

**45-DAY EXPRESS TERMS
FOR
PROPOSED BUILDING STANDARDS
OF THE
OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT (OSHPD)
REGARDING PROPOSED CHANGES TO
THE CALIFORNIA ADMINISTRATIVE CODE
AND
THE CALIFORNIA BUILDING CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1**

The Office of Statewide Health Planning and Development (OSHPD) proposes to adopt the 2009 edition of the International Building Code of International Code Council for codification and effectiveness in the 2010 edition of the California Building Code as presented on the following pages, including any necessary amendments. OSHPD further proposes to:

- Adopt new building standards that are not addressed by the 2009 model code proposed for adoption.
- Adopt new necessary amendments to the 2009 model code proposed for adoption.
- Relocate existing adopted and necessary amendments of the current model code into the format of the 2009 model code proposed for adoption. These amendments with editorial changes only are outside the rulemaking and are not subject to public comments. All amendments shown highlighted are existing and are not part of the rulemaking.

LEGEND FOR EXPRESS TERMS

1. Model code text: All International Building Code (IBC) text is shown in regular type face.
2. Existing California amendments: All such language appears in *italics*.
3. Code language being modified: All such language appears in *italics and underlined*.
4. Repealed text: Repeal of 2009 IBC language appears in ~~strikeout~~.
5. Existing deletion: IBC model code language that was deleted in the 2007 Triennial Code Adoption Cycle is shown for clarity only. This language appears in ~~strikeout and highlight~~.
6. Existing amendments in 2007 CBC, Chapter 19A: Existing amendments in Sections 1903A through 1908A of the 2007 CBC which are *underlined and italicized* appear in underline, italics and highlight. Deletion of existing amendments in Sections 1903A through 1908A appears in ~~italics, strikeout, and highlight~~.
7. Instructions: Text which are instructions only that are not amendments and will not be printed appears in blue highlight.

Note:

Following each chapter of the proposed regulations is a notation that cites specific statute(s) that authorizes the adoption of these regulations and statute that allows for regulations to clarify the subject matter being implemented, interpreted or made specific by the authority statute(s).

**CALIFORNIA ADMINISTRATIVE CODE
CALIFORNIA CODE OF REGULATIONS
TITLE 24, PART 1**

**ADMINISTRATIVE REGULATIONS FOR THE
OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT (OSHPD)**

**CHAPTER 6
SEISMIC EVALUATION PROCEDURES FOR HOSPITAL BUILDINGS**

...

2.7 ALTERNATIVE ANALYSIS

The owner of a building may elect to perform an Alternative Analysis, to evaluate a structure in more detail than that provided by the evaluation procedures specified in these regulations. The methodology of an Alternative Analysis must be approved in advance by OSHPD, and shall meet the following criteria:

1. Data collection on the structure and site conditions shall be performed in accordance with the appropriate Sections of Article 2 of these regulations. Depending upon the type of analysis to be performed, additional data regarding the as built condition and material properties may be required;
2. The Alternative Analysis shall be based on a site specific ground motion as specified in Section 3413A.1.2 of the ~~2007~~ 2010 California Building Code (CBC);
3. The analysis of the structure shall determine the distribution of strength and deformation demands produced by the design ground shaking and other seismic hazards. The analysis shall address seismic demands and capacities to resist these demands for all elements in the structure that either:
 - Are essential to the lateral stability of the structure (primary elements); or
 - Are essential to the vertical load carrying integrity of the building.
4. The analysis procedure may consist of a linear or nonlinear analysis. The analytical methods and acceptance criteria shall conform to Section ~~3403A.2.3.4~~ 3412A of the ~~2007~~ 2010 CBC and nonlinear response time ~~time~~ history analysis procedure shall be reviewed and approved, in advance, by OSHPD.

...

Table 11.1 – NONSTRUCTURAL PERFORMANCE CATEGORIES

Time frames	Nonstructural Performance Category ¹	Description
	NPC 1	Buildings with equipment and systems not meeting the bracing and anchorage requirements of any other NPC.
January 1, 2002	NPC 2	The following are braced or anchored in accordance with Part 2, Title 24 ¹ : <ul style="list-style-type: none"> • communications systems, • emergency power supply, • bulk medical gas systems, • fire alarm systems; and • emergency lighting equipment and signs in the means of egress.
January 1, 2008	NPC 3 / NPC-3R	The building meets the criteria for NPC “2” and in critical care areas, clinical laboratory service spaces, pharmaceutical service spaces, radiological service spaces, and central and sterile supply areas, the following components meet the bracing and anchorage requirements of Part 2, Title 24 ² : <ul style="list-style-type: none"> • Nonstructural components, listed in the 1995 CBC, Part 2, Title 24, Table

		<p>16A-O, Part 2.</p> <p>Exception: For NPC-3R, lateral bracing of suspended ceiling systems may be omitted in rooms with a floor area less than 300 square feet, provided the room is not an intensive care or coronary care unit patient room, angiography laboratory, cardiac catheterization laboratory, delivery room, operating room, or post-operative recovery room.</p> <ul style="list-style-type: none"> Equipment, as listed in the 1995 CBC, Part 2, Title 24, Table 16A-O, "equipment" including equipment in the physical plant that service these areas. <p>Exceptions:</p> <ol style="list-style-type: none"> Seismic restraints need not be provided for cable trays, conduit and HVAC ducting. Seismic restraints may be omitted from piping systems, provided that an approved method of preventing release of the contents of the piping system in the event of a break is provided. Only elevator(s) selected to provide service to patient, surgical, obstetrical, and ground floors during interruption of normal power need meet the structural requirements of Part 2, Title 24¹. <ul style="list-style-type: none"> Fire sprinkler systems comply with the bracing and anchorage requirements of NFPA 13, 1994 edition or subsequent applicable standards. <p>Exception: Acute care hospital facilities in both a rural area as defined by Section 70059.1, Division 5 of Title 22 and Seismic Zone 3 shall comply with the bracing and anchorage requirements of NFPA 13, 1994 edition or subsequent applicable standards by January 1, 2013.</p>
	NPC 4	The building meets the criteria for NPC "3" and all architectural, mechanical, electrical systems, components and equipment, and hospital equipment meet the bracing and anchorage requirements of Part 2, Title 24 ² . This category is for classification purposes of the Office of Emergency Services.
January 1, 2030	NPC 5	The building meets the criteria for NPC "4" and on-site supplies of water and holding tanks for wastewater, sufficient for 72 hours emergency operations, are integrated into the building plumbing systems. As an alternative, hook-ups to allow for the use of transportable sources of water and sanitary waste water disposal have been provided. An on-site emergency system as defined within Part 3, Title 24 is incorporated into the building electrical system for critical care areas. Additionally, the system shall provide for radiological service and an onsite fuel supply for 72 hours of acute care operation.

¹ For the purposes of NPC 2 and NPC 5, all enumerated items within Table 11.1 shall meet the requirements of Section 1632A of 2001 California Building Code (CBC) or equivalent provision in later version of the CBC by the specified timeframe as indicated by their respective NPC.

² For the purposes of NPC 3 and NPC 4 *in SPC 2, SPC 3 or SPC 4 buildings*, all enumerated items within Table 11.1 shall meet the requirements of the 1998 CBC Section 1630B, *or equivalent provision in later version of the CBC*, by the specified timeframe. For the purposes of NPC 3R, all enumerated items within Table 11.1 shall meet the requirements of the 1995 CBC, Section 1630A, using $I_p=1.0$, *or equivalent provision in later version of the CBC*, by the specified timeframe.

...

(All existing amendments that are not revised above shall continue without any change)

NOTATION:

- Authority: Health and Safety Code Section 130005(g) & 130021
- Reference: Health and Safety Code Section 1275, 129850 & 130005(g)

**CHAPTER 7
SAFETY STANDARDS FOR HEALTH FACILITIES**

...

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, ~~Alternate~~ *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 105.0₁ of Appendix Chapter 1, California Mechanical Code; Section 301.4, California Plumbing Code; and Section 1.11.2.4, of California Chapter 1, California Fire Code.

...

**ARTICLE 2
DEFINITIONS**

Unless otherwise stated, the words and phrases defined in this article shall have the meaning stated therein throughout Chapter 7, Part 1, Title 24.

7-111. Definitions.

...

Conforming Building means a building originally constructed in compliance with the requirements of the 1973 or subsequent edition of the California Building Code.

...

Nonconforming Building means any building that is not a conforming building.

...

Nonrequired Voluntary structural alteration means any alteration of existing structural elements or provision of new structural elements which is not necessary for vertical or lateral support of other work and is initiated by the applicant primarily for the purpose of increasing the vertical or lateral load carrying strength or stiffness of an existing building.

...

**ARTICLE 3
APPROVAL OF CONSTRUCTION DOCUMENTS**

...

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.

...

Article 20 **REPAIR OF EARTHQUAKE DAMAGE AFTER AN EMERGENCY**

7-300. Plan Review and Approval.

(a) All repair projects are subject to prior plan review, plan approval and construction permit by the Office except as noted in subsection (b).

(b) For emergency repairs carried out without the Office plan review and permit in the aftermath of an emergency, earthquake, an application for plan review must be submitted with construction documents, fees and a letter of transmittal stating the reasons for emergency repairs. Photographs, if available, and reports of damage and repairs should also be submitted with the application. Additional repairs may be required if the emergency repairs do not comply with the code. For alternate fee payment methodology, see Section 129787 of the Health and Safety Code.

(c) Plan reviews for emergency earthquake damage repairs will be performed on a priority basis. The application for plan review should clearly state that the scope of the project is to repair the damage from the emergency earthquake. Where possible, reviews will be made over the counter.

...

~~7-302. Pre-1973 Structures.~~

~~These hospital buildings were approved for construction by local building departments prior to March 7, 1973.~~

~~(a) All structural repairs shall be made to conform to vertical load requirements of the California Building Code (CBC).~~

~~(b) Where lateral load resisting capacity of the building at any level is reduced by 5 percent or less due to earthquake damage, the repairs may be made with the same construction as before, subject to structural detailing requirements of the CBC.~~

~~(c) Where lateral load resisting capacity of the building at any level is reduced by more than 5 percent but not more than 10 percent due to earthquake damage, the repairs shall be made in accordance with Section 3411A.3.2.2 of the CBC.~~

~~(d) Where lateral load resisting capacity of the building at any level is reduced by more than 10 percent due to earthquake damage, the repairs shall be made such that the primary structural system and the seismic bracing of other components and systems shall conform to the requirements of Section 3411A.3.2.3 of the CBC.~~

~~(e) Where earthquake repairs consist of alterations which involve removal of one or more entire stories, permission for repairs will be granted if lateral load resisting capacity of the remaining structure is not reduced. (Section 3411A.3.2.4, CBC)~~

~~(f) Repair/reconstruction of structures should comply with the design and detailing requirements of engineering materials stated in Chapters 19A, 20, 21A, 22A and 23 as applicable and applicable fire-resistive requirements of the CBC.~~

~~(g) Epoxy injection repairs shall be in accordance with the 2007 California Building Code Section 4917A.2.~~

~~(h) Repair of damage to seismic anchorage of equipment and nonstructural items shall comply with Section 3403A.2.3 of the CBC.~~

7-303. Post-1973 Structures.

~~These hospital structures were approved for construction by the Office of the State Architect or Office after March 7, 1973. They are also referred to in the regulations as approved existing buildings.~~

~~(a) Repairs to the damage shall be made to restore the load carrying capacities of the affected elements per Section 3411A.3.1 of the CBC.~~

~~(b) Repair of damage to seismic anchorage of equipment and nonstructural items shall comply with Section 3403A of the CBC.~~

7-304. Type V Single Story SNF.

~~(a) All structural repairs shall be made to conform to vertical load requirements of the CBC.~~

~~(b) Repair of damage of seismic anchorage of equipment shall comply with the CBC.~~

~~(c) Where damage has reduced the lateral load capacity by more than 10% in any one line of the lateral force resisting system in the building, repairs of structural elements shall conform to Section 3403.2.3 of the CBC.~~

7-305. All Hospital Buildings.

~~(a) Where architectural, mechanical, electrical, fire and life safety systems and components damaged by the earthquake are to be replaced, new systems and components shall comply with the current applicable Title 24 codes where practicable in consultation with the Office.~~

~~(b) Where the repairs to earthquake damage *caused by an emergency* are required, *in accordance with Sections 7-302 or 7-303*, hospital facilities may reopen after temporary repairs, for a limited period of time subject to the following:~~

~~1. Temporary repairs: The hazard resulting from damage to the facility is abated and the facility is at least restored to its pre-*emergency* earthquake condition or its equivalent.~~

~~2. Permanent repairs/retrofit: The *owner* hospital successfully negotiates with the Office a time bound plan for the permanent repairs/retrofit of the damaged facilities required by these regulations.~~

~~...~~

(All existing amendments that are not revised above shall continue without any change)

NOTATION:

- Authority: Health and Safety Code Section 130005(g) & 130021
- Reference: Health and Safety Code Section 1275, 129850 & 130005(g)