

Volume 1 Issue 20

October 30, 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.

[Visit our website](#)

FOLLOW US



Highlights



California Rehabilitation Institute is a partnership of Select Medical, Cedars-Sinai, and UCLA Health. SBS had the opportunity to work directly with the Owners as we coordinated a heavy preconstruction effort with a large healthcare contractor, Brasfield & Gorrie, but new to OSHPD. Zakian Woo Architects designed this remodel and Pacific National Group provided framing and drywall but also assisted as a liaison for B&G as an OSHPD experienced California General Contractor. This project consisted of a total interior remodel with new essential emergency equipment that started in November 2014 and successfully completed

in March 2016. SBS continues to work with the Owner for remodels and upgrades throughout the building.

California Rehabilitation Institute provides advanced acute inpatient care to patients recovering from a stroke, spinal cord injury, brain injury, orthopedic injury, neuromuscular illness, cancer, and other medical conditions. With 138 all-private-rooms, they are the largest physical medicine and rehabilitation hospital of its kind on the West Coast.



IOR Spotlight

Brian Simko
IOR
Loma Linda University Medical Center

Brian has been a hospital inspector since 2010. In 2017, he joined SBS as part of the IOR team at Loma Linda Medical Center, which consists of 16 inspectors. Brian is known for his dedication to the team and his ability to keep the mood lighthearted and everyone laughing.

He is an Orange County native who has been married for 25 years with two adult children. His hobbies include fishing and boating and spending time with his family, and he is a true believer of enjoying work and working hard at the same time.



SBS is thankful for Brian's hardwork and dedication!

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:

OSHPD Updates to the 2019 California Building Standards Code

Most of you working in the Healthcare construction industry are working on projects a few code cycles back. In July 2019, all parts of Title 24 were published and on January 1, 2020, the 2019 CBSC became effective.

We are sharing a portion of an OSHPD presentation provided May 7, 2020 highlighting [Part 4, California Mechanical Code](#). This covers General Items, **Table 4-A & 4-B** Updates and OSHPD 1R Considerations.

Testing & Air Balance can be a challenging process for new construction and existing healthcare facilities. CMC 407.3.1 & 417.0 requires ventilation systems to be air balanced to the latest edition of AABC, NEBB or TABB. Note that CMC 417 requires all testing & balancing for Airborne Infection Isolation Rooms & Protective Environment Rooms to be by a qualified *independent* agency.

Q: What does that mean for the Owner and the Contractor? Who hires the TAB agency related to CMC 417 specialty rooms?

A: The Owner

Q: What steps do you take for existing system alterations.

A: See OSHPD's Remodel [CAN 2-102.6](#). Reference [Narrative 15](#) for measures that must be taken to assure that the modifications within the project boundaries do not impact airflow to spaces outside the project boundaries

Q: When can you start air balancing?

A: See [AABC prerequisites for Balancing here](#)

Q: Is it required to have the Inspector of Record (IOR) present during air balance and what do they review?

A: Yes, they are required to have personal knowledge of the following, but not limited to:

Verify qualifications of the project approved third party technicians, calibration of the measurement devices, HVAC unit air filters, a percentage of ventilation reads at diffusers, differential pressures between adjacent spaces, OSA louvers, traverse readings at main duct, mechanical water balancing, & smoke control duct pressure testing with final test and balancing, infection isolation room alarms & test/balancing, review of the final report after approved by the Mechanical Engineer of Record and then confirmation of completion for OSHPD's final review for acceptance.

Reference the Testing, Inspection & Observation [TAB line items required for OSHPD 1 & 2](#).

We've also included [WCEC Technical Report](#) as a useful reference.

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

[Contact SBS](#)

Newsworthy



2020 AABC Annual Meeting Virtual Program

This series of technical presentations from industry experts showcases practical information that will help commissioning providers, engineers, and of course TAB professionals understand key equipment/system-, process- and project-level aspects of HVAC testing that will help deliver better results on behalf of the building owner.

Thursday, November 5th, 1:00 - 2:00 p.m. Eastern
Hospital Air Balancing Planning & Coordination Case Studies

Rebecca Ellis, P.E., CxA, Questions & Solutions Engineering

Miles Ryan, Questions & Solutions Engineering

Molly Meyer, Questions & Solutions Engineering

The required sophistication of air systems in a healthcare setting and the process of working in existing hospitals present many obstacles to the TAB process.

[Register here](#)



McCarthy Completes Build on California Hospital Facility

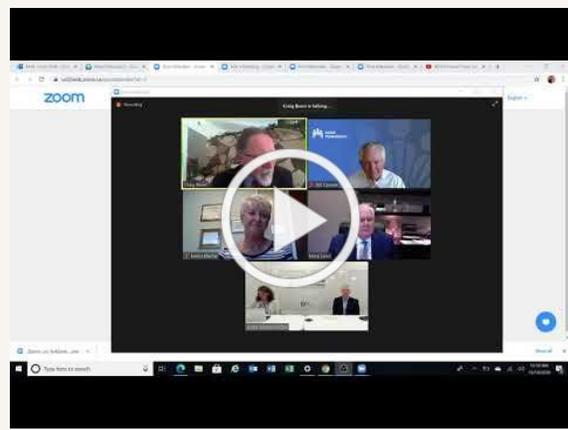
(HC+O Article, October 23, 2020)

[HC+O Article](#)



2020 HEALTHCARE FACILITIES FORUM

If you missed this virtual Forum and want to catch up on the content, see recorded sessions Part 1 and Part 2 of Day 1 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](#)



NEW DATE: LEEDING LADIES: IF YOU BUILD IT, THEY WILL COME

Join Hunt Ortmann attorneys **Kathlynn Smith** and **Jennifer Tung**, and the Los Angeles chapter of the U.S. Green Building Council on **November 5th, 2020 from 11:00 a.m. – 11:30 a.m.**

They will discuss California’s Building Initiative for Low-Emissions Development (BUILD) program and its twin goals of creating more affordable housing and increasing energy efficiency.

Topics:

- California’s latest implementation plan for the BUILD program;
- Potential ambiguities to watch out for and be aware of; and
- Contract provisions that will help you best manage potential risks.

For more information or to register, please click below.

Register



HCD Virtual is coming to you November 9-12!

The leading healthcare design industry show is going virtual!

Attendees will have the opportunity to earn more than 20 continuing education credits, network with peers, discuss best practices, and influence the direction of the industry as it advances into the future. Click [here](#) for more details.

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

STAY POSITIVE

WORK HARD

MAKE IT HAPPEN

”

Strategic Building Services
18345 Sierra Highway, Unit 6
Santa Clarita, CA 91351