

2013 CBC Removal of Acute Care Services

May 30, 2012

Office of
Statewide Health Planning and Development **osbpd**



Facilities Development Division
The Building Department for California's Hospitals

Hospital Building Safety Board Meeting





Significant Structural Changes for the 2013 CBC - An Overview

- Changes in seismic hazard maps
 - “Risk-targeted” ground motion versus “seismic hazard”
 - Implication for NPC 3 exemptions – No impact.
 - Implication for Seismic Retrofits (Design earthquake for new buildings and seismic retrofit will be identical)



Significant Changes for the 2013 CBC

An Overview

- NPC-5 compliance requirements for new hospitals and some existing Hospitals with significant additions.
- Refinements to Special Seismic Certification Program



Changes proposed for the 2013 CBC

An Overview

- Coordination with new editions of ASCE 7, Steel, Concrete, and Masonry standards
 - Review of CA amendments for validity of original rationale
 - Repeal duplicative or obsolete amendments
 - OSHPD amendments based on statutory, climatic, topographic and geologic considerations
- Standards for existing buildings and lateral design for wood are not updated



Chapter 34A – Existing Structures

- New Section 3418A – Removal of Hospital Buildings from Acute Care Services
- The requirements apply when:
 - General acute care services are completely removed from hospital buildings
 - Hospital buildings are removed from OSHPD jurisdiction



Removing Buildings from Acute Care Service

- All buildings that remain under the OSHPD jurisdiction after one or more hospital buildings are removed must satisfy the CBSC
- Construction documents and a building permit are required for removal from general acute care services or OSHPD jurisdiction



Removing Buildings from Acute Care Service

- 4 Options
 - Remain under OSHPD jurisdiction – existing License
 - Remain under OSHPD jurisdiction – new License
 - Remove from OSHPD jurisdiction
 - Demolition



Establishing Eligibility

- In order to establish that one or more buildings are eligible for removal from acute care hospital service, the hospital owner shall submit construction documents showing that after the buildings are removed from acute care hospital service, the hospital (what's left) meets certain requirements



Eligibility Requirements

- After the buildings are removed from acute care hospital service:
 - All acute basic and supplemental services are in:
 - SPC-2, SPC-3, SPC-4 or SPC-5 buildings
 - NPC-3, NPC-4, or NPC-5 buildings
 - NPC-2 buildings if they have an approved extension to the NPC-3 deadline



Eligibility Requirements

- After the buildings are removed from acute care hospital service:
 - The Hospital complies with all egress requirements for occupant load, required exits, travel distance to exits
 - No egress through buildings that are
 - Removed from acute care service
 - SPC-1 buildings (unless they have an extension)
 - Buildings not under OSHPD jurisdiction



Eligibility Requirements

- After the buildings are removed from acute care hospital service:
 - Non-acute care buildings are not used for smoke compartments
 - Building separations, fire barriers and fire walls comply with the CBC
 - Seismic separations may comply with the SB 1953 regulations (Chapter 6, Section 3.4)



Eligibility Requirements

- Fire Alarms
 - If the building removed from acute care service shares a common fire alarm system with the acute care hospital, the main fire alarm control panel shall be located in an acute care hospital building
 - The building removed from acute care service shall be in a separate zone monitored by the main fire alarm control panel
 - Flexible connections for conduits/conductors crossing seismic separation joints.



Eligibility Requirements

- Fire Sprinklers
 - If the fire sprinkler system is shared by the hospital and the building removed from acute care service, provide:
 - An isolation valve with a tamper switch to isolate the portion of the system serving the building removed from acute care service
 - Flexible connections in pipes crossing seismic separation joints
 - The fire sprinkler system shall not originate in the building removed from acute care service.



Eligibility Requirements

- Access
 - Patient access as required by Section 1224.4.7.5 does not pass through a building removed from acute care hospital service or through buildings that are not under the jurisdiction of OSHPD
 - The primary accessible entrance to the hospital is not through a building removed from acute care hospital service or through buildings that are not under the jurisdiction of OSHPD



Eligibility Requirements

- Utilities

- No utilities servicing acute care hospital buildings originate in or pass through, over, or under a building removed from acute care service
- If utilities originating in the hospital feed a building removed from acute care service, provide:
 - Fail safe shut-off valves and/or disconnects that permit isolation of the building from the hospital utilities
 - Flexible connections for all utilities crossing seismic separation joints.



Change of Building Occupancy or Division

- When a building is removed from acute care hospital service without change of license, the new occupancy group and division of the building shall be established
 - A new certificate of occupancy is required
 - Change of service or function for all or a portion of the building removed from acute care service requires compliance with the current requirements for that service, including accessibility requirements



Change of Building Occupancy or Division

- Existing Services
 - Existing approved non-acute care occupancies or services at the time of removal from acute care service may remain
 - The act of removing of the building from acute care hospital service (only) is not considered a change in occupancy
 - Changes to occupancies or services may trigger a change of occupancy



Vacant Space

- If the hospital determines that the building or space in the building removed from acute care hospital service will be vacant, the hospital shall demonstrate that unsafe conditions as described in Section 116.1 are not created



Buildings Removed from Acute Care Service - New License

- When acute care services are removed from a building, and the new services provided in the building are issued a new license as a skilled nursing facility or acute psychiatric hospital, the building shall comply with the new building code requirements of the California Building Standards code



Change of Jurisdiction

- To be eligible for a change in jurisdiction to the local authorities, the following criteria shall be met:
 - The building must be freestanding, as defined in the California Administrative Code Section 7-111.
 - Any hospital support services located in the building must be in excess of the minimum requirements for licensure and operation



Required Modifications for Change of Jurisdiction

- Projects to make a building eligible for removal from OSHPD jurisdiction must be closed with compliance by OSHPD prior to the change
 - All occupancy separation, set-back, and allowable area requirements shall be enforced
 - Fire alarm and fire sprinkler systems shall be completely independent of the systems in the acute care hospital.



Local Requirements

- The Owner of the building shall be responsible for bringing the building into compliance with all requirements of the new authority having jurisdiction
 - Structural
 - Accessibility
 - Parking, zoning, etc.



Demolition

- Demolition of hospital buildings to be removed from general acute care services shall be permitted
 - Buildings remaining under OSHPD's jurisdiction after demolition must satisfy the requirements of the California Building Standards Code
 - Demolition activity shall not impair the operation and/or safety of any buildings that remains under the OSHPD's jurisdiction



Removal from Acute Care Service

EXAMPLES

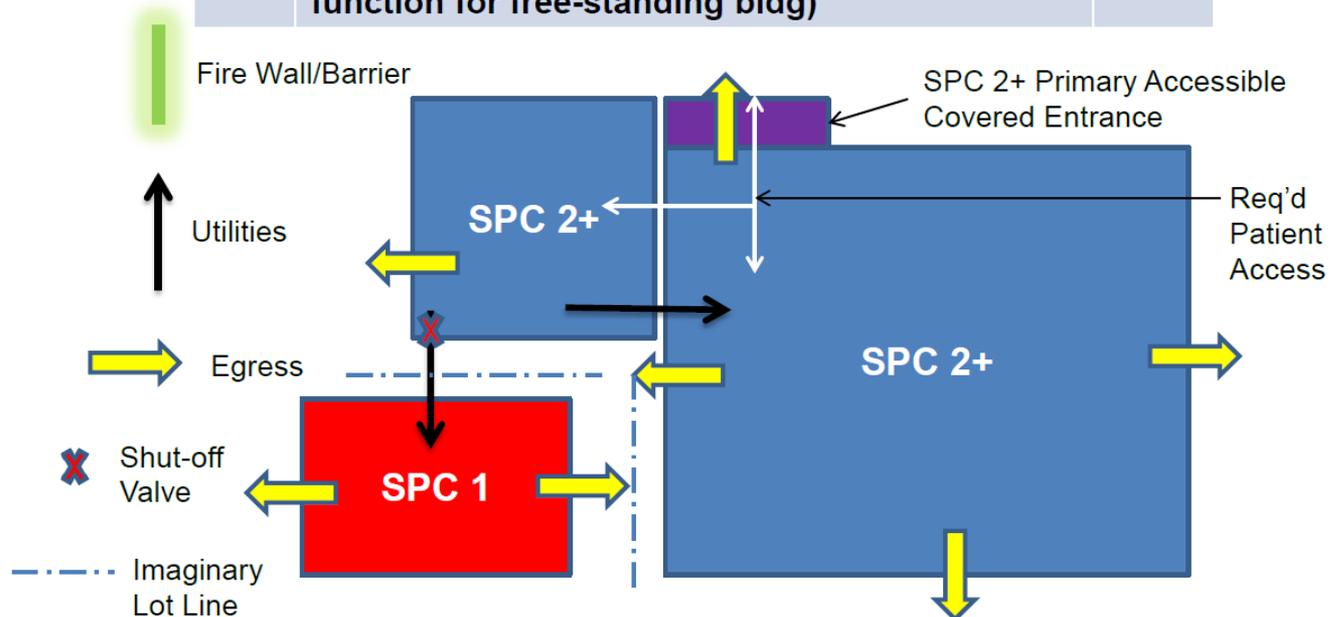


Examples

- Simplified examples of different possible situations
 - Ask 5 questions. . .
 1. Egress for SPC-2+ through SPC-1?
 2. Utilities through/under SPC-1 serving SPC-2+?
 3. Acute Care Services?
 4. Adequate fire wall/barrier or building separation?
 5. SPC-2+ required patient access through SPC-1 building?
 - OSHPD or Local jurisdiction?

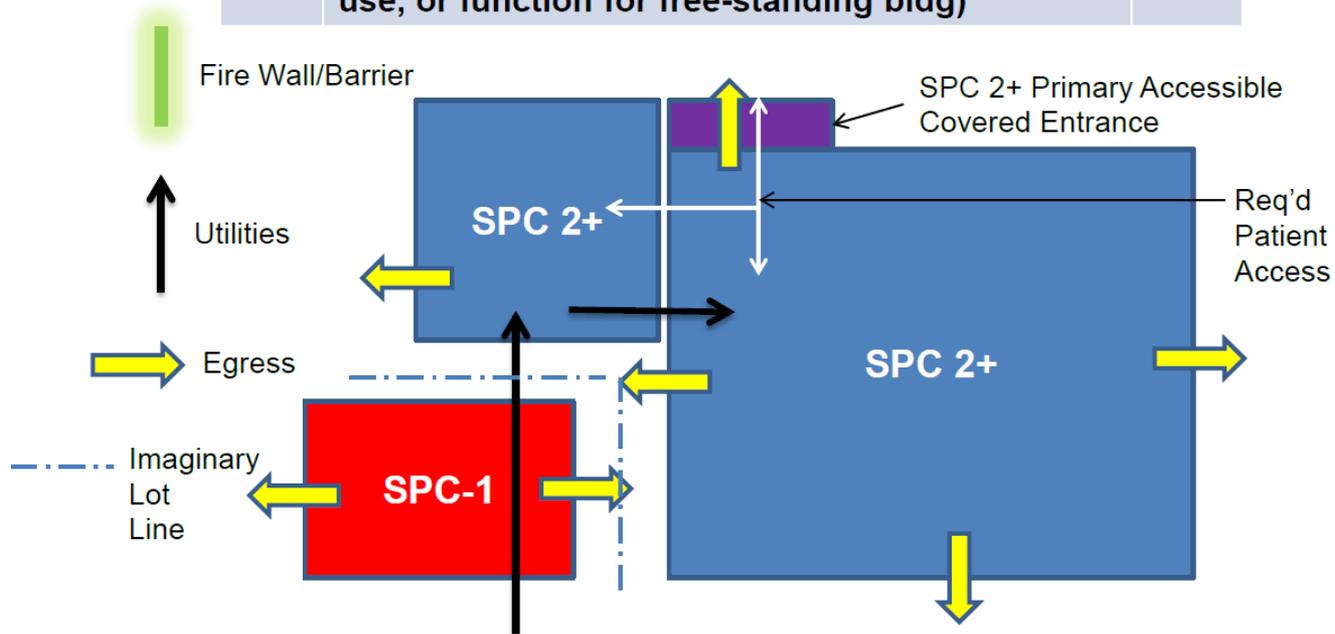
Removal of Acute Care Services

1	Egress from SPC 2+ through SPC 1?	No
2	Utilities through/under SPC 1 serving SPC 2+?	No
3	Acute care services?	No
4	Adequate fire wall/barrier or bldg separation?	Yes
5	SPC 2+ req'd patient access through SPC 1 bldg?	No
OSHPD <u>or</u> Local jurisdiction (OSHPD jurisdiction depends on occupancy, use, or function for free-standing bldg)		



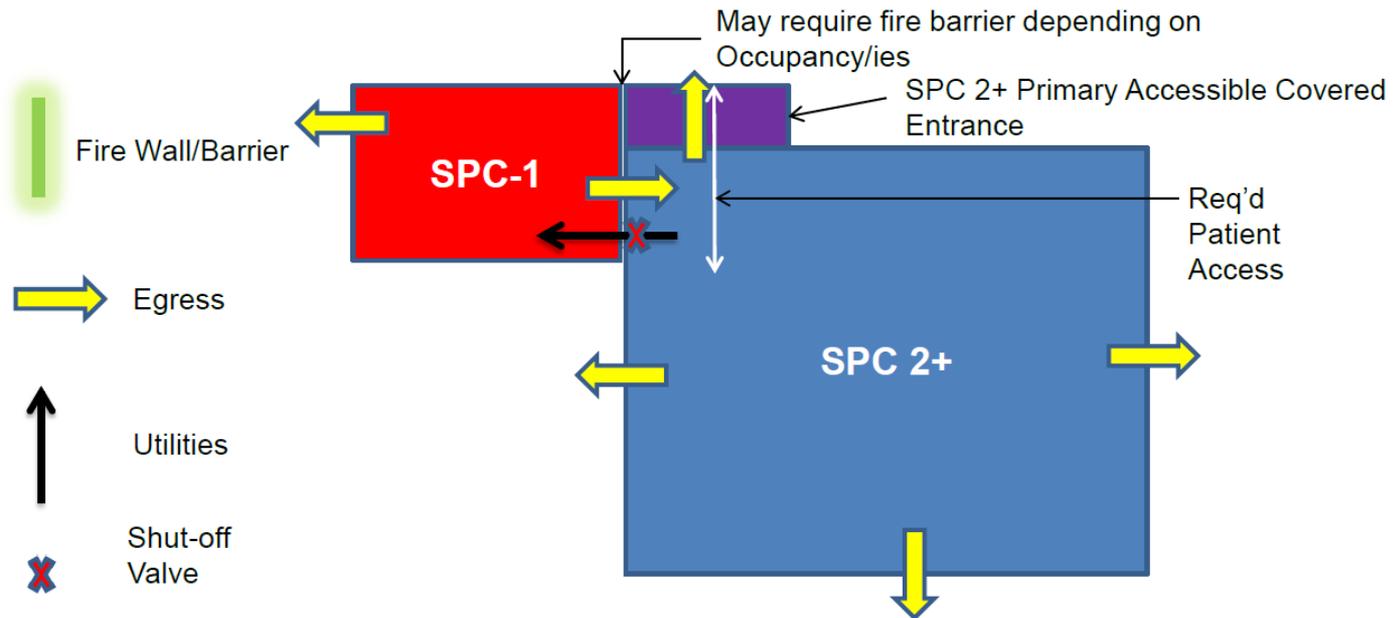
Removal of Acute Care Services

1	Egress from SPC 2+ through SPC 1?	No
2	Utilities through/under SPC 1 serving SPC 2+?	Yes
3	Acute care services?	No
4	Adequate fire wall/barrier or bldg separation?	Yes
5	SPC 2+ req'd patient access through SPC 1 bldg?	No
Reroute Util., then OSHPD <u>or</u> Local jurisdiction (OSHPD jurisdiction depends on occupancy, use, or function for free-standing bldg)		



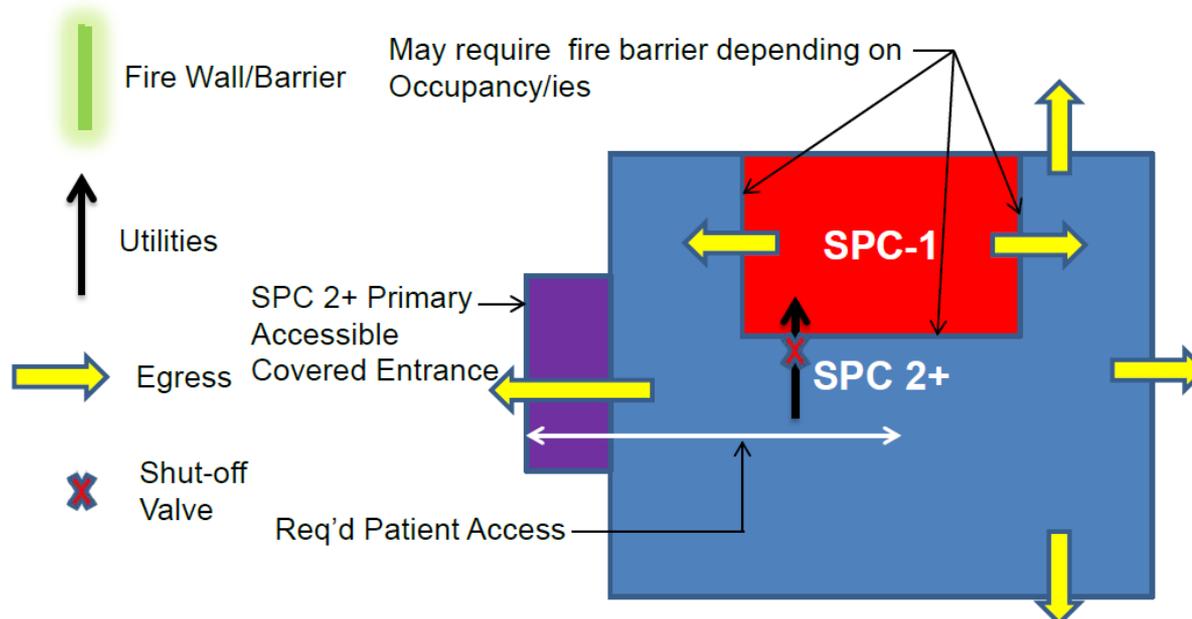
Removal of Acute Care Services

1	Egress from SPC 2+ through SPC 1?	No
2	Utilities through/under SPC 1 serving SPC 2+?	No
3	Acute care services?	No
4	Adequate fire wall/barrier or bldg separation?	No
5	SPC 2+ req'd patient access through SPC 1 bldg?	No
SPC 1 bldg must remain in OSHPD jurisdiction		



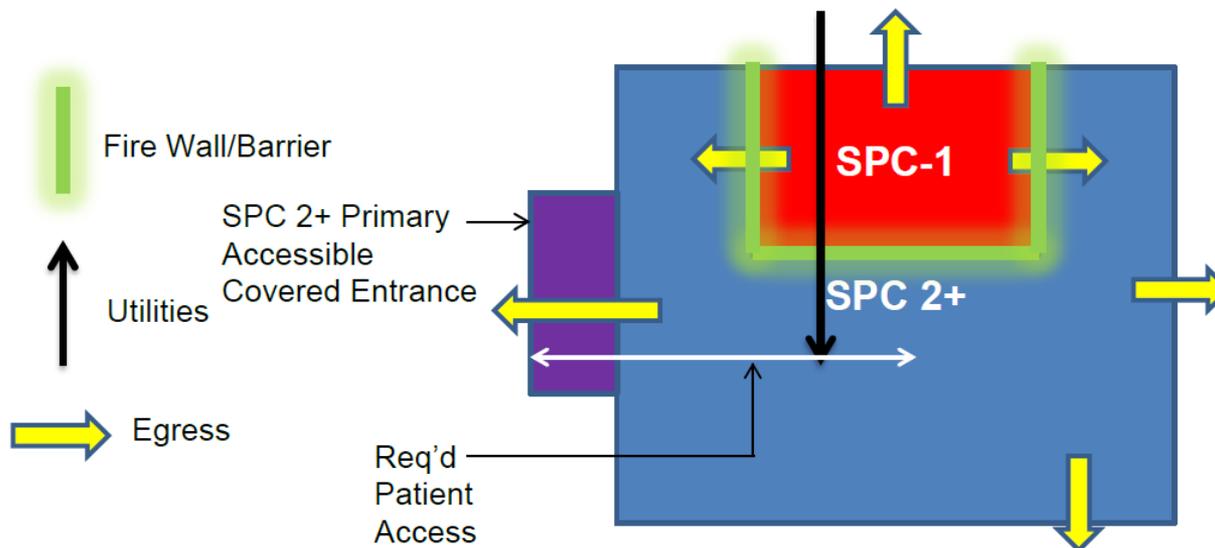
Removal of Acute Care Services

1	Egress from SPC 2+ through SPC 1?	No
2	Utilities through/under SPC 1 serving SPC 2+?	No
3	Acute care services?	No
4	Adequate fire wall/barrier or bldg separation?	No
5	SPC 2+ req'd patient access through SPC 1 bldg?	No
Must remain in OSHPD jurisdiction		



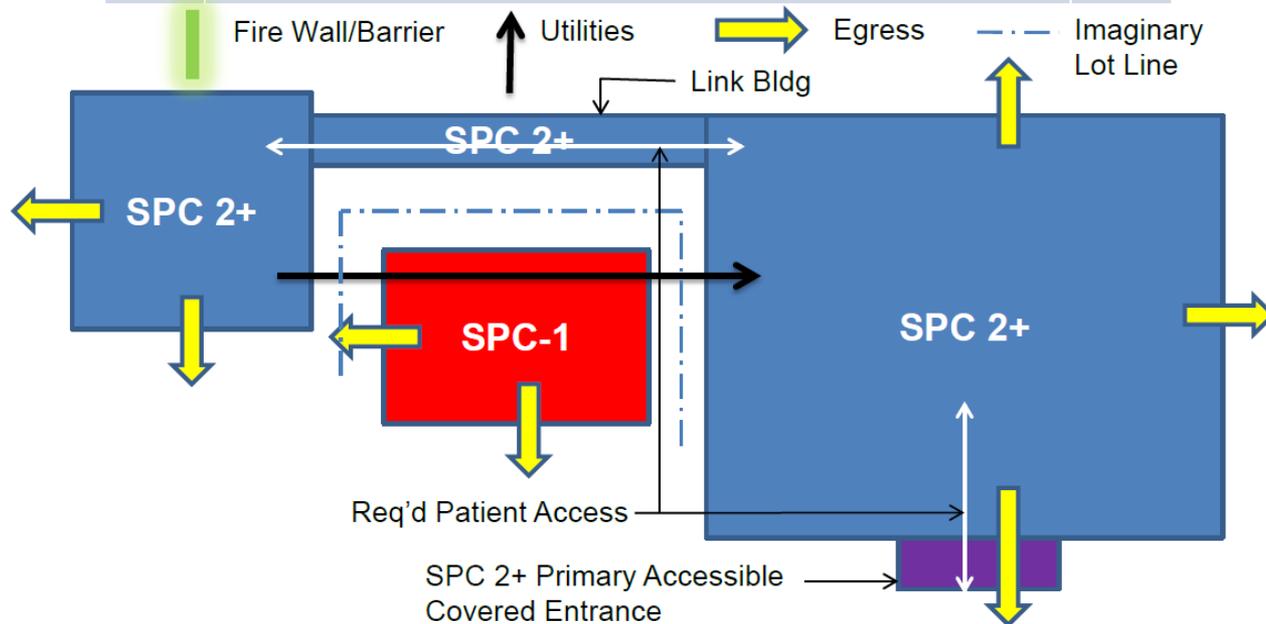
Removal of Acute Care Services

1	Egress from SPC 2+ through SPC 1?	No
2	Utilities through/under SPC 1 serving SPC 2+?	Yes
3	Acute care services?	No
4	Adequate fire wall/barrier or bldg separation?	Yes
5	SPC 2+ req'd patient access through SPC 1 bldg?	No
Reroute Util., then OSHPD <u>or</u> Local jurisdiction (OSHPD jurisdiction may depend on occupancy, use, or function with fire wall)		



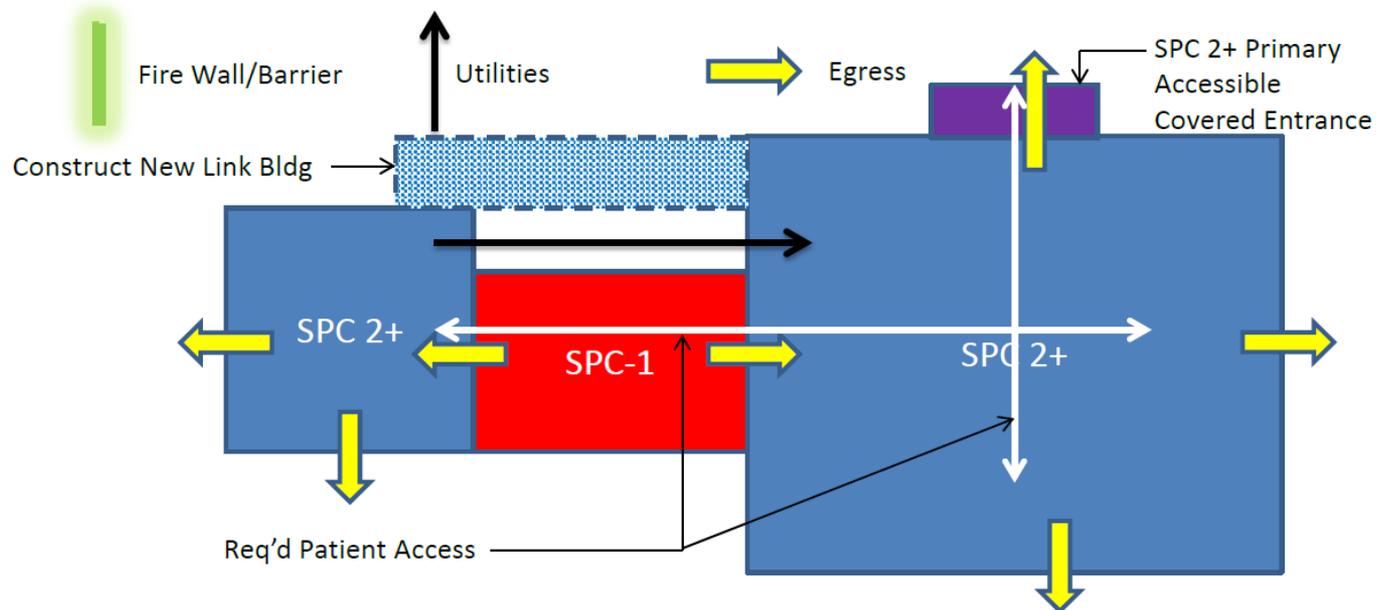
Removal of Acute Care Services

1	Egress from SPC 2+ through SPC 1	No
2	Utilities through/under SPC 1 serving SPC 2+?	Yes
3	Acute care services?	No
4	Adequate fire wall/barrier or bldg separation?	No
5	SPC 2+ req'd patient access through SPC 1 bldg?	No
Reroute Util., then OSHPD <u>or</u> Local jurisdiction (OSHPD jurisdiction may depend on occupancy, use, or function for free-standing bldg)		



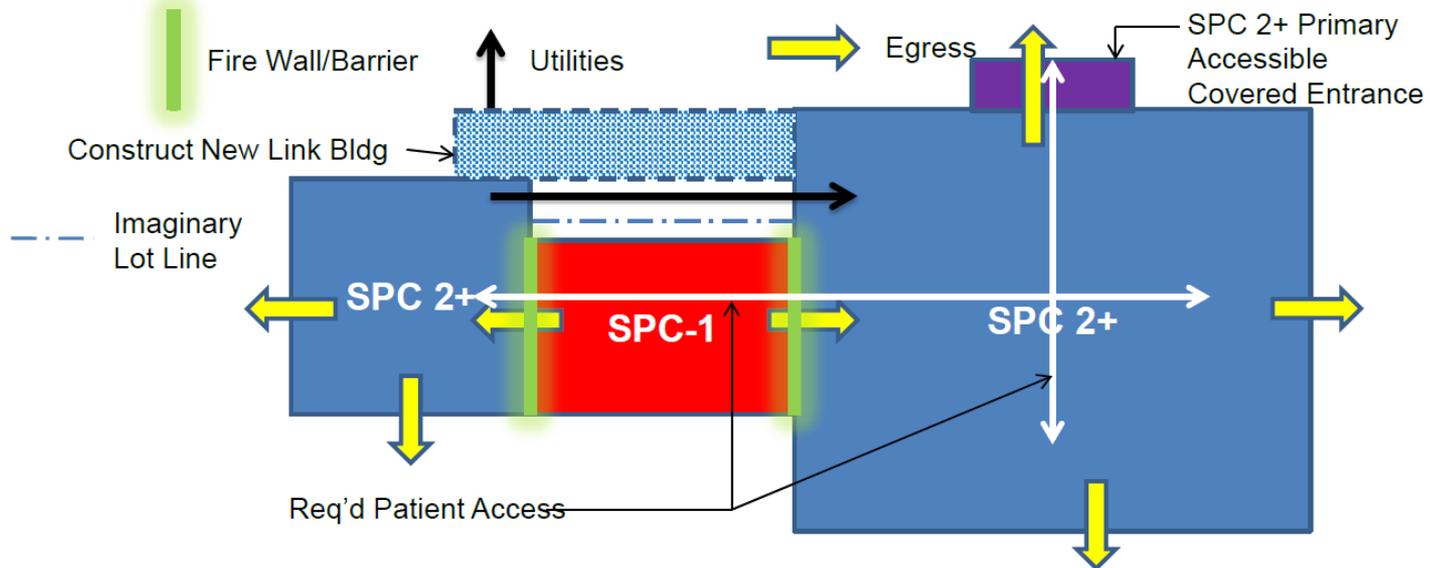
Removal of Acute Care Services

1	Egress from SPC 2+ through SPC 1?	No
2	Utilities through/under SPC 1 serving SPC 2+?	No
3	Acute care services?	No
4	Adequate fire wall/barrier or bldg separation?	No
5	SPC 2+ req'd patient access through SPC 1 bldg?	Yes
Reroute req'd patient access to not go through SPC 1 bldg, SPC 1 bldg must remain in OSHPD jurisdiction		



Removal of Acute Care Services

1	Egress from SPC 2+ through SPC 1?	No
2	Utilities through/under SPC 1 serving SPC 2+?	No
3	Acute care services?	No
4	Adequate fire wall/barrier or bldg separation?	Yes
5	SPC 2+ req'd patient access through SPC 1 bldg?	Yes
Reroute req'd patient access to not go through SPC 1 bldg, then OSHPD or Local jurisdiction (OSHPD jurisdiction may depend on occupancy, use, or function with fire wall)		



Removal of Acute Care Services

1	Egress from SPC 2+ through SPC 1?	No
2	Utilities through/under SPC 1 serving SPC 2+?	No
3	Acute care services?	No
4	Adequate fire wall/barrier or bldg separation?	Yes
5	SPC 2+ req'd patient access through SPC 1 bldg?	Yes
<p>Remove acute care services from Bldgs A & B, Reroute req'd patient access to not go through SPC 1 bldg, then OSHPD <u>or</u> Local jurisdiction (OSHPD jurisdiction may depend on occupancy, use, or function with fire wall)</p>		

