

**15-DAY EXPRESS TERMS  
FOR  
PROPOSED BUILDING STANDARDS  
OF THE  
OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT**

**REGARDING PROPOSED CHANGES TO  
2007 CALIFORNIA ADMINISTRATIVE CODE  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1, CHAPTER 7**

LEGEND FOR EXPRESS TERMS:

1. New California amendment: All such language appears underlined.
2. Amended, adopted, or repealed language: All such language appears in double underline and ~~double strikeout~~.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 at the end of each chapter.

**EXPRESS TERMS**

**CHAPTER 7 – SAFETY STANDARDS FOR HEALTH FACILITIES**

**ARTICLE 1 – GENERAL**

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**7-104. Alternate method of compliance.** The provisions of the California Building Standards Code (CBSC) are not intended to prevent the use of any alternate method of compliance not specifically prescribed by the CBSC, provided written approval for such alternate method has been granted by the Office. Alternate methods include Alternate Means of Protection, Alternate Method of Compliance, Alternative System, designs required by regulations to be specifically approved by the enforcing agency, and Program Flexibility. A written request shall be submitted to the Office with an Alternate Method of Compliance form provided by the Office and supporting documentation as necessary to assist the Office in its review. The written request shall include substantiating evidence in support of the alternate. If the request is submitted prior to the submittal of construction documents, an Application for Plan Review form must also be submitted with a fee pursuant to Section 7-133(a)3. A request approved by the Office shall be limited to the specific request and shall not be construed as establishing a precedent for any future requests. The provisions of the following sections must also be met: Section 104.11 of Appendix Chapter 1 and Section 1224.2, California Building Code; Article 90.4, California Electrical Code; Section 105.0 of Appendix Chapter 1, California Mechanical Code; Section 301.4, California Plumbing Code; and Section 111.2.4 of California Chapter 1, California Fire Code.

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**Recommendation:**

Based on criteria 1, 3, and 6, OSHPD proposes to add language to coordinate with a model code requirement.

**Rationale:**

The amendment merely provides clarity and is sufficiently related to the original proposal for the public to have been adequately noticed that the change might occur.

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**ARTICLE 3 – APPROVAL OF PLANS AND SPECIFICATIONS CONSTRUCTION DOCUMENTS**

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**7-127. Projects exempt from plan review process.**

a) The Office may exempt from the plan review process construction or alteration projects for hospitals, skilled nursing facilities, and intermediate care facilities, if the project meets the following criteria:

1. The estimated construction cost is \$50,000 or less. For the purpose of determining eligibility for exemption from the plan review process, the estimated construction cost excludes imaging equipment costs; design fees; inspection fees; off site work; and fixed equipment costs, including but not limited to sterilizers, chillers, and boilers.
2. The construction documents are stamped and signed pursuant to Section 7-115 (a) and (b).
3. The entire project or ~~a~~ an element of the project shall not pose a clear and significant risk to the health and safety of the patients, staff, or ~~to the~~ public.

(b) Projects subdivided into smaller projects for the purpose of evading the cost limitation requirement and projects that pose a significant risk to the health and safety of patients, staff, or the public shall not be exempt from the plan review process.

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**Recommendation:**

Based on criteria 1 and 6, OSHPD proposes to add new language and repeal duplicate language to clarify the criteria for projects exempt from the plan review process.

**Rationale:**

The amendment merely provides clarity and is sufficiently related to the original proposal for the public to have been adequately noticed that the change might occur.

**7-129. Time limitations for approval.**

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(b) The procedures leading to obtaining written approval of final ~~plans and specifications~~ 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.) ~~p~~Prints from corrected ~~plans or corrected original plans~~ construction documents are not filed for ~~recheck~~ backcheck within six months 90 calendar days after the date of return of checked ~~plans~~ construction documents to the architect or engineer in responsible charge. Backcheck submittals that do not contain a ~~valid~~ written response to all comments ~~pursuant to~~ 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.

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**Recommendation:**

Based on criteria 1 and 6, OSHPD proposes to add language to clarify and coordinate time limitations for approval relative to backcheck submittal requirements.

**Rationale:**

The amendment merely provides clarity and is sufficiently related to the original proposal for the public to have been adequately noticed that the change might occur.

**7-131. Incremental design, bidding and construction.**

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(g-f) After the Office has made its check of the submitted documents and the applicant has corrected the originals the documents accordingly, the identification stamp of the Office of Statewide Health Planning and Development, shall be placed on the original reproducible plans and the master cover sheet of the specifications. The identification stamp of the Office shall indicate the increment being approved. ~~The stamp shall indicate the increment being approved.~~ This incremental approval identification stamp of the Office is affixed for identification only and is not the written approval of plans 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.

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**Recommendation:**

Based on criteria 1 and 6, OSHPD proposes to repeal duplicate language.

**Rationale:**

The amendment merely provides clarity and is sufficiently related to the original proposal for the public to have been adequately noticed that the change might occur.

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**ARTICLE 4 – CONSTRUCTION**

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**7-141. Administration of construction.**

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(d) The architect or engineer ~~of record~~ ~~in general~~ responsible charge of the work shall prepare a testing, inspection and observation program which shall be submitted to the Office for approval prior to the issuance of the building permit.

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**Recommendation:**

Based on criteria 1 and 6, OSHPD proposes to repeal language for consistency and coordination with other proposed language.

**Rationale:**

The amendment merely provides clarity and is sufficiently related to the original proposal for the public to have been adequately noticed that the change might occur.

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**7-153. Addenda, change orders and ~~deferred approvals~~ instruction bulletins.**

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- (b) 1. Addendum. Changes or alterations of the approved ~~plans and specifications~~ construction documents prior to awarding a construction contract, or similar instrument of agreement for the work involved, shall be made by means of addendum. Addenda shall be submitted with a form provided by the Office and shall state the reason for the change. The form shall be signed by the architect or engineer in responsible charge or delegated architect or engineer as allowed by Section 7-115. The form shall be accompanied by supplementary construction documents, when necessary. The construction documents shall be stamped and signed pursuant to Section 7-115. Two copies of addenda ~~Addenda shall be signed by the architect or engineer responsible for the preparation of the plans and specifications and shall be submitted for review and approval by the Office. Two copies of the approved addenda shall be furnished to the Office.~~
- (c) 2. Change orders. Changes or alterations of the approved ~~plans and specifications~~ construction documents after a contract or similar instrument of agreement has been awarded shall be made by means of change orders. Change orders shall be submitted with a form provided by the Office and shall state the reason for the change, show the related addition to or deduction from the current contract price. The form shall be signed by the architect or engineer in responsible charge, or delegated architect or engineer as allowed by Section 7-115, and shall be accompanied by supplementary ~~plans~~ construction documents, when necessary. The construction documents shall be stamped and signed pursuant to Section 7-115. Two copies of the form and construction documents shall be submitted for review and approval by the Office. 2 ~~All change orders shall be signed by the applicant and the architect or engineer generally responsible for the work of construction and approved by the Office prior to installation of the work. except:~~
3. Instruction bulletins. ~~B.~~ To prevent undue delay in construction as determined by the Office, changes in the work may be commenced following preliminary approval of an instruction bulletin by the Office. Instruction bulletins shall be submitted with a form provided by the Office and shall state the reason for the change but is not required to show the related addition to or deduction from the current contract price. The form shall be signed by the architect or engineer in responsible charge, or delegated architect or engineer as allowed by Section 7-115, and shall be accompanied by supplementary construction documents when necessary. The construction documents shall be stamped and signed pursuant to Section 7-115. Two copies of the form and construction documents shall be submitted for review and approval by the Office. Such changes Instruction bulletins shall be confirmed immediately by change order documented by subsequent change orders within 30 calendar days after approval.

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**Recommendation:**

Based on criteria 1 and 6, OSHPD proposes to add language for consistency and coordination with other proposed language .

**Rationale:**

The amendment merely provides clarity and is sufficiently related to the original proposal for the public to have been adequately noticed that the change might occur.

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**7-156. Certification of correctional treatment centers.**

(a) ~~Plans and specifications~~ Construction documents prepared by or under the supervision of the Department of Corrections and Rehabilitation ~~or on behalf of the Department of the Youth Authority~~ for the new construction, reconstruction, alteration or addition of any hospital building and or correctional treatment center, as defined in Section 1250, Health and Safety Code, or any building specified in Section 129875, Health and Safety Code shall be certified to the Office by the Department of Corrections and Rehabilitation ~~or the Department of the Youth Authority~~. ~~Plans, specifications~~ Construction documents and construction of these facilities shall be in full compliance with all applicable building standards including, but not limited to, architectural, structural, mechanical, plumbing, electrical, and fire and life safety.

The Department of Corrections and Rehabilitation ~~the Department of the Youth Authority~~ shall use a secondary peer review procedure to review the design of new construction, reconstruction, alteration or addition in order to ensure that the plans construction documents are in compliance with the building standards of Title 24, Parts 2, 3, 4, 5, and 9. The secondary peer review shall be performed by a licensed architect, structural engineer, mechanical engineer and electrical engineer, as applicable.

Upon completion of construction, a written certification signed by the Director or designee of the Department of Corrections and Rehabilitation ~~or Department of the Youth Authority~~ shall be submitted to the Office and shall include:

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**Recommendation:**

Based on criteria 1 and 6, OSHPD proposes to repeal and add language to correct the references to the Department of Corrections and Rehabilitation and the Department of the Youth Authority.

**Rationale:**

The amendment merely provides clarity and is sufficiently related to the original proposal for the public to have been adequately noticed that the change might occur.

**Notation:**

Authority: Health and Safety Code Sections 18929 and 129850

References: Health & Safety Code Sections 129765, 129785, 129825, 129850, and 129880