

STRATEGIC HEALTHCARE CONSTRUCTION REPORT

Volume 1 Issue 22
November 13, 2020



QUALITY. INTEGRITY. INNOVATION.

Our goal is to facilitate a streamlined process in the healthcare construction & inspection industry. We pursue and align these goals with our Clients, Designers, OSHPD and Contractors through experience, expertise and innovation.

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Highlights



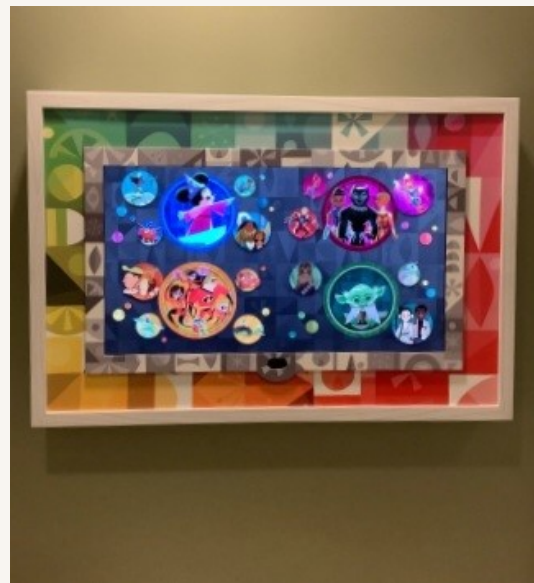
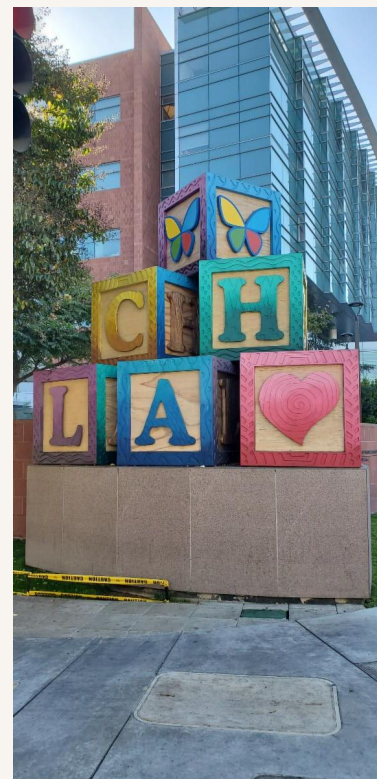
Loma Linda's New Helistop is located on the 17th level. Walking the building that day for general conformance and took a snapshot of Team SBS/OSHPD. Everyone's working hard to complete this project by the end of this year.

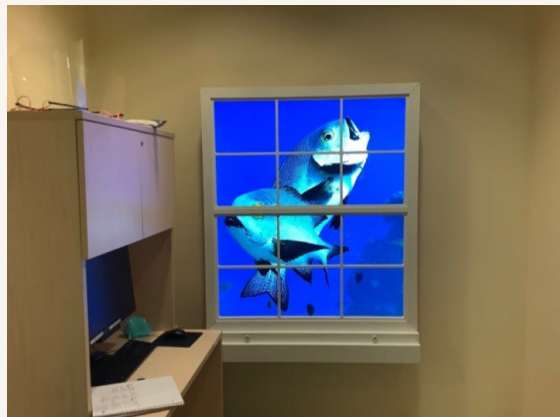
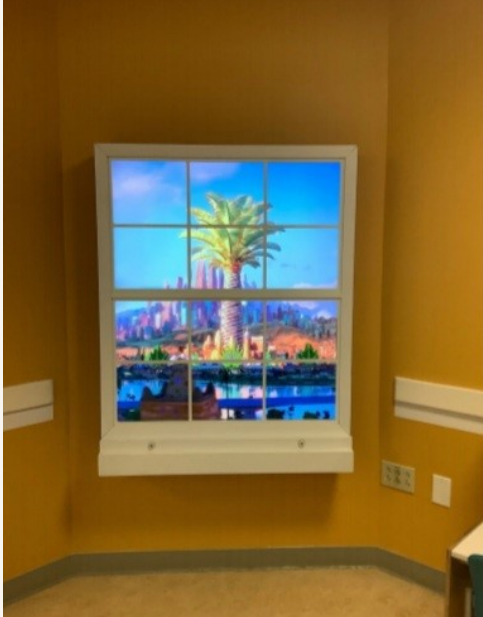


From the top of Loma Linda's New Campus Transformation Project

Left to Right: Tyler Bashlor, Tammy Olmo, Joel Sanders, Sharon Bennett, Tom Huberty, Mike Marrs

CHLA has completed installations of the Disney Magic Art & Magic Windows project. Magic Art is an experience that uses a specially computerized configuration to present special content. Magic Windows create the experience of gazing through a window that transports viewers to the living worlds of Disney, Pixar, Marvel and Star Wars. These animated units were installed throughout the facility in the Pulmonology Corridor, Surgical Waiting Rooms #1 & #2, 4N Clinic, Surgical Play Room, Radiology Waiting Room, Emergency Department, and the Emergency Department Waiting Room. We are now awaiting sign off to receive construction final, but the art and windows can now be appreciated by patients, visitors and staff.





SBS LABS



The healthcare construction industry can be very technical and it takes years of experience to accurately navigate through the process. We wanted to use this newsletter as not only reading about what SBS is up to, but also as a tool that can provide helpful information for you on your next OSHPD project. Here is this week's topic that we've experienced in the past and hopefully is beneficial to you:

Fire Alarm Systems

Locating your fire alarm initiating devices:

Follow your design drawings sounds simple, right? You have probably experienced ceiling obstructions or relocations through coordination where other ceiling device placement such as mechanical diffusers, light fixtures, fire sprinklers, etc... required relocations of the smoke detector initiating device. In cases where your device is relocated, as an example, two or more feet over to accommodate other fixtures, this is a typical process in construction that you may not think much more of it than just a coordination issue and doesn't appear to be a design problem. Where the design exceeds code in many instances in the drawings, knowing where you can or cannot relocate devices is critical. Relocating incorrectly can create costs and time when drywall must be cut open for device relocation or the current wiring is not long enough to simply move your device over a few acoustical ceiling tiles to meet the minimum spacing dimension. Relocating away from the corner (see reference in the link and information below) will cause a coverage issue and can delay notification to the device. Fire alarm initiating devices are the primary notification for the facility/fire department and fire sprinklers are your secondary activation for fire prevention and containment.

Click [here](#) to view design considerations that can help you identify necessary dimensions for different lay out conditions.

Click [here](#) to view a drawing example with focus on 21' from the corner as a maximum for the device (relocation in the wrong direction would violate maximum spacing)

Visual Notification Appliances:

Q: What is your maximum spacing for visual appliance to the end of a corridor?

A: 15 feet

See 2016 NFPA 72 Section 18.5.5.5* [here](#) .

Q: Are there exceptions to the 15' requirement?

A: See NFPA 72 [Annex A](#) Explanatory Material. Annex A is not a part of the requirements of this NFPA document but is included for informational purposes only. >>>*Review with your design professional and your OSHPD Fire Marshal for applicability or allowance to use the Annex.*

18.5.5.5* Understanding what NFPA Section relates to Annex A is explained [here](#).

Note 1: Notice that the [Annex A.18.5.5.5](#) states that “Because the occupants are usually alert and moving” which allows for 15cd in corridors.

Note 2: See OSHPD FAQ 4 [here](#) .

Private Operating Mode as “audible or visible signaling only to those persons directly concerned with the implementation and direction of emergency action initiation and procedure in the area protected by the fire alarm system” (or “*staff-alerting*”).

Public Operating Mode as “audible or visible signaling to occupants or inhabitants of the area protected by the fire alarm system” (or “*occupant alerting*”).

Knowing the Fire Alarm design for private or public operating mode is a necessity when making alterations during construction.

Q: What is considered the end of a corridor?

1. Corridor T Intersections
2. 90° turn in corridor
3. Cross corridor or dual egress doors
4. Fire rated accordion or roll down doors
5. All of the above

A: 5) All of the above

Can't find what code cycle year to use for your Standard Reference? Finding this is in your Building Code Cycle you are using on your project (2019 Referenced as an example). See [Chapter 35](#) of the CBC Part 2 Volume 2 of 2. 2016 NFPA 72, *as amended* is found [here](#). Don't forget to apply the amendments in this section to your Referenced Standard.

Always consult your design professional of Record regarding your design and your OSHPD Official who is the jurisdiction to interpret and approve changes in the design.

As SBS LABS continues the journey of formalizing material to share with you, please take a moment to subscribe to our Youtube Channel to stay on top of all of the latest with [SBS LABS](#).

[Contact SBS](#)

Newsworthy



Hospitals, Regulations, and COVID-19 Challenges ***Thursday, November 19 - 9:00 a.m. - 10:00 a.m.***

What will happen to the hospitals' HVAC and building automation operation after the COVID-19 pandemic is over? More importantly, what happens while we are dealing with the pandemic? ASHRAE Guidance regarding COVID-19 is great; however, it is not a code or an official regulation. Meanwhile, new hospitals as well as additions and modifications to existing hospitals are being designed based upon codes and regulations of the past. Basically, today's hospitals are being designed with a pre-pandemic mindset.

This seminar will address the latest available options for hospital facilities design and construction teams for maintaining safe indoor air quality (IAQ) within the standard of care.

Speakers

Frank Shadpour, PE

Principal, SC Engineers, Inc.

Tim Jacoby

Corporate V.P. Facilities Design & Construction, Scripps Health

John J. Schrenk

Regional Compliance Officer-South Region, OSHPD

Joel Sanders

Compliance Officer-South Region, OSHPD

Click the link below to register.

[Register](#)

Henry Mayo Newhall Hospital Wins DBIA National Award of Excellence

Click the link below to read this article found on HMC Architects website detailing HMNH's prestigious win.

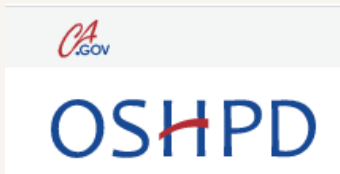
HMC Article



Construction Executive Article : Virtual inspections

How the Pandemic Evolved the Health Care Facility Inspection Process by Keyan Zandy
(November, 2020)

CE Article



HOSPITAL INSPECTOR CERTIFICATION EXAMINATION NOTICE

Effective January 1, 2020, the new Hospital Inspector Certification Examinations are based on the 2019 California Building Standards Code and referenced standards.

Please refer to the [OSHPD website](#) for the overview of the Hospital Inspector Certification Program, minimum qualifications and the exam application form. New examinations for Hospital Inspector Class A, B and C are scheduled at a minimum of every six months.

Applications are now being accepted for the Spring 2021 (April/May) exams.

LOS ANGELES AREA

Exams for A, B and C Hospital Inspector Classifications

Dates: April 19-23, 2021 and May 17-21, 2021

Location: Office of Statewide Health Planning and Development

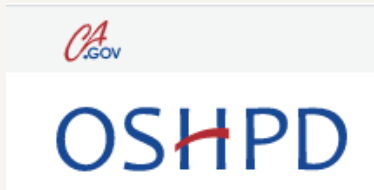
Wells Fargo South Tower

355 South Grand Avenue, 20th Floor

Los Angeles, CA 90071

See [flyer](#) for more information.

Due to COVID-19, exams are being conducted electronically. All necessary reference code books, standards, plans, and test questions will be provided on a computer and two monitors for each examinee.



Plan Review Requirements for California Energy Code Webinar

The requirements of the Energy Code are new to California's Healthcare Facilities as of January 2020 and the 2019 California Building Standards Code. The California Energy Commission and OSHPD worked together to publish these requirements.

On Tuesday, December 1st, join OSHPD as they explain the differences between how the California Energy Commission and OSHPD view these requirements when it comes to new buildings, additions and remodel projects and how to show compliance with the energy regulations during plan review.

See [flyer](#) for more information.

To register, click below.
Tuesday, December 1, 2020
10:00 – 11:30 a.m., Pacific Time

It is free to participate and registration is limited to 500 participants.

[Register](#)



If you missed this virtual Forum and want to catch up on the content, see recorded sessions Part 1 and Part 2 of Day 3 below.



Join Bisnow on November 19 for **National Off-Site Construction** from 11 am - 2 pm PT to network and learn from industry leaders. Your digital ticket purchase includes:

- 3 virtual networking opportunities, including 1:1 attendee chat, private video meetings and speed networking.
- 2 hours of the Bisnow content you know and love with 3 panels and 12+ speakers.
- Access to view all sessions on-demand for 30 days after the event.

[Register](#)

2019 CALIFORNIA BUILDING CODE Part 2, Title 24, California Code of Regulations

[CAN 2-102.6](#) – Remodel – 11/08/2019

Action/Comment: N/A

[CAN 2-407.4.1](#) – Direct Corridor Access from Habitable Rooms – 11/12/2015

Action/Comment: 04/23/2020

[CAN 2-407.2.2](#) – Nurses' Stations – 04/21/09

Action/Comment: 07/08/2020

[CAN 2-703.3](#) – Engineering Judgments – 05/20/09

Action/Comment: 07/09/2020

[CAN 2-2508.2.1](#) – Weather Protection for Gypsum Wallboard – 08/19/2009

Action/Comment: 04/16/2020



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