

# STRATEGIC HEALTHCARE CONSTRUCTION REPORT

Volume 1 Issue 6

July 24, 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**



## South Whitley, Indiana

Whitley Manufacturing hosted Antelope Valley Hospital's preconstruction meeting at their office in South Whitley this week. SBS's Tyler Bashlor and John Perry attended in person to review their build process and quality control methods at PWC's steel fabrication shop and Whitley's Manufacturing facility. AVH's 7,000 sq. ft. Modular Emergency Department Expansion will have multiple jurisdictional inspection during the build sequence in Indiana, as well as, in the field in accordance to OSHPD CAN 2-0. OSHPD is the primary jurisdiction for construction but this project is also governed under HCD (Department of Housing & Community Development). All jurisdictions require plan review while HCD also requires shop fabrication inspection. SBS will be performing IOR inspection at the shop for the entire modular build while also providing an IOR to perform field infrastructure and foundation inspections that will run concurrently which greatly reduces the overall construction duration.

## IOR Spotlight



**John Perry**  
**Inspector of Record**

John Perry has been with SBS since 2012 and has recently completed Henry Mayo Newhall Hospital's New Patient Tower. John was the Primary IOR for SBS where he led a team of 3 IOR's and up to 5 special inspectors for the duration of almost 4 years. Henry Mayo's New Patient Tower is 5 levels and approximately 150,000 square feet. The addition to the medical campus includes new dietary services and materials management, two C-Section Operating Rooms and Women's Service, three levels of Medical Surgical patient rooms, a helistop, five new elevators and a new Central Utility Plant. John has also continued to be the inspector for multiple facility projects that are nearing completion at Henry Mayo. We would like to recognize and thank John for his many years of work he's provided as a valuable member of the SBS team. As SBS moves forward with new projects, we would like to thank him for taking on the challenge by spending his next 5 months in South Whitley, Indiana for Antelope Valley's new ED Expansion. Thank you, John!

## Upcoming Events



**Lessons Learned:**

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:

### ADA Compliance – Also Reference OSHPD CAN 2-11B:

Identifying the requirements, new construction and existing facilities:

#### 2019 CBC Part 2 Volume 1

11B-223.2.1: Not specializing in treatment that affects mobility - Hospitals, psychiatric & detox facilities – 10% of patient bedrooms

11B-223.2.2: Specializing in treatment that affects mobility – 100% of patient bedrooms

11B-223.3: Long term care, skilled nursing, intermediate care, nursing homes – 50% of patient rooms

#### Existing buildings & facilities:

11B-202 & 11B-202.4 Path of Travel requirements in alteration, additions & structural repairs

- Exceeding 20% of the project costs – Upgrade threshold based on the “adjusted construction cost”

Many times during remodels, the project drawings will not identify ADA rooms. Review of as-builts or surveying the space can relieve unnecessary ADA upgrades to your rooms if you already meet the above sections or in some instances, the facility may need to file for unreasonable hardship.

#### Tolerances... is there any allowed?

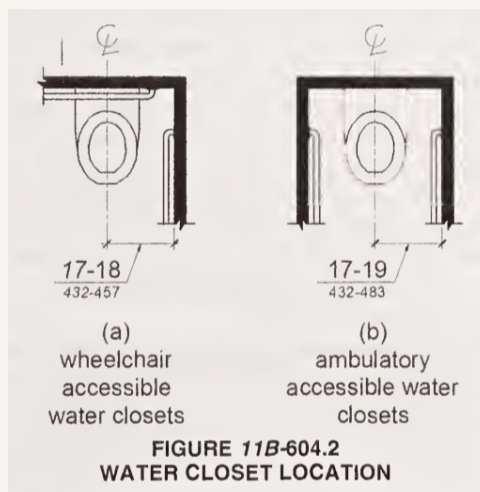
11B-104.1 Dimensions – Dimensions that are not stated as “maximum” or “minimum” are **absolute**.

11B-104.1.1 Construction and manufacturing tolerances. All dimensions are subject to conventional industry tolerances except where the requirement is stated as a **range** with specific minimum and maximum end points.

#### Which applies to your condition?

Ambulatory: Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable.

Non-Ambulatory: Persons unable to leave a building unassisted under emergency conditions.



**Q&A:**

Q: Can OSHPD allow variances to tolerances?

A: OSHPD is the regulatory agency, not the governing body that interprets the code, which is DSA-AC

Q: Is CASp a substitute for IOR inspections of ADA compliance?

A: No. CASp is not recognized by OSHPD for compliance of ADA, the IOR shall have personal knowledge of the Work per CAC 7-145.

Click here to view OSHPD CAN 2-11B

[Visit OSHPD CAN 2-11B](#)

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](#).

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## Newsworthy

### OSHPD WEBINARS

#### SDG&E SEMINAR JOINED BY OSHPD

**Back to Normal? How to Revert to  
Pre-COVID-19 Hospital Conditions**  
*with OSHPD RCO John Schrenk & CO Joel Sanders*

In response to the COVID-19 pandemic, many hospitals have implemented measures to treat positive patients, including setting-up makeshift negative pressure patient rooms. With a new study conducted by the University of Oregon providing evidence of SARS-CoV-2 RNA contamination of air handling units' path of flow, reverting to original, pre-COVID-19 conditions may not be that simple. This short webinar provides a forum for authorities having jurisdiction as well as healthcare professionals, administrators, engineers, contractors, and maintenance personnel to prepare for the challenges ahead in getting back to normal within the hospital environment.

#### Speakers

**Frank Shadpour, PE, CxA, LEED AP**  
Principal, SC Engineers

**John Schrenk**  
Regional Compliance Officer,  
Health Facilities Construction, OSHPD

**Joel Sanders**  
Compliance Officer, OSHPD

## Who Should Attend?

1. Healthcare Facility Directors
2. Healthcare Project Managers
3. Healthcare Design Professionals
4. Healthcare Contractors
5. OSHPD Compliance Officers

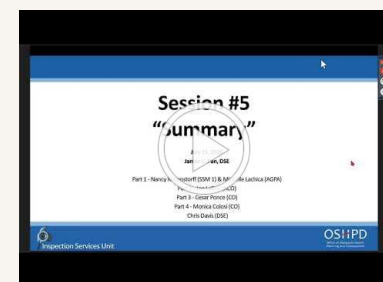
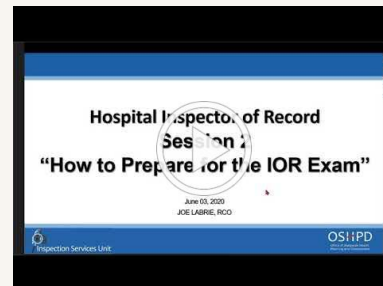
**Register**

## Hospital Inspector of Record

### Training: 5-Part Series

\* If you missed this 5-part series, please click on the appropriate video to view recording of the presentations for each session (only PDF version available for session 1, please see link below).

1. May 20, 2020 - Session 1: IOR, Introduction. \*Click here to view [PDF presentation](#).
2. June 3, 2020 - Session 2: How to Prepare for the Exam
3. June 17, 2020 - Session 3: How to Speak IOR
4. July 1, 2020 - Session 4: How to Succeed as an IOR
5. July 15, 2020 - Session 5: IOR, In Summary



## Hospital Inspector Re-certification and Examination

Due to the COVID-19 restrictions, the Inspection Services Unit (ISU) has changed the re-certification format for this year. ISU will be conducting the seminar portion in a 5-part webinar series and the exam will be administered by appointment only.

You must register and participate in all five webinars in order to be considered entry into the exam. Each webinar session will be held on a Wednesday, from 10:30 a.m. – Noon.

Click on each date to register:

1. [July 22, 2020](#) – Architectural and Structural
2. [July 29, 2020](#) — Mechanical, Electrical, and Plumbing
3. [Aug 5, 2020](#) – Fire and Life Safety, 2019 TIO Form Changes
4. [Aug 12, 2020](#) – Administrative and Code of Ethics
5. [Aug 19, 2020](#) — IOR Duties and Responsibilities

**NOTE: CLASS C inspectors need only attend Sessions 4 and 5 to recertify.**

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