Two copies of the final construction documents and site data reports shall be submitted to the Office.~~

~~The construction documents shall include: architectural, mechanical, electrical, structural and fire and life safety details.~~

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

- ~~1. 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 construction documents is to reconstruct the hospital building in accordance with Titles 19 and 24, California Code of Regulations. Should any conditions develop not covered by the approved construction documents wherein the finished work will not comply with Title 19 and 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 construction documents, 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 construction documents.~~
- ~~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 construction documents will be returned to the architect or engineer in responsible charge. A set of prints from corrected construction documents shall be filed for backcheck when the original check or subsequent backchecks(s) indicates that extensive changes are necessary. Where necessary corrections are of a minor nature, corrected original construction documents may be filed for backcheck. The architect or engineer in responsible charge must provide a written response to all comments made by the Office. The written response must include a description and a location of the corrections made to the construction documents. The written response may be provided as a letter, or may be provided as responses written directly on the marked-up set of drawings. Changes in construction documents, 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 construction documents identifying those changes. Failure to give such notice voids any subsequent approval given to the construction documents.~~

~~The Office places its identification stamp of the Office 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 1298410 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 in responsible charge shall submit to the Office a set of construction documents bearing the identification stamp of the Office. Upon receipt of this set, the Office shall provide written approval of the construction documents.~~

~~Any changes made to the approved construction documents 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 construction documents bearing the identification stamp of the Office shall void the approval of the application.~~

(a) Final construction documents shall be submitted in accordance with Section 107, Part 2, Title 24. Final construction documents that are incomplete shall be returned to the applicant for completion prior to acceptance by the Office for plan review.

(b) Local government entity zoning approvals or clearances shall be furnished to the Office, when applicable, prior to approval of the final construction documents by the Office.

(c) When the Office finds items on the final construction documents that do not comply with these regulations and/or applicable sections of the California Building Standards Code, the noncomplying items shall be noted in writing with a proper code citation. The marked-up set of construction documents will be returned to the architect or engineer

in responsible charge. A set of prints from corrected construction documents shall be filed for backcheck when the original check or subsequent backchecks(s) indicates that extensive changes are necessary. Where necessary corrections are of a minor nature, corrected original construction documents may be filed for backcheck. The architect or engineer in responsible charge must provide a written response to all comments made by the Office. The written response must include a description and a location of the corrections made to the construction documents. The written response may be provided as a letter, or may be provided as responses written directly on the marked-up set of drawings. Changes in construction documents, 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 construction documents identifying those changes. Failure to give such notice voids any subsequent approval given to the construction documents.

(d) The Office's approval of the final construction documents shall be in accordance with Section 107.3.1, Part 2, Title 24.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129850

7-126. Deferred submittals.

(a) **Conditions.** Where a portion of the design cannot be fully detailed on the approved construction document because of variations in product design and manufacture, the approval of the construction documents for such portion may be deferred until the material suppliers are selected under the following conditions:

1. The construction documents clearly describe the deferred submittals that shall be approved by the Office prior to fabrication and installation for the indicated portions of the work.
2. The construction documents fully describe the performance and loading criteria for such work.
3. After the construction documents are approved and within 30 calendar days after commencement of construction, the architect or engineer in responsible charge shall submit a schedule to the Office indicating when the deferred submittals will be submitted to the Office for review.

Exception: Seismic Force Resisting System (SFRS), Primary Gravity Load Resisting System (PGLRS), and stairs shall not be deferred.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129850

7-129. Time limitations for approval.

(a) Final construction documents shall be submitted to the Office within one year of the date of the Office's report on preliminary plans and outline specifications or the application shall become void. The architect or engineer in responsible charge may request one extension of up to 180 calendar days; however, the Office may require that the construction documents meet current regulations. The extension must be requested in writing and justifiable cause demonstrated.

(b) The procedures leading to obtaining written approval of final construction documents shall be carried to conclusion without suspension or unnecessary delay. Unless an extension has been approved by the Office, the application shall become void when either paragraph 1 or 2 occurs.

1. Prints from corrected construction documents are not filed for backcheck within 90 calendar days after the date of return of checked construction documents to the architect or engineer in responsible charge. Backcheck submittals that do not contain a written response to all comments in accordance with Section 7-125(d) shall not be considered an official submittal to the Office. The architect or engineer in responsible charge may request one extension of up to 90 calendar days; however, the Office may require the

construction documents be revised to meet current regulations. The extension must be requested in writing and justifiable cause demonstrated.

2. A set of prints of the stamped construction documents are not submitted to the Office within 45 calendar days after the date shown with the identification stamp by the Office.

(c) Construction, in accordance with the approved construction documents, shall commence within one year after obtaining the written approval of construction documents, or this approval shall become void. The Office may require that the construction documents be revised to meet current regulations before granting an extension. The extensions must be requested in writing and justifiable cause demonstrated.

(d) If the work of construction is suspended or abandoned for any reason for a period of one year following its commencement, the Office's approval shall become void. Prior to the approval becoming void, the applicant may apply for one extension of up to one year. The Office may require that the construction documents be revised to meet current regulations before granting an extension. The extensions must be requested in writing and justifiable cause demonstrated.

Exception: The time limitations and deadlines specified in Section 7-129 shall not apply to managed projects as defined in Section 7-111. This includes, but is not limited to, projects approved for phased plan review, as described in 7-130, or incremental review, as described in 7-131.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129850

7-131. Incremental design, bidding and construction.

~~(a) Incremental design, bidding and construction or "fast-tracking" is a process by which construction of a building is commenced prior to completion of the contract documents for the total project. The Office will approve this process contingent upon receipt of application for approval of construction documents. An incremental project shall consist of no more than one building.~~

~~(b) Applicants wishing to employ the incremental process shall notify the Office no later than the date of submission of the application cited (a) above. Increments shall be limited to complete phases of construction, such as foundations and basement walls, structural framing, architectural work, mechanical work, or electrical work. The following supplementary information shall accompany the application:~~

- ~~1. Transmittal letter requesting the use of the incremental or fast-track procedure.~~
- ~~2. The site data reports required in Sections 7-117 and 7-125(c).~~
- ~~3. A chart showing the proposed coordination of the design, bidding and construction schedules, including state and local plan review time and the estimated date of occupancy of the project.~~
- ~~4. The preliminary plans and outline specifications required in Section 7-121.~~

~~(c) The plans of each construction increment shall be sufficiently definitive of the architectural, structural, mechanical and electrical elements, and the loadings thus summarized, to provide identification of the sources of dead, live and lateral loads for the purposes of review of design. Changes to the work done under previously approved increments shall be required if, upon submission of plans of subsequent increments, the summarized loadings are found to be incorrect or connection details are found to be incompatible.~~

~~(d) The plans of each construction increment shall clearly identify the scope of the work to be included in that particular increment. All plans are to be complete and thoroughly checked by the project architect or engineers as to design, detailing, dimensions and coordination with other increments before submission to the Office. The Office will return incomplete documents without review and request that the documents be completed and resubmitted.~~

~~(e) Time intervals between construction increments shall not be permitted unless specific, written approval is granted by the Office.~~

~~(f) After the Office has made its check of the submitted documents and the applicant has corrected the documents accordingly, the identification stamp of the Office, shall be placed on the plans and the master cover sheet of the specifications. This identification stamp of the Office is affixed for identification only and is not the written approval of construction documents cited in Section 7-125(d). An Office approval letter shall be issued for each increment which clearly identifies the scope of work involved in the increment being approved. The letter for the final increment shall indicate approval of the entire project.~~

~~(g) Verified compliance reports shall be submitted in conformance with Section 7-151; addenda and change orders, as per Section 7-153 for each increment. Where all increments are being constructed under a single general contract or under a designated agent responsible for the construction of the entire project, the verified reports may cover the work of more than one increment.~~

~~(h) Approval of construction will be issued for each increment being constructed under a separate contract. Where all increments are being constructed under a single general contract or where an owner's agent is responsible for the construction of the entire project, final approval of the construction will be issued upon completion of the entire project.~~

(a) In accordance with Section 107.3.3, Part 2, Title 24, the Office is authorized to review and approve construction documents and issue a permit for increments of a building or structure prior to the construction documents for the entire building or structure have been submitted and approved, provided that adequate information and detailed statements have been filed complying with pertinent requirements of applicable codes. For other regulations pertaining to incremental design, bidding and construction, see Section 107.3.3, Part 2, Title 24.

(b) Increments shall be limited to complete phases of construction, such as demolition, site work and utilities, foundations and basement walls, structural framing, architectural work, mechanical work, electrical work, etc. A master plan identifying the work to be completed in each increment and a chart showing the proposed coordination of the design, bidding and construction schedules, state and local plan review times, and estimated completion and occupancy of the project shall be submitted with the first increment.

(c) The incremental submittals and construction shall be continuous to conclusion without suspension or unnecessary delay unless specifically approved by the Office.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129850

7-132. Design/build method.

Projects prepared under the design/build delivery method shall comply with all applicable requirements of Title 24, Part 1, California Administrative Code including but not limited to Sections 7-115, 7-141, 7-143, 7-144, 7-145, 7-149, 7-151, 7-153 and 7-155.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129850

7-133. Fees.

...

(i) **Geotechnical/Geohazard reports.** The fee for review of a geotechnical/geohazard report shall be \$5,000.00.

(i) Deferral of fee payment for disaster-related projects.

1. A health facility may request to defer payment of the filing fee, as described in this section, for up to one year, for a construction or alteration project to repair damage resulting from an event which the Governor has declared as a disaster. The request for payment deferral must be submitted to the Office, in writing, and accompany the application for plan review. The request may be on a form, as provided by the Office, or other written format and shall identify the facility name, project number, estimated construction cost and shall certify to the following:

- A. The repair project is necessary due to damage sustained by the [Name of the specified event] which was declared to be a disaster by the Governor on [Date of the declaration].
- B. The facility cannot presently afford to pay the filing fee.
- C. On [Date of application], the health facility applied for federal disaster relief from the Federal Emergency Agency (FEMA) with respect to the disaster identified in this request.
- D. The facility expects to receive financial assistance within one year of the date of the application for disaster relief.

Payment deferral requests shall be signed by the health facility's Chief Executive Officer or Chief Financial Officer.

- 2. Within ten business days of receipt of a facility's payment deferral request, the facility will be given written notice by the Deputy Director either approving or denying the deferral of the project plan review fee. Incomplete requests will be returned to the facility by facsimile within five business days, accompanied by a statement describing what is needed for the request to be complete.
- 3. If the deferral request is denied by the Deputy Director, the health facility may appeal this decision to the Director of the Office. The appellant must submit a written appeal to the Office within ten business days of receipt of the denial. If an appeal is not received by the Office within the ten business days, the project will be returned to the health facility as incomplete.
- 4. The plan review fees deferred under this section shall be due and paid in full by the applicant facility within one year from the date of the Office's approval of the project plans. Failure to submit the deferred fee payment will result in an offset against any amount owed by the State to the health facility.

Notation
 Authority: Health and Safety Code Section 18929 and 129675-130070
 Reference: Health and Safety Code Section 129850

...

ARTICLE 4 CONSTRUCTION

7-135. Time of beginning construction.

- (a) Construction shall not commence until the health facility has applied for and obtained from the Office:
 - 1. Written approval of the construction documents.
 - 2. A building permit.
 - 3. Written approval of the testing, inspection and observation program.
 - 4. Written approval of the Inspector of Record for the project pursuant to Section 7-212 (a).

Note: ~~See Infection Control Program provisions of Title 22, Section 70739(b).~~

Notation
 Authority: Health and Safety Code Section 18929 and 129675-130070
 Reference: Health and Safety Code Section 129850

...

7-145. Continuous inspection of the Work.

- (a) The general duties of the inspector shall be as follows:
 - 1. The inspector shall have personal knowledge, obtained by continuous inspection of all parts of the work of

construction in all stages of its progress to ensure that the work is in accordance with the approval construction documents.

...

5. The inspector shall notify the Office:

...

C. At least 48 hours in advance of the first ~~pour~~ placing of concrete.

...

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129850

...

7-152. ~~Supplantation~~ Replacement of an architect, engineer, inspector of record, special inspector or contractor.

(a) When ~~supplanting~~ replacing any of the listed individuals the following shall be submitted to the Office:

1. Prior to plan approval

A. Revised application(s) listing the new responsible individual(s).

2. Following construction document approval

A. Revised application(s) listing the new responsible individual(s)

B. An initial report, prepared by the ~~supplanting-new~~ responsible individual(s), based on field observation(s) that the work performed and materials used and installed to date are in accordance with the project's approved construction documents. Any observed issues of non-conformance shall be listed in the report. The ~~supplanting-new~~ individual(s) shall be responsible for verification of project compliance, pursuant to Section 7-151, for the remainder of the project.

C. A final verified report from the ~~supplanted~~ individual(s) being replaced.

EXCEPTION to (C): In the event that the ~~supplanted~~ individual(s) being replaced refuses to or cannot provide a final verified report, the owner shall submit a letter to the Office, verifying that the work performed and materials used and installed are in accordance with the project's approved construction documents. The letter shall also list the reason the verified report could not be obtained.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129850

...

**ARTICLE 19
CERTIFICATION AND APPROVAL OF HOSPITAL INSPECTORS**

...

7-201. Location of office. All correspondence, applications and remittances related to the certification or recertification of Hospital Inspector shall be directed to: Office of Statewide Health Planning and Development, Facilities Development Division, Hospital Inspector Certification Program, 4600 Ninth Street, Room 420, 400 R Street, Suite 200, Sacramento, CA 95814 95811.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129825

...

7-203. Applying for the certification examination.

(a) An applicant may apply for the Hospital Inspector Certification Exam by submitting, to the Office, the following items prior to the final filing date announced for a scheduled exam:

1. A completed application, provided by the Office, shall be submitted to the Office in Sacramento and shall include the exam title, preferred examination location, applicant's name, mailing address and telephone number. An application for an examination is valid for one year commencing with the first available examination date. If applicant has not taken an exam within that one-year period, a new application and exam fee must be submitted to participate in a future exam.

...

4. An "Application Review Fee" in the amount specified on a certification examination announcement for a scheduled exam and pursuant to Section 7-206.

...

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129825

7-204. Minimum Qualification for Examination.

An applicant must meet the following criteria to be eligible to participate in the certification examination for a Class "A", "B", or "C" Hospital Inspector:

...

(c) Minimum qualifications for Class "C" Hospital Inspector Exam:

1. High School graduation or equivalent and four years experience involving building projects as the representative in testing, inspection or observation of construction for an architect, engineer, owner, local building official, local fire authority, testing lab, specialty contractor or general contractor and possess a valid certification issued by:

...

Framing and Drywall – ICC Commercial Building Inspector Certification

...

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129825

...

7-207. Examination for Certification.

(a) The Office shall administer an exam not less than once in every calendar year in the Sacramento and Los Angeles areas. The certification exam will consist of a written exam.

(b) The scope of the written certification examinations is as follows:

1. The examinations for Class "A" and "B" Hospital Inspectors will measure the applicant's ability to read and understand construction documents...
2. The examination for Class "C" Hospital Inspectors will measure the applicant's ability to identify and understand the application of various *California Building Standards Code* requirements...

(c) In order to be successful in the Class "A", ~~and "B", or "C"~~ certification exam, a candidate must obtain a passing score of at least 75 percent in each section of the written exam.

~~(d) In order to be successful in the Class "C" certification exam, a candidate must obtain an overall passing score of at least 75 percent.~~

~~(d)(e)~~ It is not necessary for a candidate who has passed the administrative section of the Class "A", ~~"B" or "C"~~ certification exam to retake this section if the candidate applies for additional certification(s) within three years of passing the administrative section of the exam.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129825

...

7-209. Reexamination.

(a) A candidate who has failed an examination may participate in a reexamination no sooner than six months from the exam previously taken by the candidate. In order to participate in a reexamination, the candidate must submit an application for a retest accompanied by the examination fee pursuant to Section 7-206.

(b) An applicant or candidate who is disqualified from an examination may not participate in an examination or reexamination for a period of one year from the date of disqualification.

(c) The applicant may refile for an examination by submitting an application, documents and fees pursuant to Sections 7-203 and 7-206.

(d) A candidate who passes all sections of the Class "A" or "B" exam except one and obtains a score of at least 50% in the one failed section, may retest that section within six weeks of the original exam date. Failure to achieve a minimum score of 75% on the retested section, will be considered failure of the entire exam. The candidate may apply for a new exam pursuant to subsections (a) and (c).

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129825

...

7-211. Renewal of a Hospital Inspector Certificate.

(a) A Hospital Inspector shall participate in a written recertification exam prior to the expiration of the certification in order to renew and maintain valid certification.

(b) To be eligible for the recertification exam, a Hospital Inspector shall meet the following minimum criteria:

1. Posses a valid unexpired Hospital Inspector Certificate ~~(or Construction Inspector of Health Facilities Certificate)~~ or an expired certificate that meets the delinquency criteria in subsection (c).
2. Complete a seminar conducted, sponsored, or cosponsored by the Office within the three-year certification period.
3. Submit a recertification exam fee pursuant to Section 7-206.

(c) Expired certification may be renewed after the expiration date, but within six months past that date. The Hospital Inspector will be required to pay a delinquency fee, pursuant to Section 7-206, in order to recertify during the six-month delinquency period. If an inspector fails to recertify within this timeframe, the inspector will be required to pass a certification exam to obtain new certification as a Hospital Inspector.

(d) The scope of the recertification exam will be a written test measuring the Hospital Inspector's knowledge of new and/or revised *California Building Standards Codes*, new construction materials and inspection procedures.

(e) If a Hospital Inspector fails the recertification exam, the inspector must meet the requirements of provision (b) to maintain a valid certificate.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129825

...

7-214. Suspension or Revocation of Certification. A Hospital Inspector Certificate issued by the Office may be suspended or revoked, by written notice from the Office, if the certificate holder: misrepresents or falsifies any facts presented to the Office, pursuant to these regulations--; demonstrates incompetence while performing inspection duties; and/or demonstrates malfeasance, including but not limited to bribery, relating to the performance of inspection duties.

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129825

7-215. Appeals.

- ~~(a) The applicant, candidate or certificate holder may submit a written request for appeal within 60 days of any determination by the Office pursuant to this article and accompanied by a detailed statement of reasons.~~
- ~~(b) The Deputy Director of the Office or designee shall review the issue and when requested appoint a peer board of appeals to hear the issue and recommend resolution. The Deputy Director will review the recommendation and render a final decision.~~
- ~~(c) The peer board of appeals shall consist of a minimum of three Hospital Inspectors, one Regional Compliance, one Compliance Officer, one Architect, one structural engineer, and one hospital representative.~~

~~(d) The applicant, candidate or certificate holder may appeal any determination of the Office pursuant to this Article the decision to the Hospital Building Safety Board, pursuant to Section 7-159 of these regulations.~~

...

Notation

Authority: Health and Safety Code Section 18929 and 129675-130070

Reference: Health and Safety Code Section 129825