INITIAL EXPRESS TERMS
FOR PROPOSED BUILDING STANDARDS
OF THE OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT
REGARDING THE 2019 CALIFORNIA EXISTING BUILDING CODE
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 10

# (OSHPD 07/19)

The State agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific (Government Code Section 11346.2(a)(1)).

If using assistive technology, please adjust your settings to recognize underline, strikeout, italic and ellipsis.

## LEGEND for EXPRESS TERMS (Based on model codes - Parts 2, 2.5, 3, 4, 5, 9, 10)

1. Model Code language appears upright
2. Existing California amendments appear in *italic*
3. Amended model code or new California amendments appear *underlined & italic*
4. Repealed model code language appears ~~upright and in strikeout~~
5. Repealed California amendments appear in *~~italic and strikeout~~*
6. Ellipsis (...) indicate existing text remains unchanged

# INITIAL EXPRESS TERMS

## ITEM 1

OSHPD proposes to clarify the application for [OSHPD 1R] to include “SPC or freestanding” nonconforming hospital building that have been removed from acute-care service.

CHAPTER 1
SCOPE AND ADMINISTRATION

DIVISION I
CALIFORNIA ADMINISTRATION

…

**SECTION 1.10 OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT**

***1.10.1 OSHPD 1 and OSHPD 1R.*** *Specific scope of application of the agency responsible for enforcement, enforcement agency and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated.*

***Application—[OSHPD 1]*** *General acute care hospital buildings. [OSHPD 1R] Nonconforming hospital SPC or freestanding buildings that have been removed from acute care service.*

…

**Notation:**

Authority: Health and Safety Code, Sections 1275, 18928, 129790, and 129850

Reference: Health and Safety Code, Section 129850

## ITEM 2

OSHPD proposed to amend code language to reflect the enforcing agency for Correctional Treatment Centers as the California Department of Corrections and Rehabilitation for state prison facilities.

CHAPTER 1
SCOPE AND ADMINISTRATION

DIVISION I
CALIFORNIA ADMINISTRATION

…

**SECTION 1.10 OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT**

…

***1.10.4 OSHPD 4.*** *Specific scope of application of the agency responsible for enforcement, enforcement agency and the specific authority to adopt and enforce such provisions of this code, unless otherwise stated.*

***Application****—Correctional treatment centers.*

***Enforcing agency****—California Department of Corrections and Rehabilitation. ~~Office of Statewide Health Planning and Development (OSHPD). The office shall enforce the Division of the State Architect—Access Compliance regulations and the regulations of the Office of the State Fire Marshal for the above-stated facility types.~~*

…

**Notation:**

Authority: Health and Safety Code, Sections 1275, 18928, 129790, and 129850

Reference: Health and Safety Code, Section 129850

## ITEM 3

OSHPD proposed to amend references to Part 1, Chapters 6 & 7 of the California Administrative Code, and Part 2, Chapter 2 of the California Building Code*.*

**CHAPTER 2
DEFINITIONS**

…

SECTION 201 GENERAL

…

**201.1 Scope.** Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter. *[OSHPD 1, 1R, 2, 4 & 5] For terms not defined in this chapter, refer to Part 1, Chapters 6 & 7 of the* *California Administrative Code, and Part 2, Chapter 2 of the California Building Code.*

…

**Notation:**

Authority: Health and Safety Code, Sections 1275, 18928, 129790, and 129850

Reference: Health and Safety Code, Section 129850

## ITEM 4

OSHPD proposed to amend the banner for [OSHPD 1, 1R, 2, 4 & 5]to the definition to clarify it is adopted by OSHPD. Clarified that item 3 under Change of Occupancy is not adopted by OSHPD. Added the definition for Change of Use for clarity and consistency.

Added the banner for [OSHPD 1, 1R, 2, 4 & 5]to the definition for Code Official to clarify it is adopted by OSHPD. Added IBC language back in that was replaced on the triennial revisions for Substantial Structural Damage.

CHAPTER 2
DEFINITIONS

…

SECTION 202 DEFINITIONS

…

SECTION 202
GENERAL DEFINITIONS

…

***BUILDING OFFICIAL. [HCD 1, HCD 2] [OSHPD*** ***1, 1R, 2, 4 & 5]*** *The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.*

…

***[A] CHANGE OF OCCUPANCY.*** *A change in the use of a building or a portion of a building that results in any of the following:*

1. *A change of occupancy classification.*
2. *A change from one group to another group within an occupancy classification.*
3. *Not adopted by OSHPD] Any change in use within a group for which there is a change in application of the requirements of this code.*

…

***CHANGE OF USE.*** *Any change in use within a group for which there is a change in application of the requirements of this code.*

…

**[A] CODE OFFICIAL.** The officer or other designated authority charged with the administration and enforcement of this code.

***[HCD 1 & HCD 2]* *[OSHPD 1, 1R, 2, 4 & 5]*** *“Code Official” shall mean “Building Official” as defined in this code.*

*…*

**[BS] SUBSTANTIAL STRUCTURAL DAMAGE. *~~[OSHPD 1 & 1R4]~~*** A condition where any of the following apply:

1. The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of any story in any horizontal direction has been reduced by more than 33~~10~~ percent from its predamage condition.
2. The capacity of any vertical component carrying gravity load, or any group of such components, has a tributary area more than 30 ~~15~~ percent of the total area of the structure’s floor(s) and roof(s), has been reduced more than 20 ~~10~~ percent from its predamage condition, and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the International Building Code for new buildings of similar structure, purpose and location.
3. The capacity of any structural component carrying snow load, or any group of such components, that supports more than 30 ~~15~~ percent of the roof area of similar construction, has been reduced more than 20 ~~10~~ percent from its predamage condition, and the remaining capacity with respect to dead, live and snow loads is less than 75 percent of that required by the International Building Code for new buildings of similar structure, purpose and location.

***[OSHPD 1 & 1R4]*** *A condition where any of the following apply:*

1. *The vertical elements of the lateral force-resisting system have suffered damage such that the lateral load carrying capacity of any story in any horizontal direction has been reduced by more than 10 percent from its predamage condition.*
2. *The capacity of any vertical component carrying gravity load, or any group of such components, has a tributary area more than 15 percent of the total area of the structure’s floor(s) and roof(s), has been reduced more than 10 percent from its predamage condition, and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by the California Building Code for new buildings of similar structure, purpose and location.*
3. *The capacity of any structural component carrying snow load, or any group of such components, that supports more than 15 percent of the roof area of similar construction, has been reduced more than 10 percent from its predamage condition, and the remaining capacity with respect to dead, live and snow loads is less than 75 percent of that required by the California Building Code for new buildings of similar structure, purpose and location.*

…

**Notation:**

Authority: Health and Safety Code, Sections 1275, 18928, 129790, and 129850

Reference: Health and Safety Code, Section 129850

## ITEM 5

OSHPD proposed this section is not adapted as reference to the accessibility requirements in CBC, Part 2, Volume 1 which will remain.

CHAPTER 3
PROVISIONS FOR ALL COMPLIANCE METHODS

…

SECTION 305
ACCESSIBILITY FOR EXISTING BUILDINGS
(Not adopted by HCD *or OSHPD*)

…

**Notation:**

Authority: Health and Safety Code, Sections 1275, 18928, 129790, and 129850

Reference: Health and Safety Code, Section 129850

## ITEM 6

OSHPD proposed to rename title of section to align with wording elsewhere in the code and to clarify that a hospital building can be an SPC or freestanding building. Section 309 and 309A were coordinated so it is clear the requirements to remove a General Acute Care Hospital from acute care services are under 309A but once the services are removed, the removed building will fall under Section 309. To clarify this, many parts of 309A, and all 310A, were moved to Section 309.

CHAPTER 3
PROVISIONS FOR ALL COMPLIANCE METHODS

…

*SECTION 309 [OSHPD 1R]
~~REMOVAL OF~~ HOSPITAL SPC AND FREESTANDING BUILDINGS
REMOVED FROM GENERAL ACUTE CARE SERVICE~~S~~REMAINING UNDER THE JURISDICTION OF OSHPD*

***309.1 General.*** *The provisions of this section shall apply to h~~H~~ospital SPC and freestanding buildings that have been removed from Acute Care Service per California Existing Building Code Section 309A ~~may house various occupancies,~~ but ~~shall~~ remain under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD). ~~The requirements of Section 310A shall apply.~~These buildings may house various occupancies, uses and functions in accordance with this section. The requirements for those various occupancies, uses and functions shall be in accordance with the provisions of the California Building Standards Code, specific to each. The designation OSHPD 1R shall be limited to provisions applicable to the overall hospital SPC or freestanding building.*

*[relocated from Section 310A]*

***~~310A.2~~309.1.1 Non-general acute care hospital (non-GACH) SPC buildings****. Non-GACH SPC buildings shall conform to the requirements of Section 1.10.1 [OSHPD 1R].*

***~~310A.3~~309.1.2 Freestanding buildings.*** *Application and enforcement of freestanding buildings removed from general acute care service~~s~~ but remaining under OSHPD jurisdiction shall be in accordance with Section 1.10.1 [OSHPD 1R].*

*Freestanding hospital-owned clinics shall be permitted to be under the jurisdiction of OSHPD in accordance with the California Administrative Code Sections 7-2104, 7-2105, and 7-2106.*

***~~310A.4~~309.1.3 Non-General Acute Care Building (non-GACH SPC building) access.*** *All access points into hospital SPC~~-1~~ buildings~~/non-GAC buildings~~ removed from general acute care ~~buildings~~ service shall prominently display signage at ~~entrances/corridors, on~~ each ~~floor with~~ access ~~into the SPC-1 building~~ point stating* ***“NO GENERAL ACUTE CARE SERVICES BEYOND THIS POINT.”***

***309.2 Definitions.***

***FREESTANDING.*** *Refer to Part 1, California Administrative Code, chapter 7.*

***SPC BUILDING.*** *Refer to Part 2, California Building Code, chapter 2.*

*[relocated from Section 309A.4]*

***~~309A.4~~309.3 Buildings ~~intended~~ to remain under OSHPD jurisdiction.***

***~~309A.4.1~~309.3.1 Freestanding buildings containing q~~Q~~ualifying nonacute care services****. In order for a freestanding building, as defined in the California Administrative Code, Section 7-111, that is removed from general acute care service, to remain under OSHPD jurisdiction, it shall contain one or more qualifying nonacute care services. Qualifying nonacute care services include:*

1. *Services considered “Outpatient Clinical Services” as defined in H&SC §129730(a):*
2. *Administrative space that directly supports hospital operations*
3. *Central sterile supply*
4. *Storage*
5. *Morgue and autopsy facilities*
6. *Employee dressing rooms and lockers*
7. *Janitorial and housekeeping facilities*
8. *Laundry*
9. *Outpatient portions of the following services (with no more than 25 percent in-patient use), including but not limited to:*
10. *Surgical*
11. *Chronic dialysis*
12. *Psychiatry*
13. *Rehabilitation, occupational therapy, or physical therapy*
14. *Maternity*
15. *Dentistry*
16. *Chemical dependency*
17. *Services that duplicate Basic Services, as defined in H&SC §1250, or services that are provided as part of a Basic Service, but are not required for facility licensure (with no more than 25 percent in-patient use).*

*All hospital support services listed in Section ~~309A.4.1~~309.3.1 Item a that are located in an SPC building at the time general acute care services are removed may remain, provided the California Department of Public Health certifies to the Office that it has received and approved a plan that demonstrates how the health facility will continue to provide all basic services in the event of any emergency when the SPC building may no longer remain functional. This certification shall be submitted by the hospital to the Office prior to approval of the application to remove the SPC building from general acute care service.*

***~~309A.4.2~~309.3.2 ~~Maintaining existing~~SPC non-GACH buildings containing nonacute care services under existing license****. The services listed in Section 309.3.1 shall be permitted as follows:*

1. *Existing approved nonacute care ~~occupancies, or~~ services~~, existing in the SPC building at the time it is removed from general acute care service~~ shall be permitted to remain~~,~~ ~~and removal of the SPC building from general acute care service is not considered a change in occupancy~~. The enforcement agency ~~shall be permitted to~~may require evidence that the existing occupancies and services were in compliance at the time they were located in the SPC building. ~~Any~~All hospital support services listed in Section 309.3.1, Item a, that are remaining ~~located~~ in the SPC building removed from general acute care service~~, including administrative services, central sterile supply, storage, morgue and autopsy, employee dressing rooms and lockers, janitorial and housekeeping service, and laundry,~~ shall be in excess of the minimum requirements for licensure and operation of the general acute care hospital. Prior approval by the California Department of Public Health shall be obtained by the hospital to maintain these services in the SPC building removed from acute care service.*
2. *New nonacute care services listed in Section 309.3.1 a shall be permitted,* *provided they are in excess of the minimum services required for licensure and operation of the general acute care hospital.*
3. *New nonacute care services listed in Section 309.3.1 b shall be permitted. These services require compliance with the current functional requirements for that service as defined in Part 2, California Building Code, Section 1224.39, subject to the provisions of Section 506.1.*
4. *New nonacute care services listed in Section 309.3.1 c shall be permitted provided they are in excess of the minimum services required for licensure and operation of the general acute care hospital. If patients are served by this service, it must meet the current functional requirements for that service as defined in Part 2, California Building Code, Section 1224.39, subject to the provisions of Section 506.1.*

***~~309A.4.3~~309.3.3 SPC non-GACH buildings containing a c~~C~~hange of licensed nursing services under existing license.*** *A change of service or function for all, or a portion, of the SPC building removed from general acute care service requires compliance with the current functional requirements for that service~~, including accessibility requirements in accordance with~~ as defined in Part 2, California Building Code, ~~Chapter 11B~~Section 1224, subject to the provisions of Section 506.1.*

***~~309A.4.3.1~~309.3.3.1 Intermediate care and/or s~~S~~killed nursing ~~or acute psychiatric~~ service~~s~~.*** *When general acute care services are removed from an SPC building which is intended to be used for separate and distinct intermediate care and/or skilled nursing or ~~acute psychiatric~~ services, and the new services will be licensed under the existing license of the general acute care hospital, these new services shall comply with current functional requirements as defined in Part 2, Section 1224.38 and/or 1224.40, and Section 307A.1.1.1.5 for a nonconforming hospital building.*

***309.3.3.2 Psychiatric nursing service****. When general acute care services are removed from an SPC building which is intended to be used for separate and distinct psychiatric nursing services, and the new services will be licensed under the existing license of the general acute care hospital, these new services shall comply with current functional requirements for that service as defined in Part 2, Section 1224.31, and Section 307A.1.1.1.5 for a nonconforming hospital building.*

***309.3.4 SPC non-GACH buildings containing other occupancies and/or uses.*** *Other occupancies and/or uses shall comply with the occupancy/use requirements of the California Building Standards Code for that occupancy or use. Subject to the approval of the building official, the use or occupancy of existing buildings is allowed to be occupied for purposes in other groups, or within the same group, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.*

*[relocated from 309A.6]*

***~~309A.6~~309.3.5 Vacant space.*** *~~With~~Spaces vacated through the removal of general acute care services that are intended to remain vacant must be in conformance with Part 2, ~~the vacated space must be re-classified with an intended occupancy as required under~~ California Building Code ~~Section 302. If the hospital determines that the building or space in the SPC building removed from general acute care service will be vacant, the hospital shall demonstrate that unsafe conditions as described in California Building Code~~ Section 116.1. ~~are not created.~~**The hospital shall submit a project to the Office to demonstrate remediation of potential unsafe and insanitary conditions.*

…

CHAPTER 3*A*PROVISIONS FOR ALL COMPLIANCE METHODS

…

SECTION 303*A*STRUCTURAL DESIGN LOADS AND
EVALUATION AND DESIGN PROCEDURES

…

***303A.3.4.5 SPC-4D using ASCE 41.*** *Structures shall be deemed to comply with the SPC-4D requirements of Table 2.5.3, Chapter 6 of the California Administrative Code, when all of the following are satisfied:*

* 1. *Damage control structural performance level (S- 2) in accordance with Section 2.3.1.2.1 of ASCE 41 at BSE-1 E; and*
	2. *Collapse Prevention Structural Performance Level (S-5) in accordance with Section 2.3.1.5 of ASCE 41 at BSE-2E; and*
	3. *Items identified in Chapter 6, Article 10 of the California Administrative Code satisfy the requirements of Position Retention nonstructural performance level (N-B) in accordance with Section 2.3.2.2 at BSE-1E.*

***Exception ASCE 41-13 § 7.2.13.2 Separation Exemptions: Add the following exemption***

1. *Seismic separation is deemed to comply with SPC-4D requirements and a pounding analysis is not required where either A) or B) apply:*
2. *The adjacent building was constructed using the 1989 or later edition of the California Building Code.*
3. *The adjacent building meets the SPC building separation requirements in accordance with the California Administrative Code (CAC), Chapter 6 Section 3.4 and all the following are met:*
4. *Where the structural resisting system of the adjacent building is different, the mass of the more flexible building is no greater than 50% of the mass of the stiffer building.*
5. *The adjacent building does not have any of the following structural deficiencies as defined in CAC, Chapter 6, Article 3:*
	* + 1. *Load path (3.1)*
			2. *Weak story (3.3.1)*
			3. *Soft story (3.3.2)*
			4. *Vertical discontinuity (3.3.5) or*
			5. *Torsion (3.3.6)*

*…*

SECTION 305*A*ACCESSIBILITY FOR EXISTING BUILDINGS

**305*A*.1 Scope.** *Accessibility requirements for existing buildings shall comply with the California Building Code, Part* 2 *Volume I Chapter 11B.*

**~~305~~*~~A~~*~~.2 Maintenance of facilities.~~** ~~A facility that is constructed or altered to be accessible shall be maintained accessible during occupancy.~~

**~~305~~*~~A~~*~~.3 Extent of application.~~** ~~An alteration of an existing facility shall not impose a requirement for greater accessibility than that which would be required for new construction. Alterations shall not reduce or have the effect of reducing accessibility of a facility or portion of a facility.~~

**~~305~~*~~A~~*~~.4 Change or occupancy.~~** ~~Existing buildings that undergo a change of group or occupancy shall comply with this section.~~

**~~Exception:~~** ~~Type B dwelling or sleeping units required by Section 1107~~*~~A~~* ~~of the~~ *~~California Building Code~~* ~~are not required to be provided in existing buildings and facilities undergoing a change of occupancy in conjunction with alterations where the work area is 50 percent or less of the aggregate area of the building.~~

**~~305~~*~~A~~*~~.4.1 Partial change of occupancy.~~** ~~Where a portion of the building is changed to a new occupancy classification, any alterations shall comply with Sections 305~~*~~A.~~*~~6~~*~~,~~* ~~305~~*~~A~~*~~.7 and 305~~*~~A~~*~~.8.~~

**~~305~~*~~A~~*~~.4.2 Complete change or occupancy.~~** ~~Where an entire building undergoes a change of occupancy, it shall comply with Section 305~~*~~A~~*~~.4.1 and shall have all of the following accessible features:~~

* + 1. ~~Not fewer than one accessible building entrance.~~
		2. ~~Not fewer than one accessible route from an accessible building entrance to primary function areas.~~
		3. ~~Signage complying with Section 1111~~*~~A~~* ~~of the~~ *~~California Building Code.~~*
		4. ~~Accessible parking, where parking is being provided.~~
		5. ~~Not fewer than one accessible passenger loading zone, where loading zones are provided.~~
		6. ~~Not fewer than one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.~~

~~Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, Items 1 through 6 shall conform to the requirements to the maximum extent technically feasible.~~

**~~Exception:~~** ~~The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.~~

**~~305~~*~~A~~*~~.5 Additions.~~** ~~Provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, a primary function shall comply with the requirements in Section 305~~*~~A~~*~~.7.~~

**~~305~~*~~A~~*~~.6 Alterations.~~** ~~A facility that is altered shall comply with the applicable provisions in Chapter 11 of the~~ *~~California Building Code,~~* ~~unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.~~

**~~Exceptions:~~**

* + 1. ~~The altered element or space is not required to be on an accessible route, unless required by Section 305~~*~~A~~*~~.7.~~
		2. ~~Accessible means of egress required by Chapter 10 of the~~ *~~California Building Code~~* ~~are not required to be provided in existing facilities.~~
		3. ~~The alteration to Type A individually owned dwelling units within a Group R-2 occupancy shall be permitted to meet the provision for a Type B dwelling unit.~~
		4. ~~Type B dwelling or sleeping units required by Section 1107~~*~~A~~* ~~of the~~ *~~California Building Code~~* ~~are not required to be provided in existing buildings and facilities undergoing alterations where the work area is 50 percent or less of the aggregate area of the building.~~

**~~305~~*~~A~~*~~.7 Alterations affecting an area containing a primary function.~~** ~~Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function.~~

**~~Exceptions:~~**

* + 1. ~~The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.~~
		2. ~~This provision does not apply to alterations limited solely to windows, hardware, operating controls, electrical outlets and signs.~~
		3. ~~This provision does not apply to alterations limited solely to mechanical systems, electrical systems, installation or alteration of fire protection systems and abatement of hazardous materials.~~
		4. ~~This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of a facility.~~
		5. ~~This provision does not apply to altered areas limited to Type B dwelling and sleeping units.~~

**~~305~~*~~A~~*~~.8 Scoping for alterations.~~** ~~The provisions of Sections 305~~*~~A~~*~~.8.1 through 305~~*~~A~~*~~.8.1 shall apply to alterations to existing buildings and facilities.~~

**~~305~~*~~A~~*~~.8.1 Entrances.~~** ~~Where an alteration includes alterations to an entrance that is not accessible, and the facility has an accessible entrance, the altered entrance is not required to be accessible unless required by Section 305~~*~~A~~*~~.7. Signs complying with Section 1111~~*~~A~~* ~~of the~~ *~~California Building Code~~* ~~shall be provided.~~

**~~305~~*~~A~~*~~.8.2 Elevators.~~** ~~Altered elements of existing elevators shall comply with ASME A17.1 and ICC A117.1. Such elements shall also be altered in elevators programmed to respond to the same hall call control as the altered elevator.~~

**~~305~~*~~A~~*~~.8.3 Platform lifts.~~** ~~Platform (wheelchair) lifts complying with ICC A117.1 and installed in accordance with ASME A18.1 shall be permitted as a component of an accessible route.~~

**~~305~~*~~A~~*~~.8.4 Stairways and escalators in existing buildings.~~** ~~Where an escalator or stairway is added where none existed previously and major structural modifications are necessary for installation, an accessible route shall be provided~~

~~between the levels served by the escalator or stairways in accordance with Section 1104~~*~~A~~*~~.4 of the~~ *~~California Building Code.~~*

**~~305~~*~~A~~*~~.8.5 Ramps.~~** ~~Where slopes steeper than allowed by Section 1012.2 of the~~ *~~California Building Code~~* ~~are necessitated by space limitations, the slope of ramps in or providing access to existing facilities shall comply with Table 305~~*~~A~~*~~.8.5.~~

**~~TABLE 305~~*~~A~~*~~.8.5~~**

**~~RAMPS~~**

**~~SLOPE MAXIMUM RISE~~**

~~Steeper than 1:10 but not steeper than 1:8 3 inches~~

~~Steeper than 1:12 but not steeper than 1:10 6 inches~~

~~For SI: 1 inch = 25.4mm.~~

**~~305~~*~~A~~*~~.8.6 Accessible dwelling or sleeping units.~~** ~~Where Group I-1, I-2, I-3, R-1, R-2 or R-4 dwelling or sleeping units are being altered or added, the requirements of Section 1107~~*~~A~~* ~~of the~~ *~~California Building Code~~* ~~for Accessible units apply only to the quantity of spaces being altered or added.~~

**~~305~~*~~A~~*~~.8.7 Type A dwelling or sleeping units.~~** ~~Where more than 20 Group R-2 dwelling or sleeping units are being altered or added, the requirements of Section 1107~~*~~A~~* ~~of the~~ *~~California Building Code~~* ~~for Type A units apply only to the quantity of the spaces being altered or added.~~

**~~305~~*~~A~~*~~.8.8 Type B dwelling or sleeping units.~~** ~~Where four or more Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being added, the requirements of Section 1107~~*~~A~~* ~~of the~~ *~~California Building Code~~* ~~for Type B units apply only to the quantity of the spaces being added. Where Group I-1, I-2, R-1, R-2, R-3 or R-4 dwelling or sleeping units are being altered and where the work area is greater than 50 percent of the aggregate area of the building, the requirements of Section 1107~~*~~A~~* ~~of the~~ *~~California Building Code~~* ~~for Type B units apply only to the quantity of the spaces being altered.~~

**~~305~~*~~A~~*~~.8.9 Jury boxes and witness stands.~~** ~~In alterations, accessible wheelchair spaces are not required to be located within the defined area of raised jury boxes or witness stands and shall be permitted to be located outside these spaces where the ramp or lift access restricts or projects into the required means of egress.~~

**~~305~~*~~A~~*~~.8.10 Toilet rooms.~~** ~~Where it is technically infeasible to alter existing toilet and bathing rooms to be accessible, an accessible family or assisted-use toilet or bathing room constructed in accordance with Section 1109~~*~~A~~*~~.2.l of the~~ *~~California Building Code~~* ~~is permitted. The family or assisted-use toilet or bathing room shall be located on the same floor and in the same area as the existing toilet or bathing rooms. At the inaccessible toilet and bathing rooms, directional signs indicating the location of the nearest family or assisted-use toilet room or bathing room shall be provided. These directional signs shall include the California Symbol of Accessibility and sign characters shall meet the visual character requirements in accordance with ICC A117.1.~~

**~~305~~*~~A~~*~~.8.11 Additional toilet and bathing facilities.~~** ~~In assembly and mercantile occupancies, where additional toilet fixtures are added, not fewer than one accessible family or assisted-use toilet room shall be provided where required by Section 1109~~*~~A~~*~~.2.l of the~~ *~~California Building Code.~~* ~~In recreational facilities, where additional bathing rooms are being added, not fewer than one family or assisted-use bathing room shall be provided where required by Section 1109~~*~~A~~*~~.2. l of the~~ *~~California Building Code.~~*

**~~305~~*~~A~~*~~.8.12 Dressing, fitting and locker rooms.~~** ~~Where it is technically infeasible to provide accessible dressing, fitting or locker rooms at the same location as similar types of rooms, one accessible room on the same level shall be provided. Where separate-sex facilities are provided, accessible rooms for each sex shall be provided. Separate sex facilities are not required where only unisex rooms are provided.~~

**~~305~~*~~A~~*~~.8.13 Fuel dispensers.~~** ~~Operable parts of replacement fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum, measuring from the surface of the vehicular way where fuel dispensers are installed on existing curbs.~~

**~~305~~*~~A~~*~~.8.14 Thresholds.~~** ~~The maximum height of thresholds at doorways shall be ¾ inch (19.1 mm). Such thresholds shall have beveled edges on each side.~~

**~~305~~*~~A~~*~~.8.15 Amusement rides.~~** ~~Where the structural or operational characteristics of an amusement ride are altered to the extent that the amusement ride's performance differs from that specified by the manufacturer or the original design, the amusement ride shall comply with requirements for new construction in Section 1110~~*~~A~~*~~.4.8 of the~~ *~~California Building Code.~~*

**~~305~~*~~A~~*~~.9 Historic buildings.~~** ~~These provisions shall apply to facilities designated as historic structures that undergo alterations or a change of occupancy, unless technically infeasible. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the facility, as determined by the authority having jurisdiction, the alternative requirements of Sections 305~~*~~A~~*~~.9.l through 305~~*~~A~~*~~.9.4 for that element shall be permitted.~~

**~~Exception:~~** ~~Type B dwelling or sleeping units required by Section 1107~~*~~A~~* ~~of the~~ *~~California Building Code~~* ~~are not required to be provided in historic buildings.~~

**~~305~~*~~A~~*~~.9.1 Site arrival points.~~** ~~Not fewer than one accessible route from a site arrival point to an accessible entrance shall be provided.~~

**~~305~~*~~A~~*~~.9.2 Multiple-level buildings and facilities.~~** ~~An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided.~~

**~~305~~*~~A~~*~~.9.3 Entrances.~~** ~~Not fewer than one main entrance shall be accessible.~~

**~~Exception:~~** ~~If a public entrance cannot be made accessible, an accessible entrance that is unlocked while the building is occupied shall be provided; or, a locked accessible entrance with a notification system or remote monitoring shall be provided.~~

~~Signs complying with Section 1111~~*~~A~~* ~~of the~~ *~~California Building Code~~* ~~shall be provided at the public entrance and the accessible entrance.~~

**~~305~~*~~A~~*~~.9.4 Toilet and bathing facilities.~~** ~~Where toilet rooms are provided, not fewer than one accessible family or assisted-use toilet room complying with Section 1109~~*~~A~~*~~.2.1 of the~~ *~~California Building Code~~* ~~shall be provided.~~

…

SECTION 309A
REMOVAL OF HOSPITAL SPC AND FREESTANDING BUILDINGS
FROM GENERAL ACUTE CARE SERVICE~~S~~

***309A.1 General.*** *The ~~requirements~~provisions of this section shall apply when hospital SPC or freestanding buildings are being removed from general acute care service~~s are completely removed from~~ ~~SPC buildings or when~~, including when freestanding buildings are removed from OSHPD jurisdiction. ~~All buildings that remain under the OSHPD jurisdiction, after one or more SPC buildings are removed,~~ Removal of these buildings shall satisfy the requirements of this section and the California Building Standards Code. OSHPD ~~A~~approval of construction documents and a building permit are required for removal ~~of hospital SPC Buildings from general acute care services or removal of buildings from OSHPD jurisdiction~~.*

***309A.1.1 Buildings without approved extensions.*** *An SPC-1 hospital building without an approved delay in compliance requirements in accordance with the California Administrative Code (CAC) Chapter 6 Section 1.5.2 or past the extension date granted in accordance with the CAC Chapter 6 Section 1.5.2 shall not be issued a building permit until a project to remove the subject SPC-1 building from general acute care service~~s~~ has been approved, permitted, and closed in compliance by the Office.*

*Exception: Building permits for seismic compliance, maintenance and repair shall be permitted to be issued.*

…

*(Relocated to Section**309.3)* ***~~309A.4 Buildings intended to remain under OSHPD jurisdiction.~~***

***~~309A.4.1 Qualifying nonacute care services.~~*** *~~In order for a freestanding building, as defined in the California Administrative Code, Section 7-111, that is removed from general acute care service, to remain under OSHPD juris-diction, it shall contain one or more qualifying services. Qualifying services include:~~*

1. *~~Services considered “Outpatient Clinical Services” as defined in H&SC §129730(a):~~*
	1. *~~Administrative space~~*
	2. *~~Central sterile supply~~*
	3. *~~Storage~~*
	4. *~~Morgue and autopsy facilities~~*
	5. *~~Employee dressing rooms and lockers~~*
	6. *~~Janitorial and housekeeping facilities~~*
	7. *~~Laundry~~*
2. *~~Outpatient portions of the following services (with no more than 25 percent in-patient use), including but not limited to:~~*
	* 1. *~~Surgical~~*
		2. *~~Chronic dialysis~~*
		3. *~~Psychiatry~~*
		4. *~~Rehabilitation, occupational therapy, or physical therapy~~*
		5. *~~Maternity~~*
		6. *~~Dentistry~~*
		7. *~~Chemical dependency~~*
3. *~~Services that duplicate Basic Services, as defined in H&SC §1250, or services that are provided as part of a Basic Service, but are not required for facility licensure (with no more than 25 percent inpatient use).~~*

*~~All hospital support services listed in Section 309A.4.1 Item a that are located in an SPC building at the time general acute care services are removed may remain, pro-vided the California Department of Public Health certifies to the Office that it has received and approved a plan that demonstrates how the health facility will continue to pro-vide all basic services in the event of any emergency when the SPC building may no longer remain functional. This certification shall be submitted by hospital to the Office prior to approval of the application to remove the SPC building from general acute care service.~~*

***~~309A.4.2 Maintaining existing nonacute care services under existing license.~~*** *~~Existing approved nonacute care occupancies, or services, existing in the SPC building at the time it is removed from general acute care service shall be permitted to remain, and removal of the SPC building from general acute care service is not considered a change in occupancy. The enforcement agency shall be permitted to require evidence that the existing occupancies and services were in compliance at the time they were located in the SPC building. Any hospital support services located in the building removed from general acute care service, including administrative services, central sterile supply, storage, morgue and autopsy, employee dressing rooms and lockers, janitorial and housekeeping service, and laundry, shall be in excess of the minimum requirements for licensure and operation. Prior approval by the California Department of Public Health shall be obtained by hospital to maintain these services in the SPC building removed from acute care service.~~*

***~~309A.4.3 Change of licensed services under existing license~~****~~. A change of service or function for all, or a portion, of the SPC building removed from general acute care service requires compliance with the current requirements for that service, including accessibility requirements in accordance with California Building Code Chapter 11B.~~*

***~~309A.4.3.1 Skilled nursing or acute psychiatric services~~****~~. When general acute care services are removed from an SPC building which is intended to be used for skilled nursing or acute psychiatric services, and the new services will be licensed under the existing license of the general acute care hospital these new services shall comply with Section 307A.1.1.1.5 for a nonconforming hospital building.~~*

***~~309A.4.3.2 Outpatient clinical services.~~*** *~~When general acute care services are removed from an SPC building which is intended to be used for outpatient clinical ser-vices under the existing acute care hospital, license, the building is required to comply with the current OSHPD 3 code requirements for the new service.~~*

***~~309A.4.4 SPC buildings removed from general acute care service with new license.~~*** *~~When general acute care services are removed from an SPC building, and new services provided in the SPC building are issued an initial license, as determined by the California Department of Public Health, as a skilled nursing facility or acute psychiatric hospital, the SPC building shall comply with the new building code requirements or equivalent provisions of the California Building Standards code at the time of application.~~*

***~~309A.4.5 Change of building occupancy or division~~****~~. When an SPC building is removed from general acute care service with or without change of license, the new occupancy group and division of the building, and/or new service or function, shall be established. A new certificate of occupancy shall be required for the building removed from general acute care service.~~*

…

***309A.4 Buildings remaining under OSHPD jurisdiction.*** *SPC and freestanding buildings removed from acute care service while remaining under the jurisdiction of OSHPD shall be subject to the provisions of Section 309.3.*

…

*(Relocated to 309.3.5)* ***~~309A.6 Vacant space.~~*** *~~With the removal of general acute care services, the vacated space must be re-classified with an intended occupancy as required under California Building Code Section 302. If the hospital determines that the building or space in the SPC building removed from general acute care service will be vacant, the hospital shall demonstrate that unsafe conditions as described in California Building Code Section 116.1 are not created.~~*

***309A.6 Vacated Space.*** *Vacated spaces intended to remain vacant while under the jurisdiction of OSHPD shall be subject to the provisions of Section 309.3.5.*

*…*

*~~SECTION 310A
HOSPITAL BUILDINGS REMOVED
FROM GENERAL ACUTE CARE SERVICES~~*

***~~310A.1 General.~~*** *~~The requirements of this section and Section 309A shall apply to buildings removed from general acute care services that remain under OSHPD jurisdiction.~~*

*(Relocated to Section 309.1.1)* ***~~310A.2 Non-GAC buildings.~~*** *~~Non-GAC buildings shall con-form to the requirements of Section 1.10.1 [OSHPD 1R].~~*

*(Relocated to Section 309.1.2)* ***~~310A.3 Freestanding buildings.~~*** *~~Application and enforcement of freestanding buildings removed from general acute care services but remaining under OSHPD jurisdiction shall be in accordance with Section 1.10.1 [OSHPD 1R].~~*

*~~Freestanding hospital-owned clinics shall be permitted to be under the jurisdiction of OSHPD in accordance with the California Administrative Code Sections 7-2104, 7-2105, and 7-2106.~~*

*(Relocated to Section 309.1.3)* ***~~310A.4 Non-General Acute Care Building (non-GAC building) access~~****~~. All access points into SPC-1 buildings/non-GAC buildings from general acute care buildings shall prominently display signage at entrances/corridors, on each floor with access into the SPC-1 building stating “NO GENERAL ACUTE CARE SERVICES BEYOND THIS POINT.”~~*

…

**Notation:**

Authority: Health and Safety Code, Sections 1275, 18928, 129790, and 129850

Reference: Health and Safety Code, Section 129850

## ITEM 7

Adopt entirety of Chapters 2, 3, 4 and 5 of the 2018 International Existing Building Code (IBC), for OSHPD 3.

CHAPTERS 2, 3, 4 and 5

Adopt entirety of Chapters 2, 3, 4 and 5 of the 2018 International Existing Building Code (IBC), for OSHPD 3.

**Notation:**

Authority: Health and Safety Code, Sections 1275, 18928, 129790, and 129850

Reference: Health and Safety Code, Section 129850