



# 2025

CSHE Annual Institute

May 14 - 16

Hilton La Jolla Torrey Pines  
La Jolla, CA

# Tides of Change: Reimagining Healthcare Facilities for the Future

## OSHPD Update

**Joe LaBrie, S.E., F. SEAOC, RCO, HCAI/FDD**

# Topics

1. Sustainability/Resiliency/Electrification Trends in the Design and Construction of Hospital Buildings
2. CDPH and OSHPD joint issues, collaboration, task force groups, etc.
3. 2025 California Building Code amendments (High Level)
4. Update on the status of the Hospital Seismic Compliance
5. Off-site construction, fabrication, pre-assembly, etc.
6. The new electronic Testing Inspection & Observation Requirements (eTIO)
7. Efforts to Improve consistency in the field Operations and IOR performance
8. HCAI “Construction Administration Proficiency (CAP)” Certification Program
9. OSHPD EOC response to the S. Cal Fires in January 2025
10. Hospital Engineer’s role in planning and design

# OSHPD's Top Objective

Improve consistency in the field  
Operations by improved performance  
by:

- OSHPD Field staff
- Designers
- Inspectors
- Contractors



# Microgrids

# THE MISSION

OSHPD microgrid task force

## **Microgrids can be implemented NOW.**



To help speed up and simplify the processing of Microgrid projects.

- Early discussions
- Consistent team/approach to review
- Sharing knowledge

To help with the process of delivering Microgrids as Emergency Power Sources (EPS's) for California Healthcare Facilities that are:

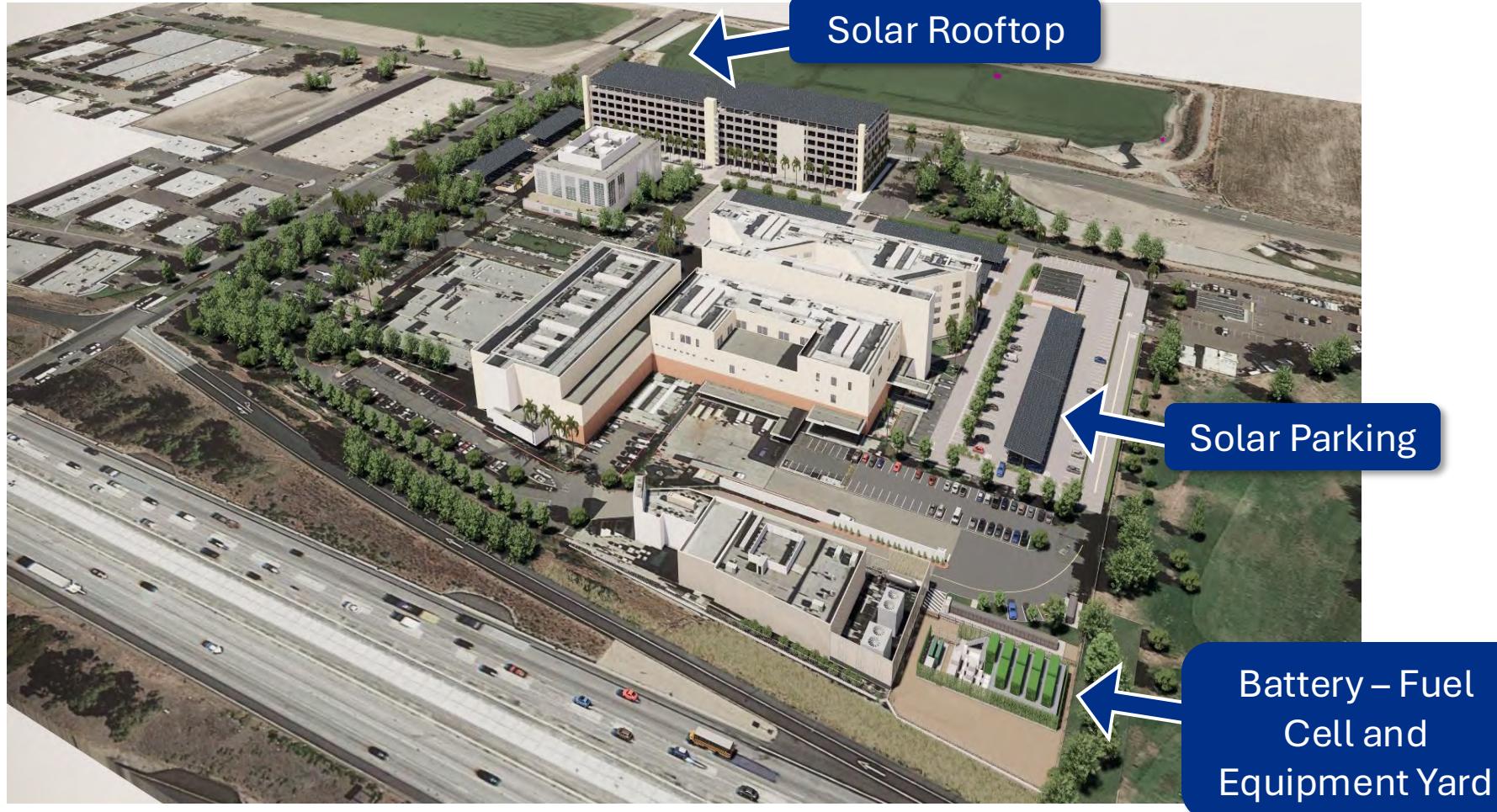
- Code compliant
- At least as reliable as the current go to EPS's - Diesel Generators.



## Demonstration Projects

- 5 SNF's in Northern California.
- Kaiser San Marcos
- Kaiser Ontario
- Valley Children's Healthcare

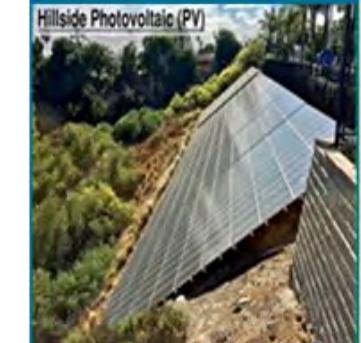
# Demonstration Project: Kaiser Ontario



- New Hospital
- 224 Bed Facility Project
- 2 MW Solar, 9 MWH Battery, 1.7 MW Fuel Cell,
  - 100% Backup Power
- 6 MW Diesel Generators Emergency

# IMPLEMENTING ONE OF THE LARGEST RENEWABLE ENERGY MICROGRID

- Solar PV - 1.32MW
- Fuel Cell - 2.2 MW
- Battery - 1.4 MWH



# CDPH Collaboration

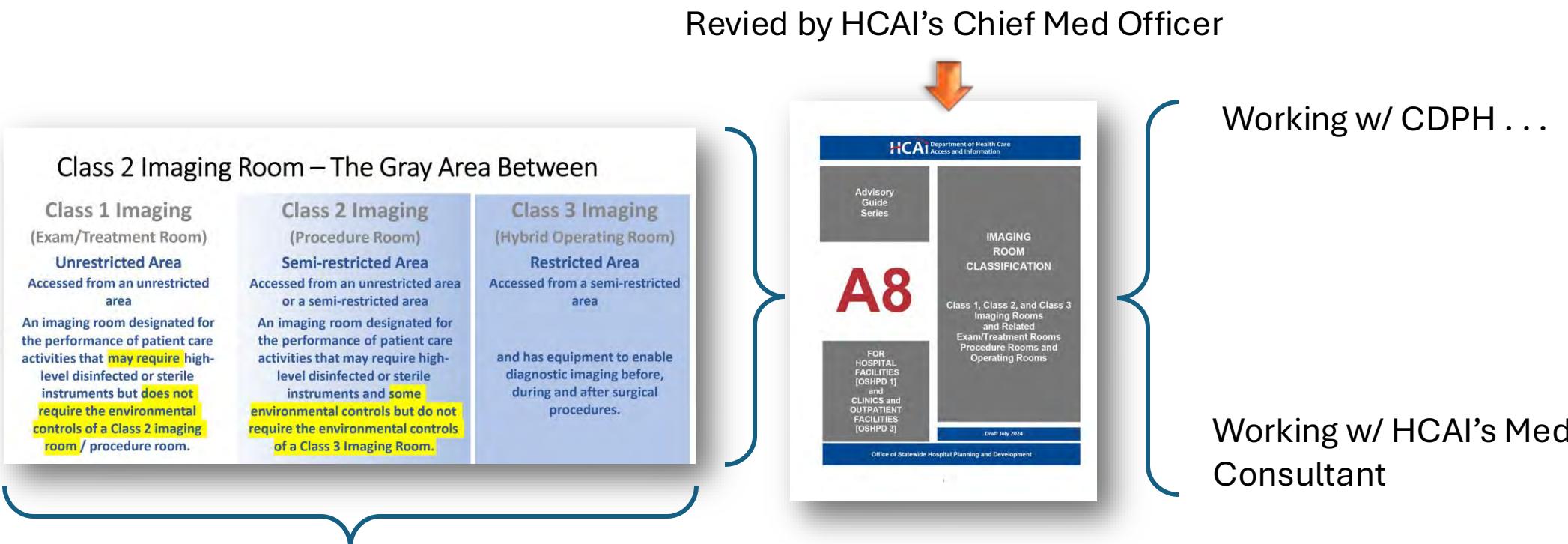
# CDPH and OSHPD Joint Issues, Task Force Groups, etc.

- **CDPH Program Flexures (Flex)**
  - CDPH Policy Change
    - Decentralized and processed thru the District Offices
    - 3 years Max approval
    - HCAI electronic submittal and distribution to CDPH's District Offices
  - OSHPD & CPFU Joint monthly meetings, i.e.
    - Temporary use of exist space.
    - OSHPD role as ambassador.
- **Purpose:** Provide valuable service!
  - Utilizing specialized attributes only available when collaborating with both offices.



# Imaging Room Classification

CDPH & Class 2 Imaging Room – The Gray Area Between Class 1 & 3



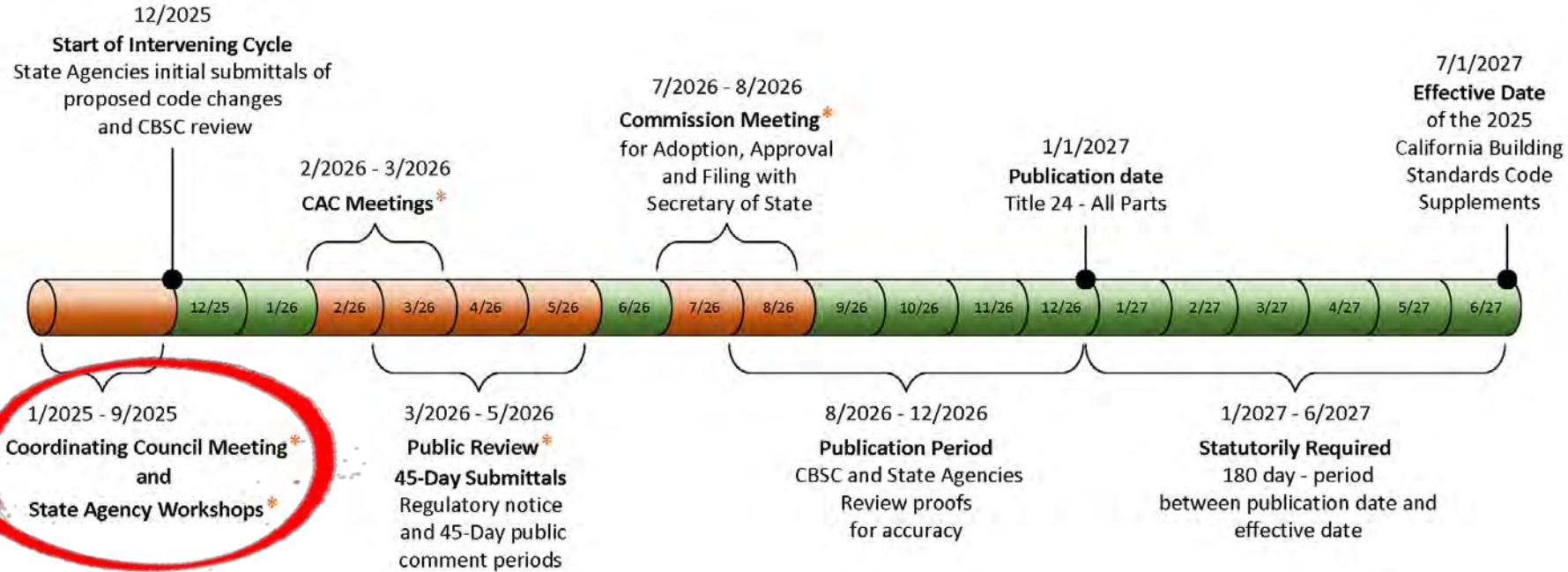
# Code Updates

# 2025 Intervening Code Adoption Cycle

California Building Standards Commission

Amendments to the 2025 California Building Standards Code,  
Title 24 Supplement July 1, 2027 Effective Date

\* Public Participation Opportunity



Code Advisory Committees (CAC):  
SDLF – Structural Design/ Lateral Forces  
PEME – Plumbing, Electrical, Mechanical & Energy  
HF – Health Facilities  
GREEN – Green Building  
BFO – Building, Fire & Other  
ACCESS – Accessibility

[dgs.ca.gov/BSCE](http://dgs.ca.gov/BSCE)  
(916) 263-0916



are Facilities for the Future  
• 2025 Title 24  
Supplement

- December 2025  
Submit all Parts to  
CBSC
- Supplement  
Publication Jan. 1,  
2027
- Effective Date:  
July 1, 2027

- 2025 Intervening  
Cycle

# Seismic Compliance

# Seismic Compliance - AB 869 Chapter 801, Stats 2024

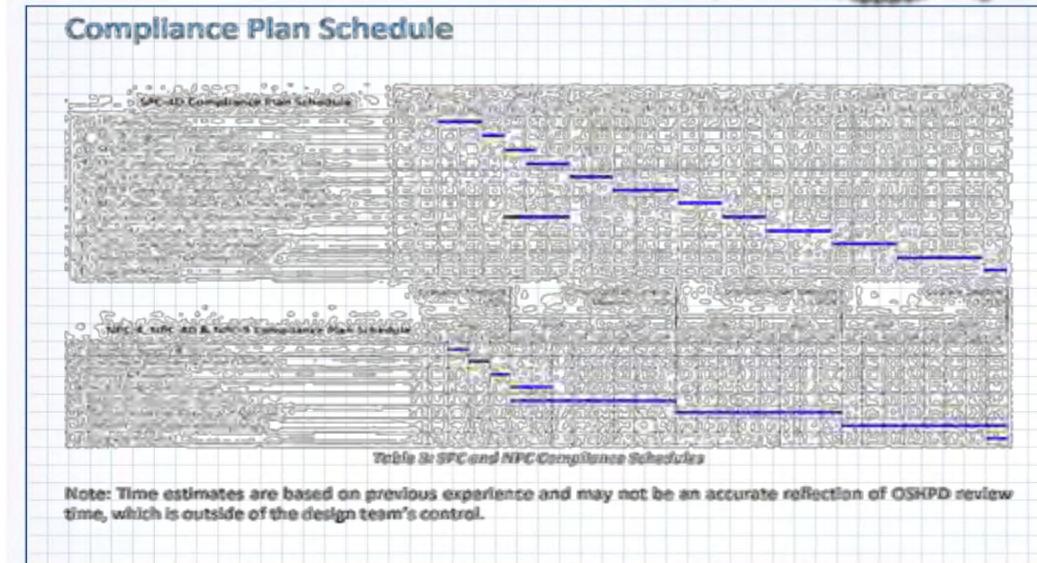
- Authorizes up to 3-year delay of the 2030 seismic compliance deadline
  - Distressed Hospital Loan Program Recipient, a small hospital, a rural hospital, a critical access hospital or a health care district hospital.
- Required:
  - **NPC-5 evaluation report** no latter than January 1, 2025, for each noncompliant building.
  - **Seismic compliance plan by 1/1/26** to achieve compliance at the earliest reasonable date, but no later than 1/1/33.
  - **Milestones** determining whether the hospital is making adequate progress toward the compliance deadline.
- HCAI has the **discretion for additional 2-years** delay in compliance (1/1/2035)
  - Eligible hospitals that continue to experience financial distress or for circumstances beyond their control.
- **Missing a milestone or the deadline = fines and delay issuing permits for non-seismic related construction.**

# Seismic Compliance Plan

- First submittals were due 2001.
- The required info is still the same, just different submittal process.
- 2001 → paper submittal → pdf submittal

2030 Building Matrix							
Bldg Num	Bldg Name	SPC	NPC	Code	Permit	Bldg Type	Stories
BLD-00513	Main Hospital Building	4D	4D, S	1961 UBC	UNKNOWN	01 - Wood, Light Frame	1
BLD-00514	Mechanical Building	4D	4D, S	1961 UBC	UNKNOWN	01 - Wood, Light Frame	1
BLD-00515	Rec. Room & Office Addition	4D	4D, S	1967 UBC	UNKNOWN	01 - Wood, Light Frame	1
BLD-00516	Generator Shed	4D	4D, S	1961 UBC	UNKNOWN	2B - Inverted pendulum - Steel Moment Resisting Frame	1
BLD-00516	Lab & Storage Addition	4	4D, S	1979 UBC	H1151	01 - Wood, Light Frame	1
BLD-00517	Canopy Addition	4	4, S	1979 UBC	55080LD1	0B - Concrete Moment Resisting Frame	1
BLD-00518	Birthing Center	5	4, S	1995 CBC	H5071863	04 - Steel Braced Frame	1
BLD-02949	LDR Addition	5	4, S	2007 CBC	H5071499	03 - Steel Moment Resisting Frame	1
BLD-05522	ER / Radiology / Clinic Addition	5	4, S	2001 CBC	H5031721	03 - Steel Moment Resisting Frame	1
BLD-06036	Lobby Remodel & Addition	5	4, S	2001 CBC	H5031721	03 - Steel Moment Resisting Frame	1
BLD-06037	Corridor Addition	5	4, S	2001 CBC	H5031721	03 - Steel Moment Resisting Frame	1
BLD-06038	Mechanical & Electrical Building Addition	5	4, S	2001 CBC	H5031721	14 - Reinforced Masonry Bearing Walls-Concrete Grapnel	1
BLD-06039	Main Entrance Canopy Addition	5	4, S	2001 CBC	H5031721	03 - Steel Moment Resisting Frame	1
BLD-06040	ER Canopy Addition	5	4, S	2001 CBC	H5031721	03 - Steel Moment Resisting Frame	1

Table 2: 2030 Building Construction Matrix



**1.4.4.4 Compliance plan schedule.** Provide a bar graph schedule which describes the schedule for compliance with the SPC and NPC seismic performance categories, indicating the schedule of the following major phases of the plan:

1. Obtain a geotechnical report (if necessary);
2. Architecture and engineering design/construction document preparation;
3. Local approvals;
4. Office review, approval and permitting;
5. Approval of Department of Health Services Licensing and Certification, and any other required licensing;
6. Permanent relocation of acute care services to other buildings or facilities (identify services affected);
7. Temporary/interim relocation of acute care services to other buildings including the duration of the approved program flexibility plan pursuant to Health and Safety Code Section 1276.05;
8. Construction period; and
9. Post-occupancy.

# Seismic Compliance Plan

- **Deadline** to submit – 1/1/2026
- Automated portal is open.
- Letter sent to all
  - ~400 facilities to submit compliance plans.
- OSHPD is hosting multitude of meetings.
- 4 facilities already submitted

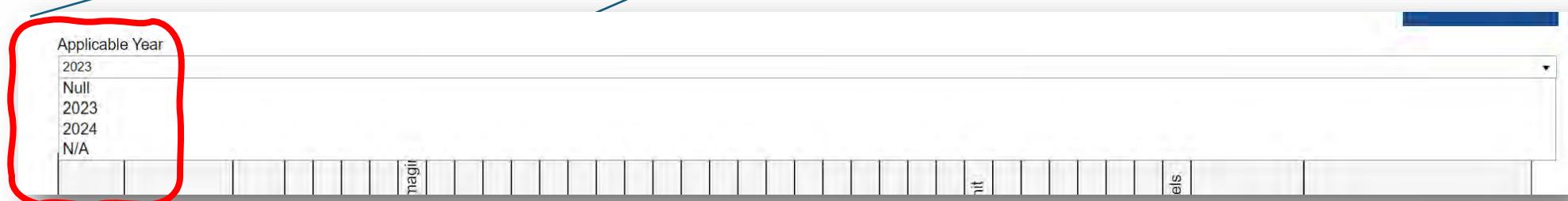
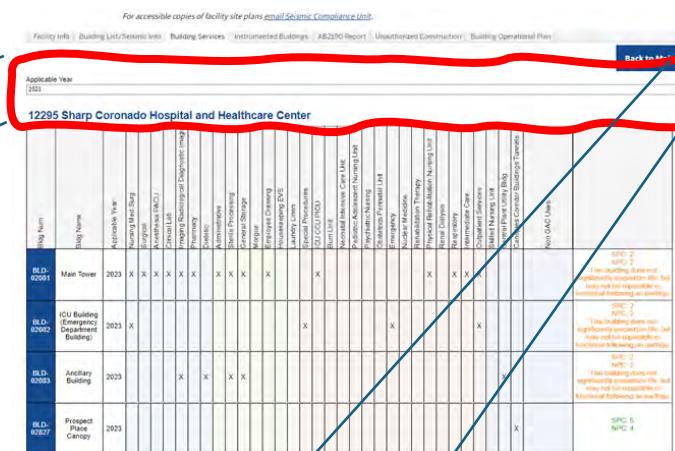
No AB869 extension applications received.

- OSHPD is currently meeting with Facilities.

# Annual Reporting\* of Services Provided in Each Hospital Building on the Hospital Campus Stats (2024)

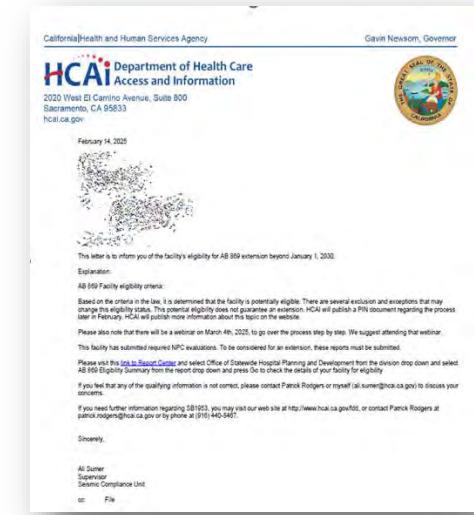
## Facilities Detail Link

- 2024 Reporting Deadline 1/1/2025
- Hospital services reporting applications received
  - 324 facilities reported
- 1/2/2025 letters sent to facilities who did not submit, giving them additional 15 days.
  - Portal closed on January 16th.
  - Received additional 40 facilities reports.
  - **82 facilities have not submitted**
  - 2<sup>nd</sup> Chance Given, April 1st, 2025 - Sent letters (~80 facilities),
  - 11 facilities applied. (**71 facilities still missing**)



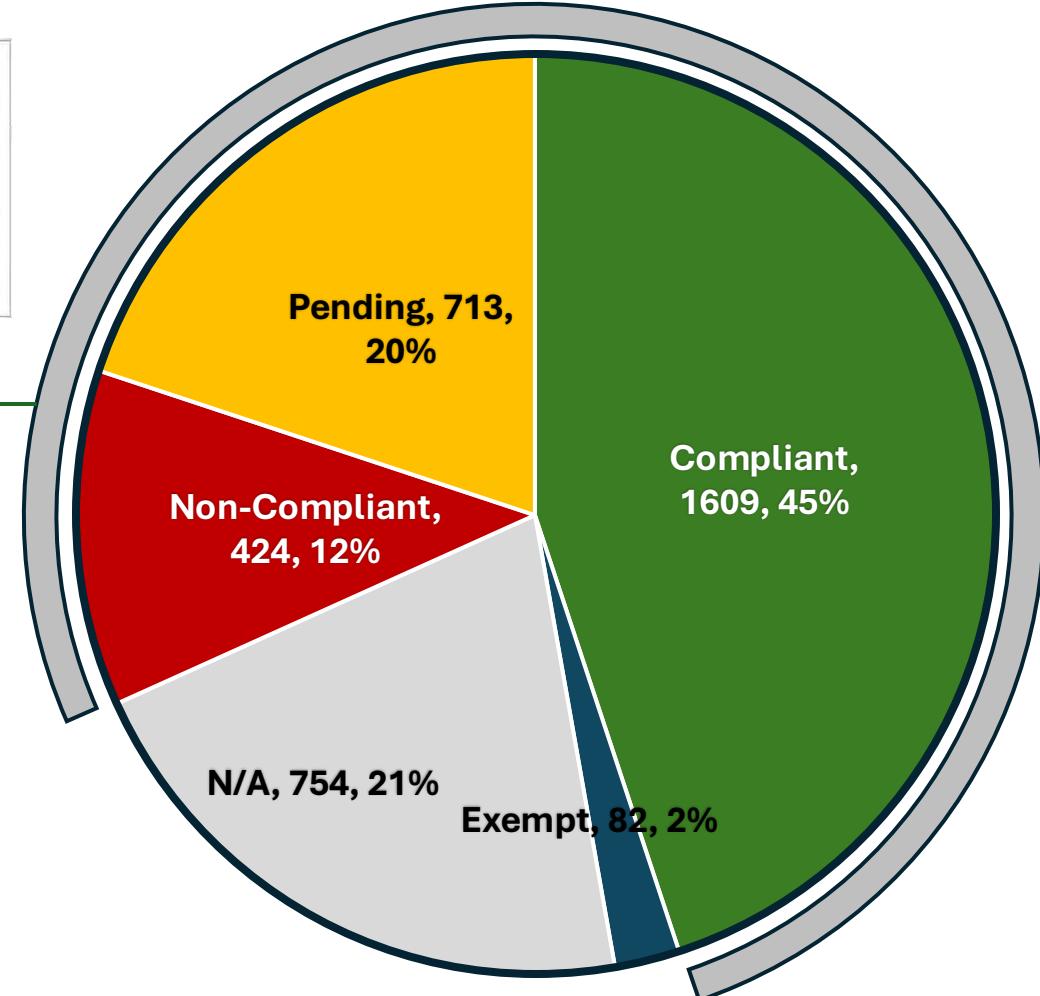
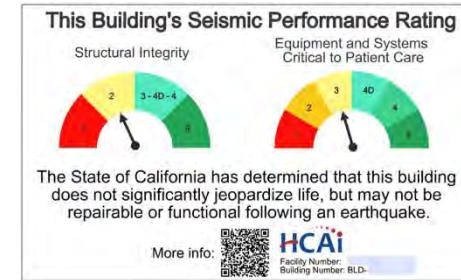
# HCAI's Efforts to Implement AB 869

- Letters to potential eligible facilities for awareness
  - 130± facilities
- Conducted Seminars and Outreach
  - Continued to prepare our stakeholders for success
- Meeting with individual facilities to prepare for success
- Code changes in 2025 California Administrative Code
  - Reviewed during the December Hospital Building Safety Board meeting.
  - Effective March 29, 2025
- HCAI PIN 80 published March 4, 2025, outlining implementation



# Notice of Non-Compliance w/ the Seismic Safety Requirements\*

- 2746 Hospital **Buildings** required to be posted noticing the patients or the public

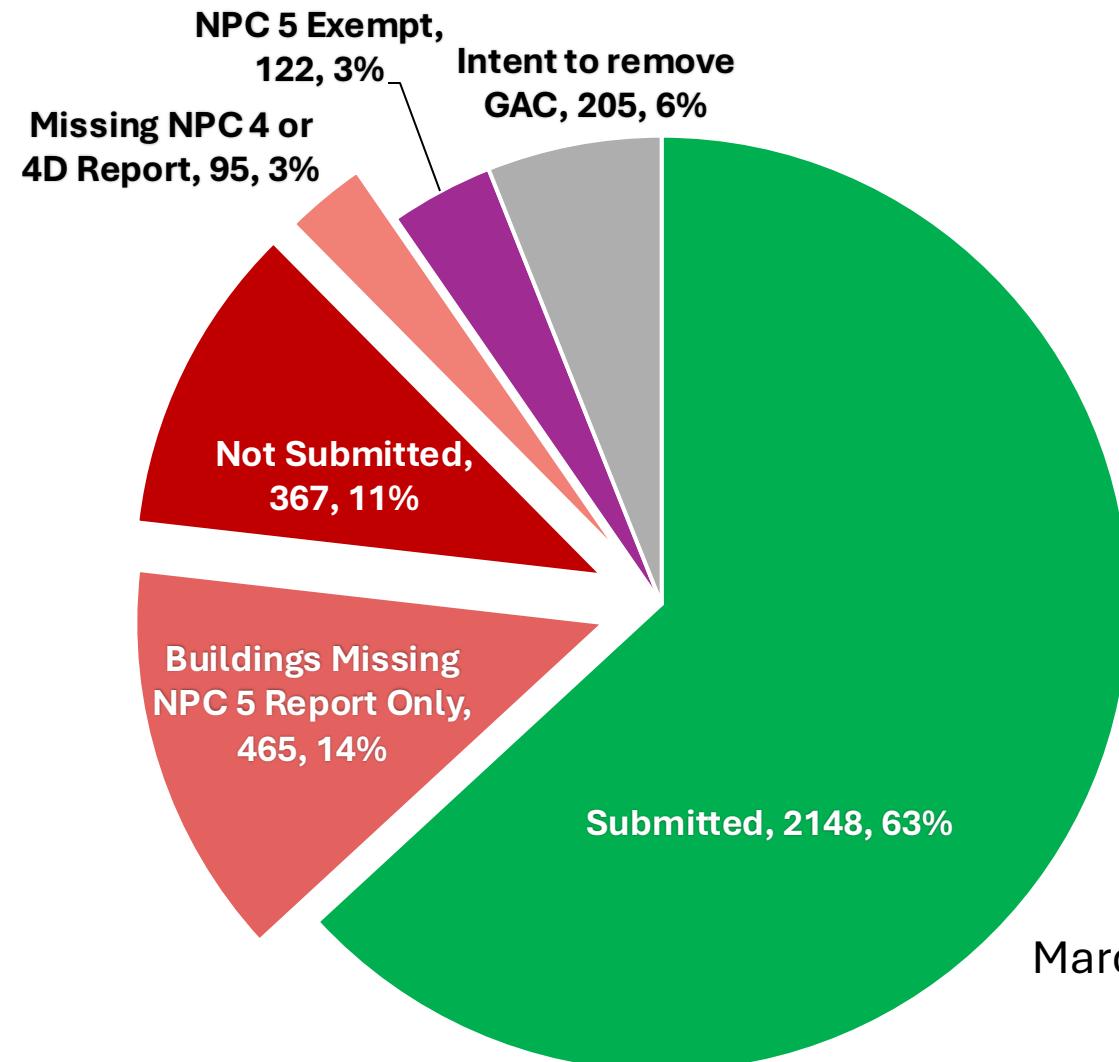


\*AB 1882, Chapter 584, Stats, 2022

# Seismic Compliance Required Submittals

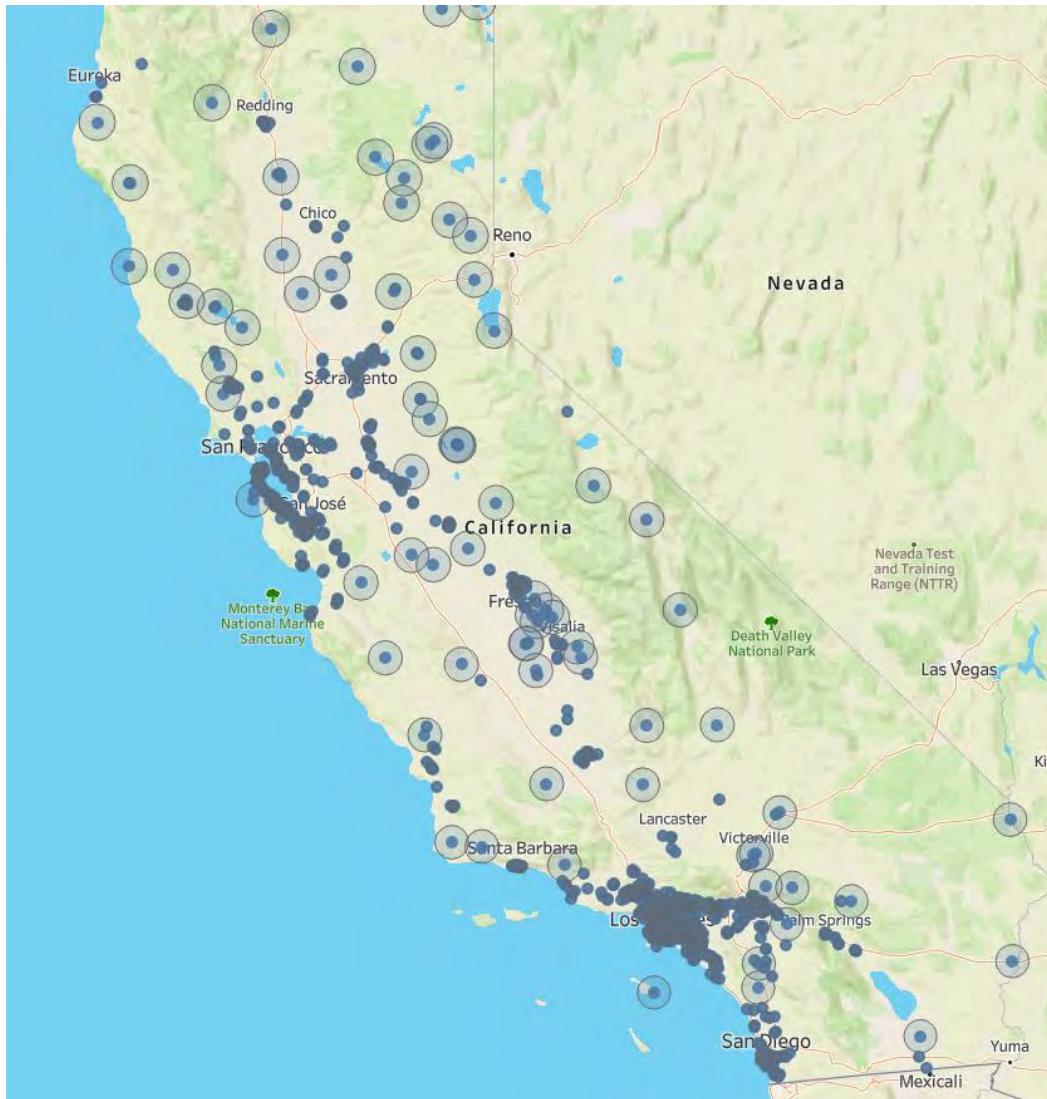
## Non-Structural Performance (NPC) evaluations

- 3402 Hospital ***Buildings*** (407 Facilities) required to submit evaluations



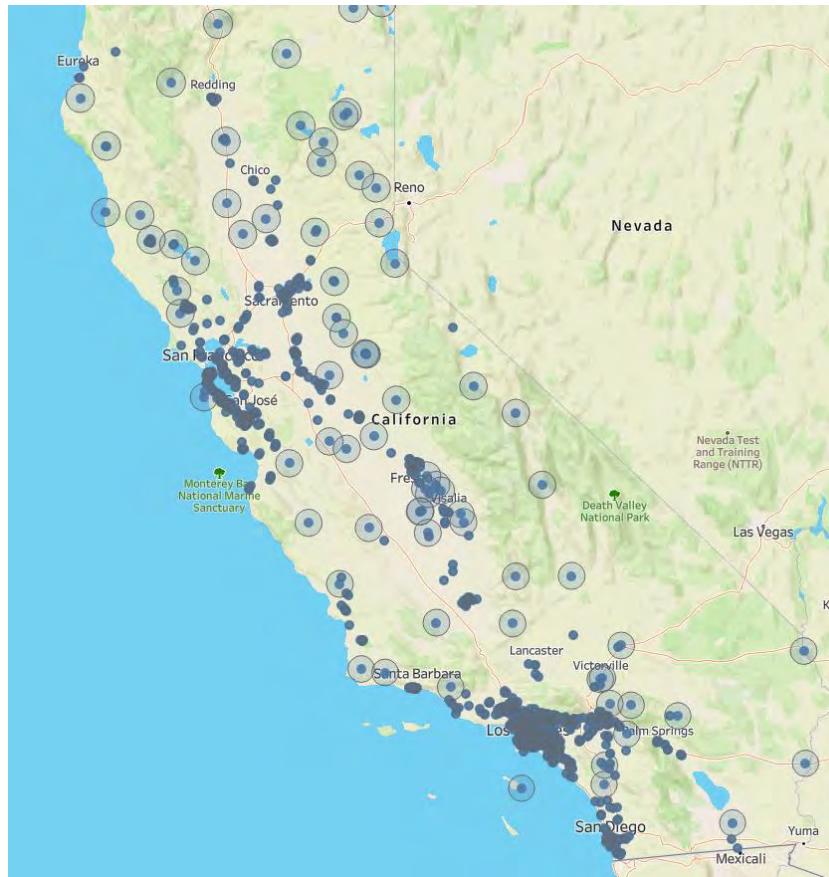
March 11, 2025

# Small and Rural Hospital Relief Program



- \$4-\$6 million totaling grants are being prepared

# Small and Rural Hospital Relief Program



Facility	Award amount	Status
George L Mee Memorial Hospital	\$280,000	awarded
Kern Valley Healthcare District	\$180,000	awarded
Mad River Community Hospital	\$625,000	awarded
Oak Valley Hospital District	\$65,000	awarded
Plumas District Hospital	\$25,000	awarded
Mountains community hospital	\$325,000	awarded
Mad River Community Hospital	\$220,000	awarded
Plumas District Hospital	\$2,800,000	awarded
George L Mee Memorial Hospital	\$500,000	awarded
<b>Total</b>	<b>\$5,020,000</b>	
Facility	Award amount	Status
Hazel Hawkins memorial hospital	~\$200,000	In process
Marshall Medical center	~\$650,000	In process
Bear Valley Community Health District	TBD	In process
Community Memorial Hospital - Ojai	TBD	In process
Mad River Community Hospital	TBD	In process
Adventist Reedley (Sierra Kings District)	TBD	In process
Mammoth Hospital	~\$50,000	In process

# Seismic Compliance Unit Webinar Series

## SEISMIC GRANT: Small and Rural Hospital Relief Program

February 20, 2025, 10:00 a.m. – 12:00 p.m.

- State grant funding to advance seismic resiliency improvements for small, rural and critical access hospitals.
- Facility eligibility details
- Eligible seismic projects
- Additions to the program due to AB 869
- Walkthrough of the application process

Information on the HCAI OSHPD Webinar page: <https://hcai.ca.gov/facilities/building-safety/resources/building-safety-construction-webinars/>

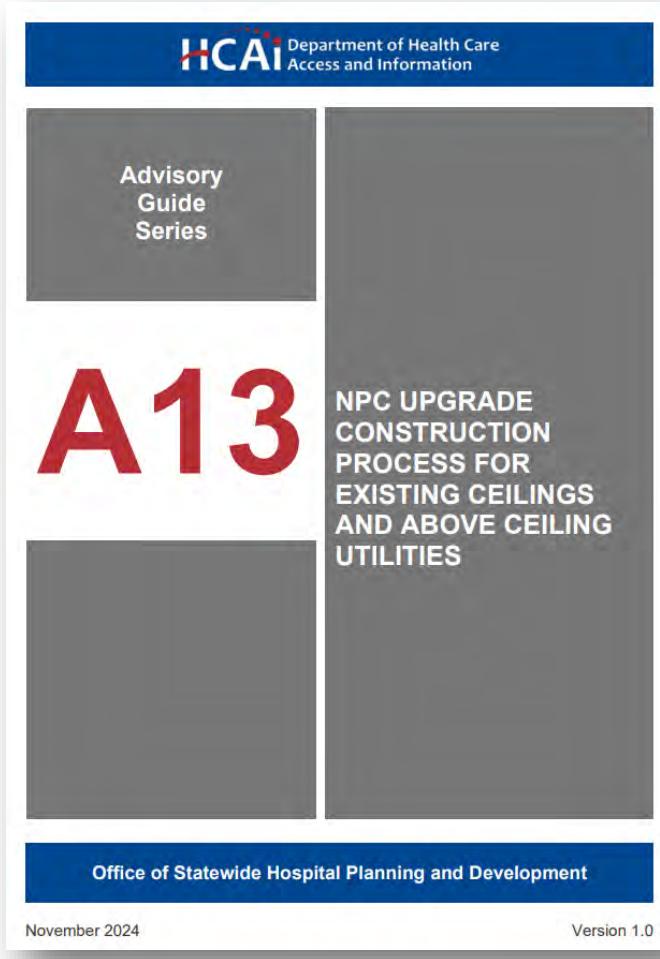
HCAI Educational Webinar Series	
<b>Seismic Grant: Small and Rural Hospital Relief Program</b>	
<b>Thursday, February 20, 2025</b> 10:00 – 12:00 a.m., Pacific Time	<b>REGISTRATION AND INSTRUCTIONS</b> <b>Fee:</b> Complimentary <b>To Register:</b> <a href="#">Click here</a> if you would like to attend. Upon registration, you will receive a confirmation email with Login Instructions.  <b>Note:</b> Multiple staff members from one office should <b>register INDIVIDUALLY</b> to receive separate log-ins.  The presentation is accessed through GoToWebinar. If necessary, it is suggested that you download the app and install in advance of the webinar.
<b>This webinar focuses on the state grant funding to advance seismic resiliency improvements for small, rural and critical access hospitals. The topics to be covered include;</b> <ul style="list-style-type: none"><li>• Facility eligibility details</li><li>• Eligible seismic projects</li><li>• Additions to the program due to AB 869</li><li>• Walkthrough of the application process</li></ul>	
<b>HCAI SPEAKERS</b> <b>Ali Sumer</b> Supervisor, Seismic Compliance Unit OSHPD HCAI  <b>Dean O'Brien</b> Acting Deputy Director Office of Health Facility Loan Insurance Cal-Mortgage Loan Insurance Program HCAI	
<b>UPCOMING WEBINARS</b> <ul style="list-style-type: none"><li>• March 4, 2025 – Seismic compliance plan and extensions beyond the 2030 deadline</li><li>• March 18, 2025 – NPC compliance</li><li>• April 2, 2025 – SPC compliance</li></ul>	
<b>Who Should Attend?</b> Hospital representatives, architects, structural engineers, and others interested or involved in hospital construction.	
<b>For more information or questions, contact</b> <a href="mailto:kelle.zimmer@hcai.ca.gov">kelle.zimmer@hcai.ca.gov</a> or Telephone (916) 440-8472	

## Seismic Compliance Unit Webinar Series

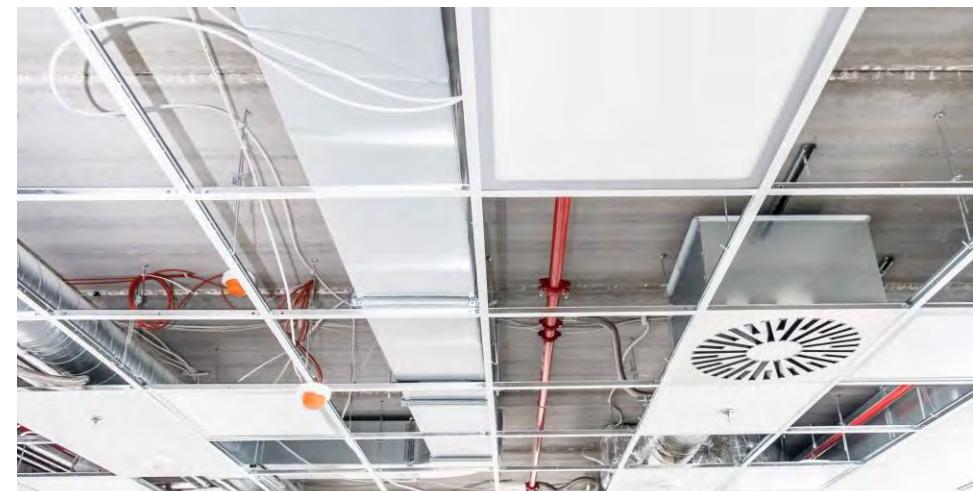
<b>February 20, 2025</b>	Seismic Grant: Small and Rural Hospital Relief Program	267 registered 157 attended
<b>March 4, 2025</b>	Seismic compliance plan and delays beyond the 2030 deadline (New regulations in the CA Administrative Code)	750 registered 552 attended
<b>March 18, 2025</b>	NPC compliance	655 registered 489 attended
<b>March 27, 2025</b>	Water Rationing Plan	500 registered 328 attended
<b>April 2, 2025</b>	SPC compliance	~500 registered
<b>May 8, 2025</b>	<b>AB 869 – District Hospitals</b>	<b>District Hospitals only</b>

Information on the HCAI OSHPD Webinar page: <https://hcai.ca.gov/facilities/building-safety/resources/building-safety-construction-webinars/>

# NPC Upgrade Construction Process For Existing Ceilings And Above Ceiling Utilities



- For Non-Conforming buildings
  - Information regarding the layout and bracing conditions of utilities above ceilings is limited or incorrect
  - Surveying these utilities disrupts hospital operations
  - A 13 is to minimize disruption and expedite NPC upgrade construction for components at or above ceilings.



# Off-Site Construction

# Off-Site Prefabrication

- **Advantages**

- Fabricate anywhere, assemble on job-site
- Uniform assembly of components
- Off-site performance testing of components
- Enhanced Quality Control and Quality Assurance
- Save time
  - Potentially no weather delays if fabricated inside
  - Quick fabrication and setup



# Acute Care Hospital: Project in Sacramento

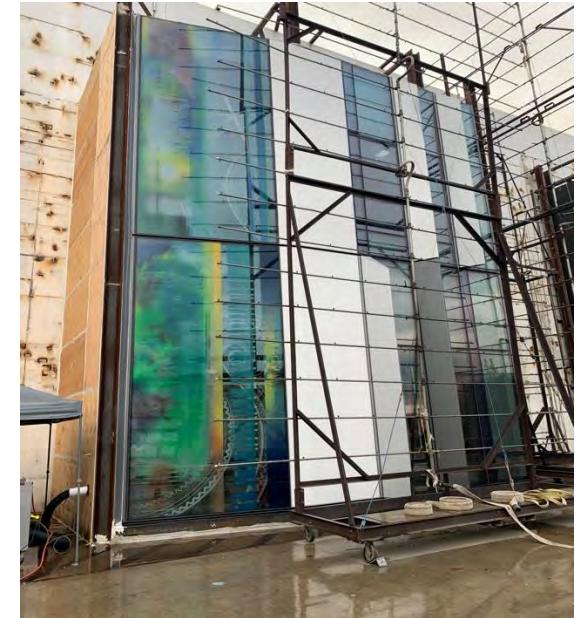
- Preassembled modular exterior cladding
- Onsite building constraints
- Fabricated in Fresno California
- On-site special inspections



Curtain wall performance mockup



Seismic displacement actuator



Water spray apparatus and decorative wall components

# Skilled Nursing: Project in Alturas



Exterior wall



Exterior Wall Assembly



Pre-assembled panels attached to onsite construction

## OSHPD's eTIO

# eTIO System BENEFITS



## EFFICIENCY

Quicker approvals and signoffs  
Streamlines processing for testing and inspections  
Reduces processing time



## QUALITY

Centralized document repository  
Supports quality assurance  
Promotes responsible knowledge acquisition



## TRANSPARENCY

Real-time updates for all stakeholders  
Ensures accuracy and transparency  
Provides better access to tests and inspections



## COLLABORATION

Access, contribute and edit online documents  
Facilitates collaboration among stakeholders  
Improves construction sequencing

Project: S240007-36-00-TIO

Submit for Plan Review

Tests and Special Inspections    IOR Responsibilities    Responsible Entities    Change Log

Legend

## Project Testing and Special Inspection Milestones

Add Stage

Manage Project Tests and Special Inspections

Add Tests and Special Inspections to Project

Expand All

Collapse All

	Stage	Description			Stage Status
-	Stage 11	Milestones 1 thru 5			
	Milestone	Milestone Description			Milestone Status
-	Milestone 1234	X-Ray 1S113, Control 1S114, X-Ray Staging 1S112			
ID	Scope	Item	Description	Test/Inspection Status	Change Log Status
Custom-SI-U1	User Defined	test	tests		
Custom-SI-U1	User Defined	Nick Test	Nickt test123		
Custom-SI-U1	User Defined	test	tests		
Custom-SI-U1	User Defined	Nick Test	Nickt test123		
Custom-T-U3	User Defined	nick test test	nick test test		
NRCA-01	Non-Residential Certificate of Acceptance (NRCA)	Compressed Air	2022-CEC-NRCA-PRC-01-F		
SI-A2	Architectural	Water-Resistive Barrier Coating	ASTM E2570 barrier coating when installed over a sheathing substrate		
SI-A3	Architectural	Exit Signs	Location, illumination and physical characteristics		

Project: S240007-36-00-TIO

Submit for Plan Review

Tests and Special Inspections	IOR Responsibilities	Responsible Entities	Change Log	Legend
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## Project Testing and Special Inspection Milestones

IOR						Status
+	IOR Joe					●
+	IOR Chris					●
Add Responsibility						
Scope	Sub-Scope	Day/Shift	Detail		Status	
IR-1 Electrical	Elevator Circuit Breaker	OnSite	My Test	Remove	●	
IR-2 Structural	Batch plant Inspection	OnSite	My Test	Remove	●	
IR-3 Fire Protection and Life Safety	Duct Detectors	Onsite	sadfkadkjhdf	Remove	●	
+	IOR Janice					●

Project: S240007-36-00-TIO

[Submit for Plan Review](#)

Tests and Special Inspections	IOR Responsibilities	Responsible Entities	Change Log	Legend
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**Note:** A responsible entity is the approved agency or individual performing the test or special inspection.

[Add OPAA Responsible Entity](#) [Add Non-OPAA Responsible Entity](#)

Responsible Entity Name	Actions
OPAA-0014 Terracon Consultants Inc	<a href="#">Remove</a>
OPAA-0001 Southwest Research Institute	<a href="#">Remove</a>
OPAA-0005 Twining, Inc.	<a href="#">Remove</a>
OPAA-0007 IABG mbH	<a href="#">Remove</a>

Project: S240007-36-00-TIO

[Submit for Plan Review](#)[Tests and Special Inspections](#) [IOR Responsibilities](#) [Responsible Entities](#) [Change Log](#) [Legend](#)

Item	Date	Description	Status
1713	04/10/2025	\IOR Chris\: Removed Responsibility Fire Protection and Life Safety - Duct Detectors	✓
1712	04/09/2025	\Project\Stage 11\Milestone 1234\: Added Onsite Special Inspection NRCA-01	!
1711	04/07/2025	\Project\Stage 1 Test Test Test\: Added Milestone test	!
1710	04/07/2025	\Project\: Added StageStage 1 Test Test Test	!
1709	04/03/2025	\Project\: Added StageStage 111	✓
1708	04/01/2025	\Project\Stage 11111111\Copy Copy\: Added Onsite Special Test Custom-T-U3	!
1707	04/01/2025	\Project\Stage 11111111\Copy Copy\: Added Onsite Special Test T-E1	!
1706	04/01/2025	\Project\Stage 11111111\Copy Copy\: Added Onsite Special Test T-S19	!

# Field Consistency

## The Foundation Pillars for Achieving the Targeted Building Performance Level



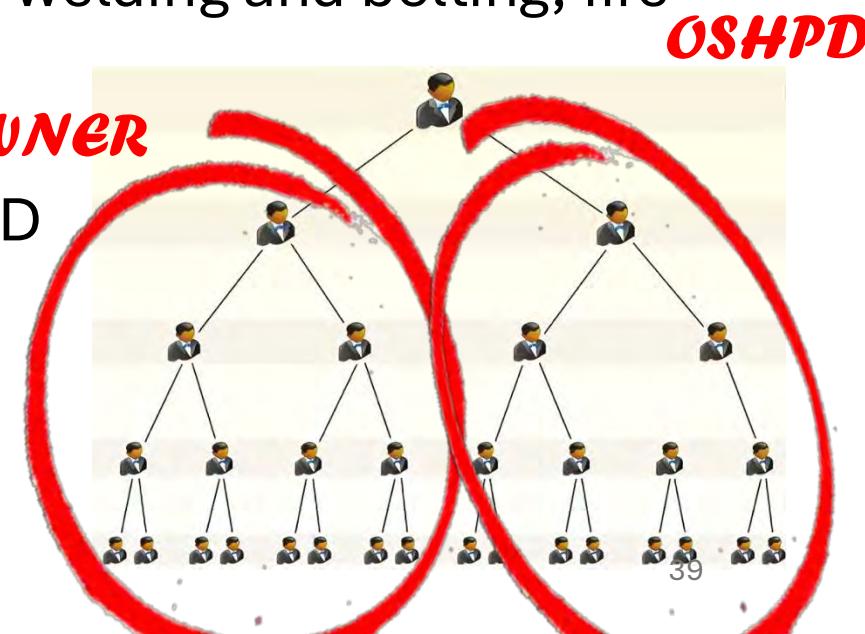
# The Mandates of the HSSA

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Comprehensive multi-level construction QA/QC by:

- DPORs (Architect, Structural, Geotechnical, etc. Engineers)
- Inspector of Record
- Special inspector (concrete, steel, and masonry, welding and bolting, fire life safety conditions, etc.)
- Compliance Officers employed by OSHPD
- Field Fire Life Safety Officers employed by OSHPD
- Field Structural Engineers employed by OSHPD

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# Training Programs in the Works

- Responsibilities and Competencies of HCAI/OSHPD Compliance Officers to Observe the Construction of Hospital Projects
  - ISU commissioned to improve OSHPD consistency in the field throughout the state
- The Design Professional's Role During the Construction of Hospital Projects
  - Training
  - Construction Administration Proficiency (CAP) Certification



- Consistency in Reporting by IORs Daily Reports

**IOR DAILY REPORT TEMPLATE**

This is a voluntary template. IOR(s) that would like to use their own format need provide the template's content as stipulated in the regulations.

Date: \_\_\_\_\_ Arrival, \_\_\_\_\_ Departure  
Inspector of Record (IOR): XXXXXXX  
Certification No.: XXXXX  
HCAI Project No.:

*The purpose of the IOR Daily Report is to "maintain field records of construction progress for each day or any portion of a day that they are present at the project site location". 2022 CAC 7-145*

1. Summary of work in progress CAC 7-145(a)8:  
XXXXXXXXXXXXXXXXXXXX
2. Note deficiencies in the construction CAC 7-145(a)6:  
XXXXXXXXXXXXXXXXXXXX
3. Note deviations from the approved construction documents. CAC 7-145(a)6:  
XXXXXXXXXXXXXXXXXXXX
4. Inspections performed, TIO Reference #. CAC 7-145(a)4:  
XXXXXXXXXXXXXXXXXXXX
5. Document the time and date of all significant correspondence with the contractor regarding incomplete work, potential deficiencies or deviations which require the contractor's attention and could potentially affect the timely and compliant completion of the project. CAC 7-145(a)6:  
XXXXXXXXXXXXXXXXXXXX
6. List of notification to the contractor, in writing, of deviations from the approved construction documents or new construction not in compliance with the California Building Standard Codes, which have not been immediately corrected by the contractor. CAC 7-145(b):  
XXXXXXXXXXXXXXXXXXXX
7. Document the date, time and method of correction for any noted deficiencies or deviations. CAC 7-145(a)6:  
XXXXXXXXXXXXXXXXXXXX
8. If Applicable, provide copies of all certificates, tags, marks or other evidence of material properties and/or manufactured components as required by the California Building Standards Code. CAC 7-145(a)6A:  
XXXXXXXXXXXXXXXXXXXX
9. Concrete record, if applicable, including time and date of placing concrete, time and date of removal of forms and shoring in each portion of the structure, location of defective concrete, and time, date and method of correction of defects. CAC 7-145(a)6B:  
XXXXXXXXXXXXXXXXXXXX
10. Identification marks of welders, lists of defective welds, and manner of correction of defects and other related events, as applicable. CAC 7-145(a)6C.

# Design Professional's & Others Role in Construction

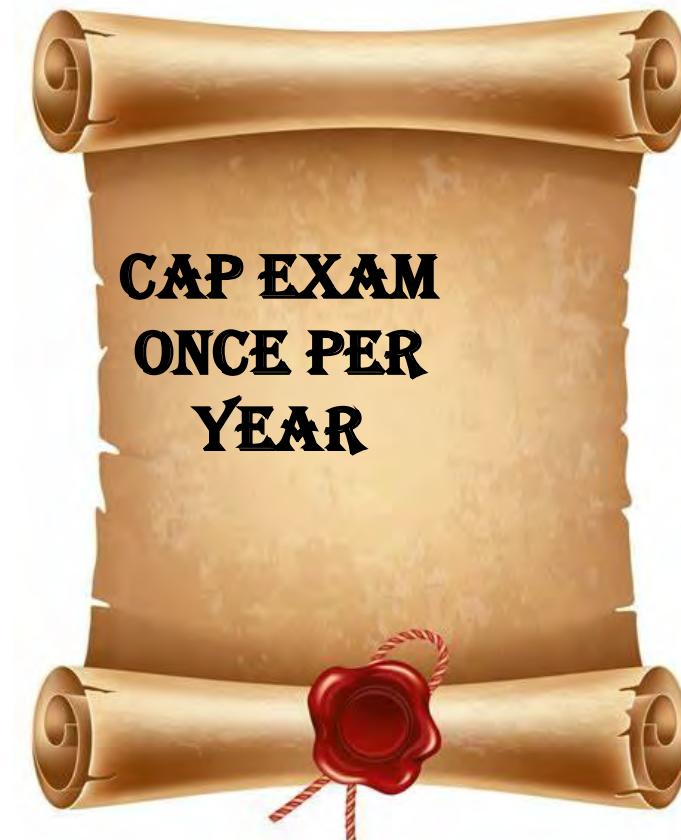
## 3-Parts to the DPOR Certification - Construction Administration Proficiency (CAP) Training

Webinar – Part 1

Webinar – Part 2

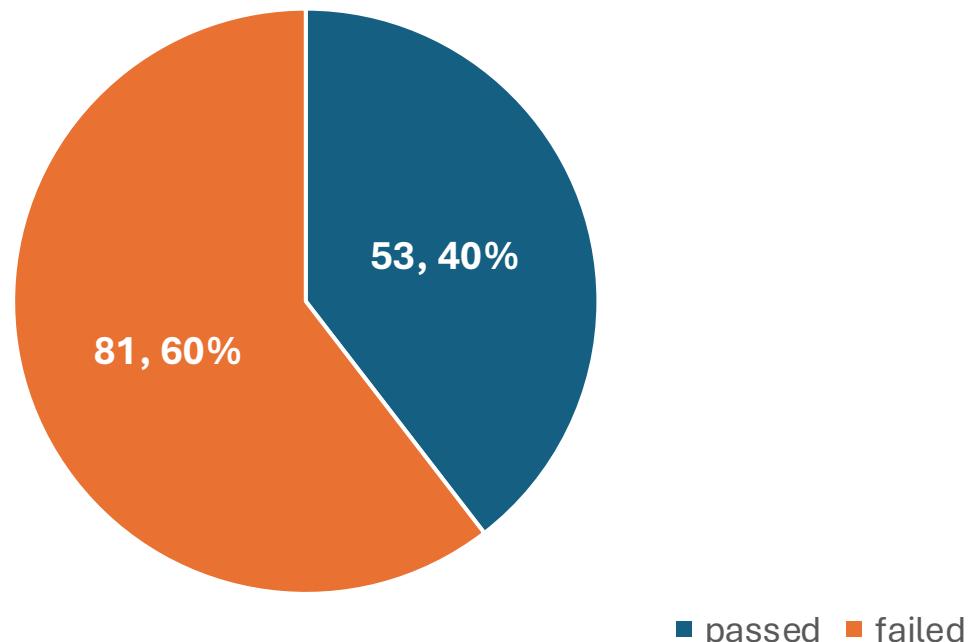
Written Exam on California Administrative Code

- Upon completion, professionals who pass receive AIA Credits & Listed on HCAl website

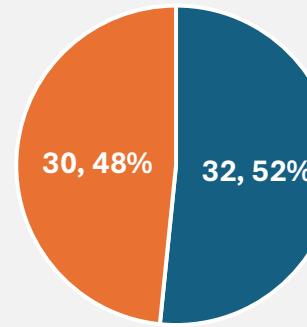


# Construction Administration Proficiency (CAP) Results

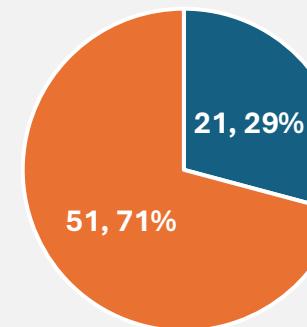
Total CAP exam Registered 254; only 134 participated

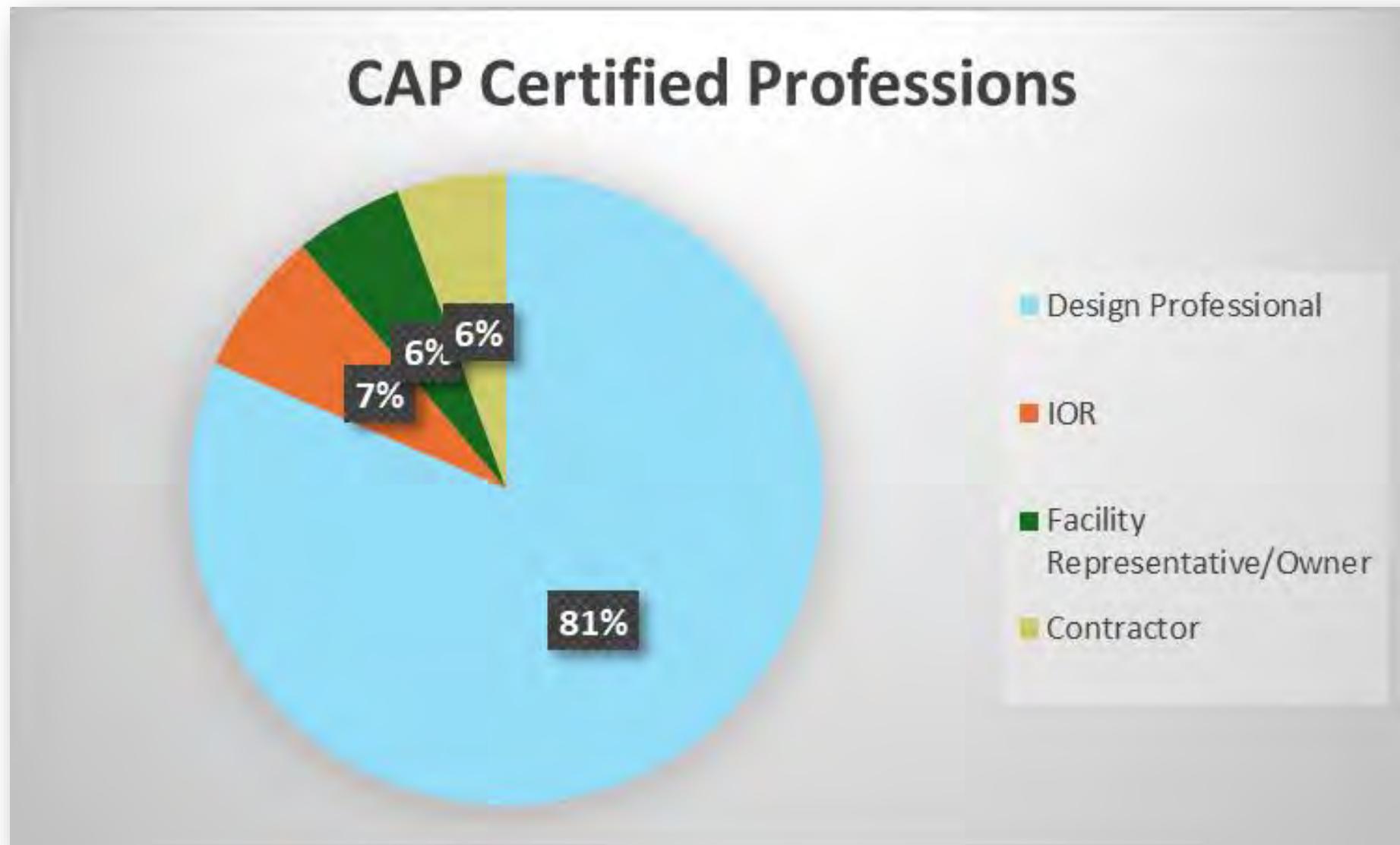


Sacramento CAP exam Registered 115  
Show up 62

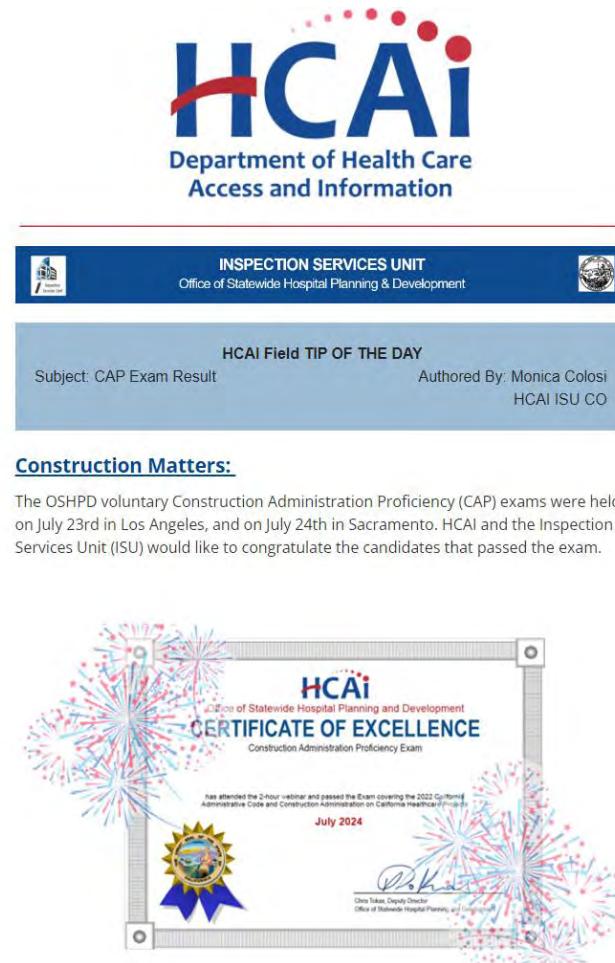


Los Angeles CAP exam Registered 139  
Show up 72





# Construction Administration Proficiency (CAP)



## Today's Tip:

Congratulations to:

Omar	Barcena	Scott	Jensen	Marc	Rudy
Tim	Beemer	Matt	Johnson	Tamara	Sahagian
Zoe	Bick	David	Lih	Kelly	Schreihofe
Craig	Blackhurst	Gladys	Makabenta	Steven	Sequoia
Keith	Blazer	Amanda	Manning	Suzanne	Stahl
Stan	Cheung	Teresita	Marquina	RJ	Stanfield
Thomas	Coppin	Anthony	Martinez	Nathan	Steele
Robert	Crandall	Claudia	Mendizabal	Anupa	Suguraman
Kayla	Cunha	Paul	Morgan	Nathan	Thompson
Jessica	Files	Nathan	Morgan	Mark C. J.	Tu
Omar	Galvan	Geny	Munoz	Clarissa	Urquico
Miguel	Gonzalez	George	Narancic	Zhenyu	Wang
Jon	Gray	Martin	Ortega	Mikel	Weaver
Steven	Harvey	Sam	Ouyang	Tanner	Williams
Ryan	Hayashida	Charles	Parks	Bo	Wongkalasin
Jonathan	Heredia	Xiang	Qin	Nathan	Woods
Kimberly	Huffman	Paul	Reski	Larry	Yee
Branden	Ip	Russell	Rocker		

## The Big Idea:

The candidates that passed the voluntary CAP exam received their Certification, and their names are listed on the [HCAi website](#). CSU will continue the CAP training Part 1 webinar in November, Part 2 webinar in December, and the voluntary CAP exam in January. Stay tuned for the Tip of the Day with registration for Part 1 and Part 2 webinars.

# Empowering our Stakeholders Through Education & Outreach

- **Broad Engagement:**

- Reaching diverse audiences through Seminars, workshops, public forums, and digital platforms.

- **Accessible Education:**

- Providing user-friendly materials, trainings, and resources to enhance understanding.

- **Community Partnerships:**

- Collaborating with stakeholders, organizations, and local leaders.

- **Innovative Approaches:**

- Leveraging technology and creative outreach strategies to maximize impact.



# Industry Seminars

- CSHE Annual Meeting
- CSHE – Regional Association Meetings
- IOR Recertification Training Seminars (2)
- American Institute of Architects Academy for Health
- Healthcare Facilities Symposium – Microgrids/Sustainability
- CAHF – SNF Maintenance Workshop (No & So Cal)
- Healthcare Project Delivery Conference – Microgrids to the Rescue
- ASHE PDC Summit – CA making Microgrids work
- CDPH Seminars – Water Rationing Plans (2)
- Cities of San Diego and Irvine (OSHPD 3 Clinics)



# Educational Webinars/Seminars

- Cities of San Diego and Irvine (OSHPD 3 Clinics) 8 & 11/24
- PIN 50 Integrated Review Webinar 08/24
- Construction Administration Proficiency (CAP) 06, 07, 11 & 12/24
- 2022 T-24 Intervening Update, Parts 1 & 2 Vol. 1 06/24
- Preapproved Fabricated Components and Systems 06/24



# Other Stakeholders & Association Meetings

- CA Legislators
- National Institute of Standards & Tech (NIST)
- Facility Guidelines Institute (FGI)
- Building Seismic Safety Council (BSSC)
- American Society of Civil Engineers (ASCE) Committees
- International Code Council (ICC) Committees
- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE)
- Applied Technology Council (ATC)
- Seismic Safety Commission
- Structural Engineers Association of California (SEAOC) Committees
  - Structural Engineers Association of Northern California (SEAONC)
  - Structural Engineers Association of Northern California (SEAOSC)
  - Structural Engineers Association of Northern California (SEAOSC)
- National Fire Protection Association (NFPA)
- Professional Engineers in Calif. Gov't (PECG)

# HBSB Collaborative Inspection Approach to Field Inspections

## Webinar Development Subcommittee Homework

### "Collaborative Inspection Approach" Webinar Presentation Outline (formerly: Inspect-To-Pass)

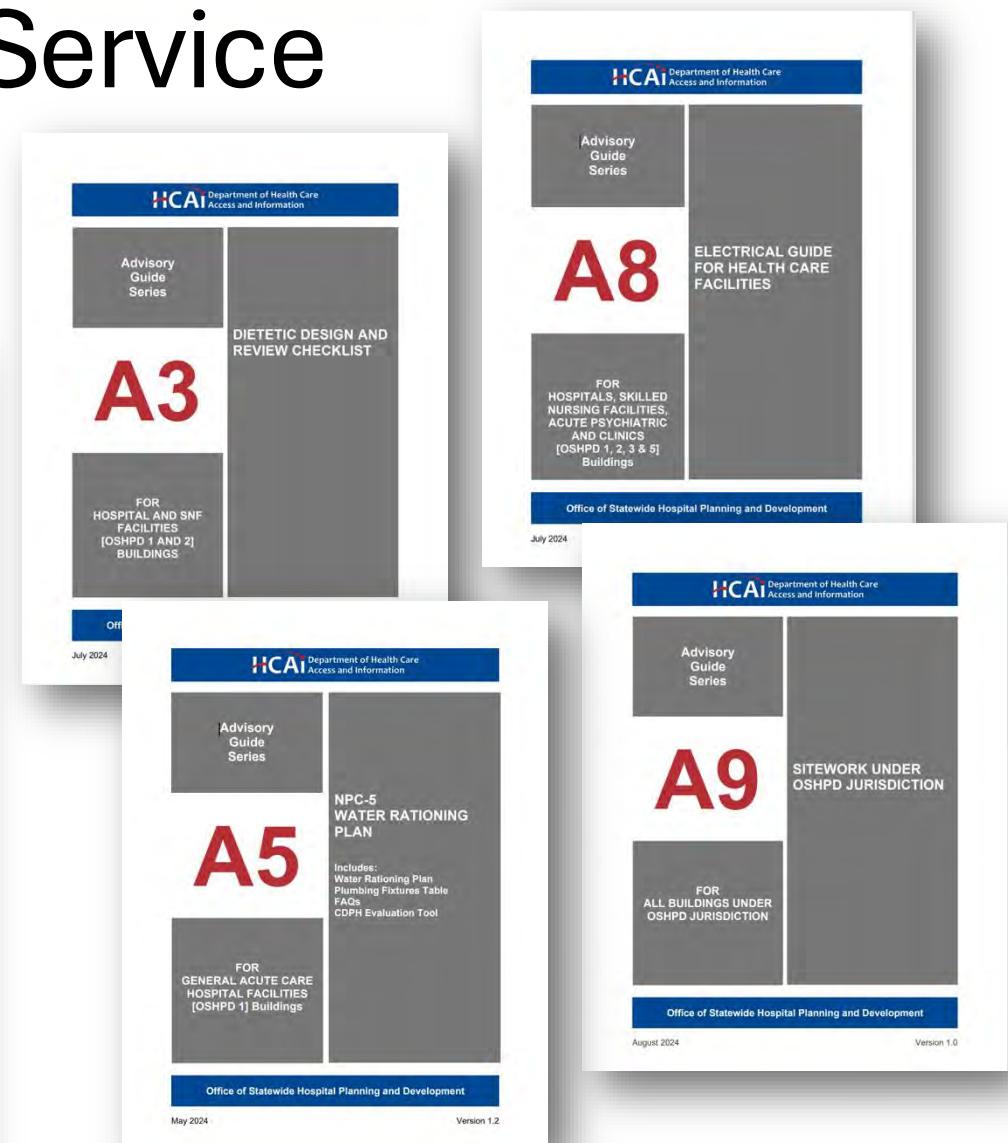
- I. Introduction (stimulate interest, break down barriers) (Scott Mackey)
  - a. What is a successful inspection?
    - i. It's an inspection that is approved by the **inspector (IOR)** on the first pass.
    - ii. That inspection verifies that the work put in place by the **contractor** matches the approved construction documents and is code compliant.
  - b. Successful inspections require more than just effort on the part of the IOR
    - i. But owners, designers and contractors can benefit from this information as they play a role in the success of this approach to inspection.
    - ii. Owners are paying for IOR services and have a direct role in the success of the IORs activities. The project is theirs and they should have the greatest vested interest in project success.
    - iii. The DPOR is
- II. To Ownership (Gary Dunger)
  - a. Hire-To-Pass
  - b. Hire sufficient number of IORs
  - c. Small cost when compared to the price of the project
  - d. Success rates of inspections goes up
  - e. Minimize changes and tear outs
  - f. Try to view investment in inspection as a cheap insurance policy of project success
- III. To Design Professionals (Scott Mackey)
  - a. Design-To-Pass
- IV. To Contractors and Sub-Contractors (Cody Bartly)
  - a. Build-To-Pass
- V. To the IOR and Testing Agency (Michael Davis)
  - a. Inspect-To-Pass
  - b. Preview:
    - i. What does "inspect-to-pass" mean for any inspector (IOR or special)
    - ii. What does "inspect-to-pass" NOT mean
    - iii. What are the principles that serve as a foundation of the "inspect-to-pass" approach?
    - iv. And how are these principles put into action?

- b. The Mental Attitude with which you approach your inspection duties:
  - i. How do you view your role within the overall framework of the construction team?
  - ii. How do you view the contractor?
    1. The enemy?
    2. The "dark side"?
    3. The opposition?
  - iii. How do you view the designers?
    1. According to Title 24 Part 1, you take direction from them.
  - iv. How do you view the owners?
    1. This is who you work for, they pay you.
    2. Therefore, you have a fiduciary responsibility to them.
  - v. How do you view OSHPD and the field staff?
    1. Even though you may not see eye-to-eye with them all the time, their position deserves your respect.
    2. On the other hand...
    3. You do NOT work for OSHPD.
    4. You are NOT the AHJ.
    5. You are licensed by OSHPD and have a duty to your license, to OSHPD and to the people of the state of California.
  - vi. How do you view the project as a whole?
    1. Do you ever find yourself frustrated and you wish for the IOR's to fail?
  - vii. KEY: How do you view your role as IOR on the project?
- c. What does the phrase..."inspect to pass"...mean to you?
  - i. When some inspectors here this, they errantly form up the wrong idea and "tune out"
- d. What it is NOT:
  - i. It does not mean that the IOR is giving the contractor a free pass to do things incorrectly.
  - ii. It does not mean that the IOR is looking the other way, or turning a blind eye to non-compliant work.
  - iii. It does not mean that the IOR is going to be a pushover.
  - iv. It does not mean that an inspection will pass when the actual work installed does not match the approved construction documents or does not comply with minimum code requirements.
  - v. It does not mean that OSHPD now wants IORs to pass Inspection Requests at all costs.
- e. What it is:
  - i. Inspect to Pass is the mental attitude with which you approach your inspection duties.
  - ii. Inspect to Pass is a philosophical approach to inspection.

# Deliver Valuable Public Service

- 8 new/updated guides

Goal	Emphasis	Sub-Goals	Objectives
<b>Goal #1</b> Deliver Valuable Public Service - Deliver Timely, Quality Customer Service & Experience	22%	1.1.0 Add value to the design and construction of healthcare projects	1.1.0.1 Increase completed Quality of Service surveys to 25% of services
		1.1.2 Develop and implement procedures and enforceable building standards to ensure safe and sustainable healthcare facilities	1.1.2.1 Number of building standards, PINs, CANs and processes that have HBSB input prior to submittal to Building Standards Committee. Target - 90%
		1.1.3 Increase IOR Competency & Adequacy	1.1.3.1 % of Projects with Completed IOR evaluations
			1.1.3.2 IOR training – Target 2 seminars per year per location
			1.1.3.3 IOR training – Target 2 videos or webinars per year



- **Advisory Guide A3 – Dietetic Design and Review Checklist (Revised July 2024)**

Dietetic checklists updated to meet Title 22 and Title 24 code requirements. Requirements from other jurisdictions, such as CDPH and/ or local health departments, are added for reference in the dietetic checklists.

- **Advisory Guide A5 – NPC-5 Water Rationing Plan for Hospital Facilities (Revised May 2024)**

Addresses code requirements for the Nonstructural Performance Category 5 (NPC-5) water rationing plan to support 72 hours of emergency operations and frequently asked questions to HCAI OSHPD and CDPH. Adds a clarification for wastewater holding tanks and essential electrical power requirements for operating rooms.

- **Advisory Guide A6 – Alternate Source of Power to Maintain Safe Temperatures, Life-Saving Equipment, and Oxygen-Generating Devices (Revised July 2024 & Dec. 2024)**

Addresses frequently asked questions to OSHPD and CDPH as they relate to Skilled Nursing Facilities, OSHPD 2 Buildings, and Health and Safety code Section 1418.22 requirements.

Clarifies safe temperature ranges and Federal Code requirements, explains how safe temperatures can be researched and achieved, and includes Special Seismic Certification requirements. Revised compliance due date to Jan. 1, 2026, pursuant to SB 1511 – Health Omnibus



**HCAI EOC  
Southern  
California Fires  
January 2025**

## Disasters related to what we do

- Natural Hazards Events

- Earthquakes
- Floods
- Tsunamis
- Hurricanes
- Mudslides

- Infrastructure Failure
- Fires
- Epidemics/Pandemics



CAi Emergency Operation Center



# **HCAI EOC**

# **Southern**

# **California Fires**

# **January 2025**

1/13/2025  
17:30 hrs.

## PALISADES INCIDENT

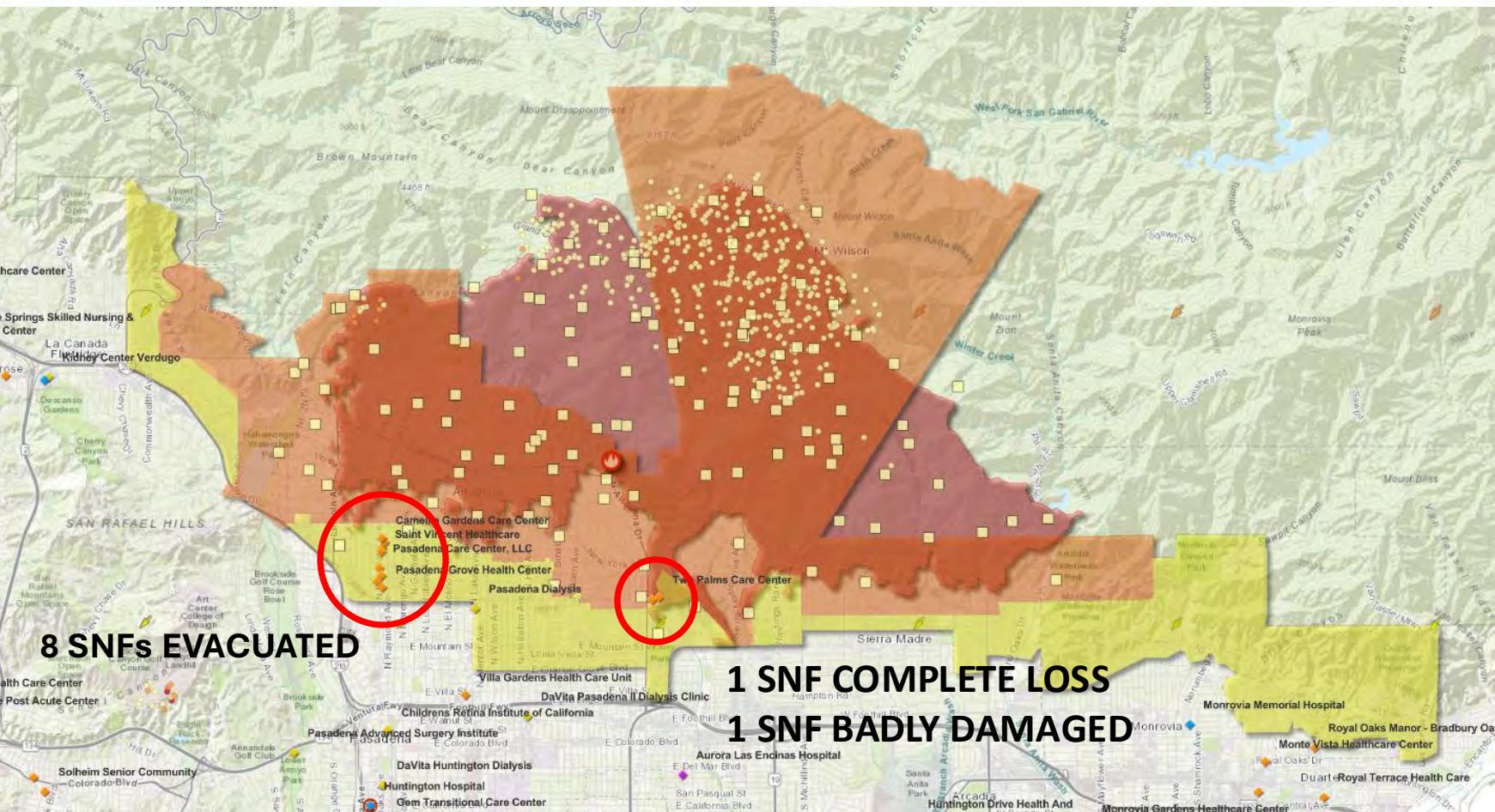
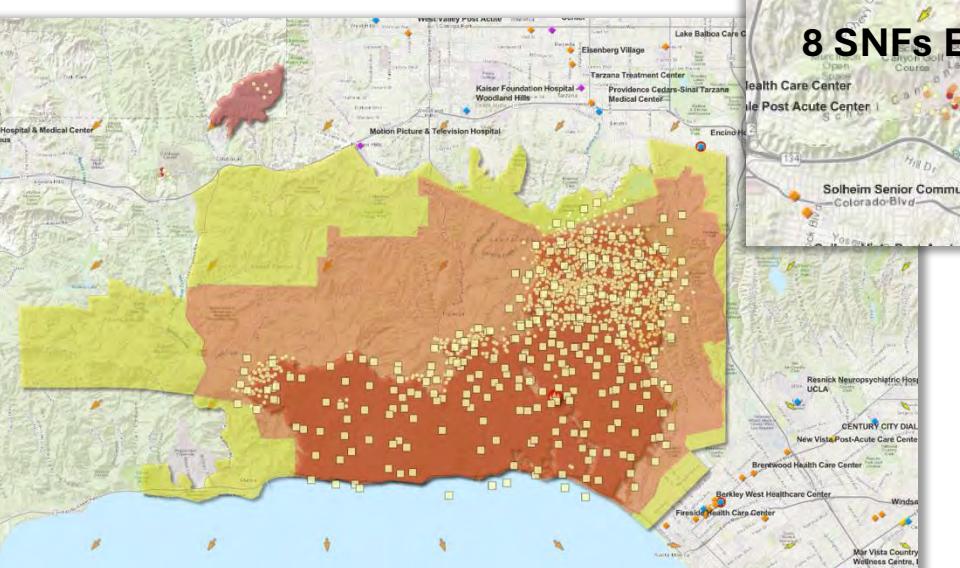
Type: Wildfire

Acres Burned: 23,713

Percent Contained: 14%

**No OSHPD Jurisdiction**

Facilities in Evacuation Zones



## EATON INCIDENT

Type: Wildfire

Acres Burned: 14,117

Percent Contained: 33%

# SNF Repopulation Visits by OSHPD Field Staff



## SNF Badly Damaged (Pasadena Park)

Initially Red tagged, revised to  
yellow to allow repair work



# California Administrative Code, Chapter 7 Safety Standards for Health Facilities, Article 2 Definitions, Section 7-111

## ARTICLE 20

### REPAIR OF DAMAGE AFTER AN EMERGENCY

#### 7-300. Plan review and approval.

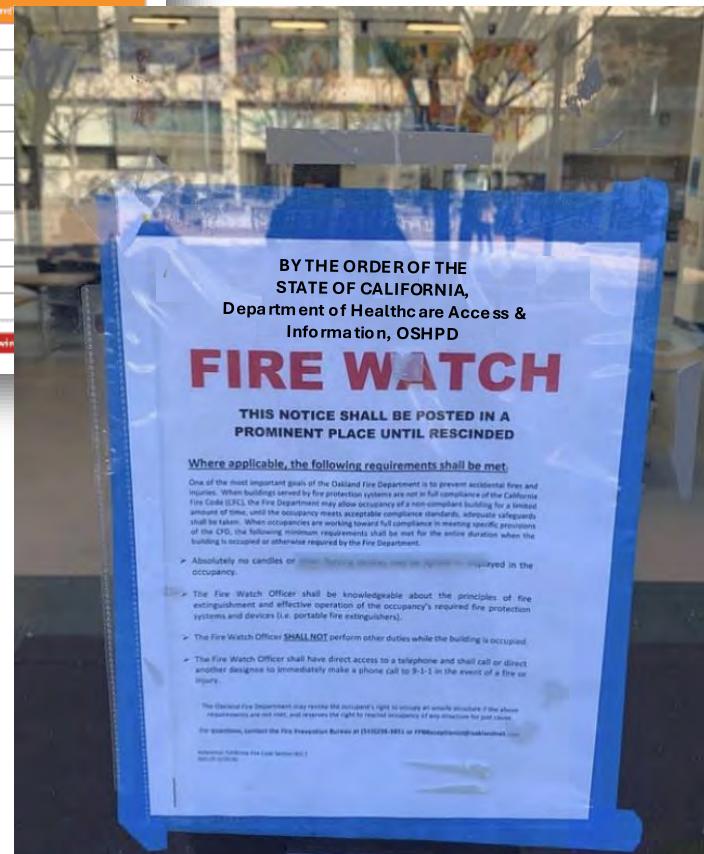
(a) All repair projects are subject to prior plan review, plan approval and construction permit by the Office except as noted in subsection (b).

(b) For emergency repairs carried out without the Office plan review and permit the aftermath of an emergency, 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.

- **EMERGENCY REPAIR [OSHPD 1, 2, 3 & 5]** Repair to, or replacement of, an element of a building, structure, utility system, or equipment that is essential to the continued safe occupation and operation of a facility. May include repairs needed after a disaster.

# Fire Watch

<b>FIRE WATCH LOG</b>				
Fire Watch date	Case number			
Business name	Contact/person conducting Fire Watch			
Address	Phone			
City	Zip code			
Alternate phone				
Fire Watch patrol interval: <input type="checkbox"/> 30 minutes <input type="checkbox"/> 60 minutes <input type="checkbox"/> Continuous				
Document each fire watch patrol on the log sheet below. In addition, document any significant related events in more detail in the Additional Comments section. Make additional form copies as needed.				
Date	Time	AM	PM	Find



## CODE SECTIONS

**2022 California Fire Code, Part 9**  
**Chapter 2 DEFINITIONS**

## SECTION 202 GENERAL DEFINITIONS

## Chapter 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS

### SECTION 901.7 Systems out of service.

**California Code of Regulations, Title 19, Division 1, §904.1(c)] Inspection Requirements  
California Code of Regulations, Title 19, Division 1, §904.2(d) Testing and Maintenance Requirements.**

### Section 3305.5

Also

- There are additional requirements in NFPA 101 Sections 3.3.91, 9.6.1.6\* and A.9.6.1.7. Section.
- NFPA 25, Section 15.5.2 mandates the provision of a fire watch whenever an automatic fire sprinkler system malfunctions for 10 hours in a 24-hour period.

**Appendix – 2022 California Building Standards Code, Title 24, California Code of Regulations, code citation(s) related to this Code Application Notice (CAN).**

**Acronyms and Definitions** assist the user in recognizing and identifying various acronyms and terms generally used in this CAN. Please refer to the "[Master Glossary of Acronyms and Definitions - Acronyms and Definitions Used in OSHPD Published Documents](#)" which is posted on the HCAI website at <https://hcai.ca.gov/document/master-glossary-of-acronyms-and-definitions/>. Other definitions may also be found in the [California Building Standards Code](#), Title 24, California Code of Regulations.

## PURPOSE

The purpose of this Code Application Notice is to clarify and coordinate the fire watch requirements when a building/premises presents a hazard to life or property as the result of construction, alteration,

# Hospital Engineer's Role in Planning and Design

- Resilient hospital buildings must have reliable engineering systems appropriate for the clinical and environmental needs of their facility.
  - Once installed, building systems drive engineering practices and costs for the life of the building.
- The hospital engineer role in project planning is:
  - Make the case for life-cycle considerations in system design
    - Initial equipment quality with long engineered life spans,
    - Ease of maintenance,
    - Low cost to operate; and
    - Means to replace major units at the end of their lifespans with minimal to no impact to clinical operations

## Hospital Engineer's Role in Planning and Design

- The Hospital engineers play a very important role and have the most influence when it comes to hiring:
  - IORs,
  - DPORs,
  - Approved Agencies; and,
  - Contractors



- Any Additional Thoughts or Discussion?
- Any Questions?