

OSHDPD 3 Clinics

Building Standards *and* OSHDPD 3 Certification

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OSHDP *versus* CDPH

CDPH:

- Evaluates Program & Operations
- Conducts Surveys
- Issues OSHPD 3 License

OSHDP:

- Promulgates Building Regulations
- Reviews Construction Drawings for OSHPD 3 Certification **upon Request**

Construction Certification Process

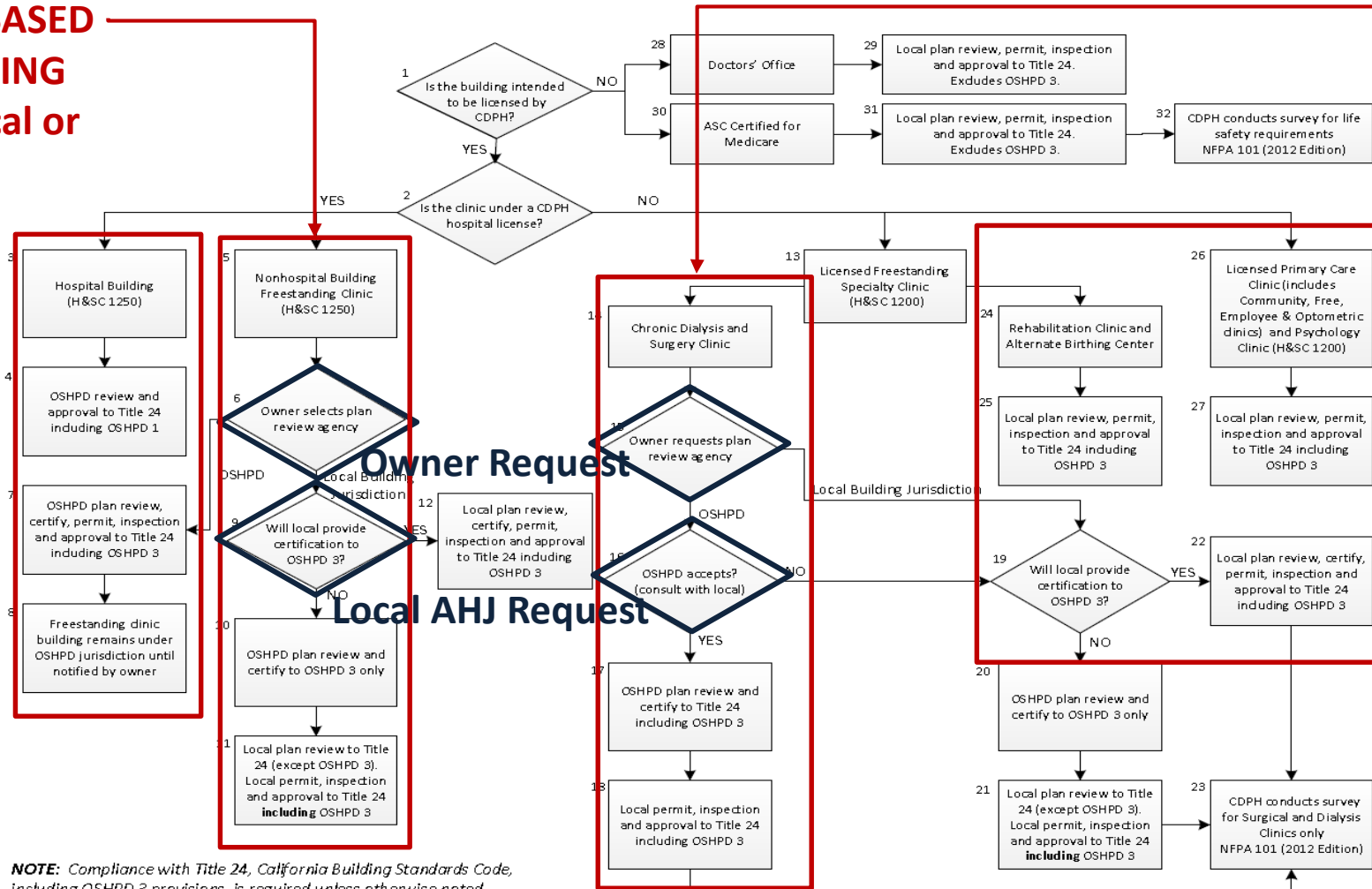
CALIFORNIA MEDICAL CLINIC GUIDELINES FOR PLAN REVIEW, APPROVAL, INSPECTION AND CERTIFICATION

**HOSPITAL BASED
FREESTANDING
CLINIC - Local or
OSHDP**

**LICENSED
FREESTANDING
CHRONIC DIALYSIS
OR SURGICAL CLINIC –
Local or OSHPD**

**HOSPITAL
BUILDING -
OSHDP Review**

**LICENSED
FREESTANDING
SPECIALTY
CLINIC – Local
Review (Unless
POM)**



NOTE: Compliance with Title 24, California Building Standards Code, including OSHPD 3 provisions, is required unless otherwise noted.

OSHDP Website

OSHDP 3 Clinics

- CAN 1-7-2100 Clinics
- Primary Care Clinics
- Chronic Dialysis Clinics



<https://www.oshpd.ca.gov/FDD/Regulations/index.html>

OSHPD Website Checklist

Compliance Checklist: [OSHPD 3] Primary Care Clinics

Page 2 of 10

ARCHITECTURAL REQUIREMENTS

PLUMBING/MECHANICAL/ ELECTRICAL REQUIREMENTS

1226.6

Primary Care Clinic

- ☐ Clinic licensed by CDPH under CH&S Section 1200 or Section 1250

1226.6.1

Examination and treatment areas

1226.6.1.1

Examination rooms

1224.4.4.1.1

Space requirements

- ☐ 80 sf min clear floor area, exclusive of
 - ☐ Fixed or wall-mounted cabinets, built-in shelves; and
 - ☐ Alcoves with a dimension of less than 8', anterooms or vestibules
- ☐ 8' minimum clear dimension, clear of cabinets, etc.

11B-404.2.4

- ☐ *60" maneuvering clearance inside the room, perpendicular to the door
- ☐ *18" min clearance beyond latch side of the door

11B-805.4.1

- ☐ *36" wide clear space along at least one side of the exam table

11B-805.4.3

- ☐ *Clear turning space may be either:
 - ☐ 60" diameter circle; or
 - ☐ "T" shape within a 60" square w/ arms and base with 36" min width

1226.6.1.1

Required fixtures

1224.4.4.1.1

- ☐ Accommodation for written or electronic documentation
- ☐ Handwashing Station w/ following clearances:

Plumbing*:

- ☐ Handwashing fixture located in exam room, convenient for use by staff entering & leaving room 1224.14.1.6 CPC Table 4-2
- ☐ Wrist/elbow blades are permitted 210.0 (1) a, i
- ☐ ABS & PVC drainage piping are not permitted 701.1-2(b)

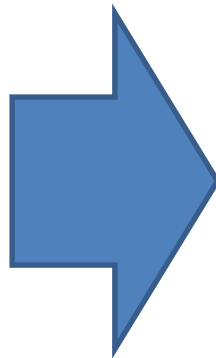
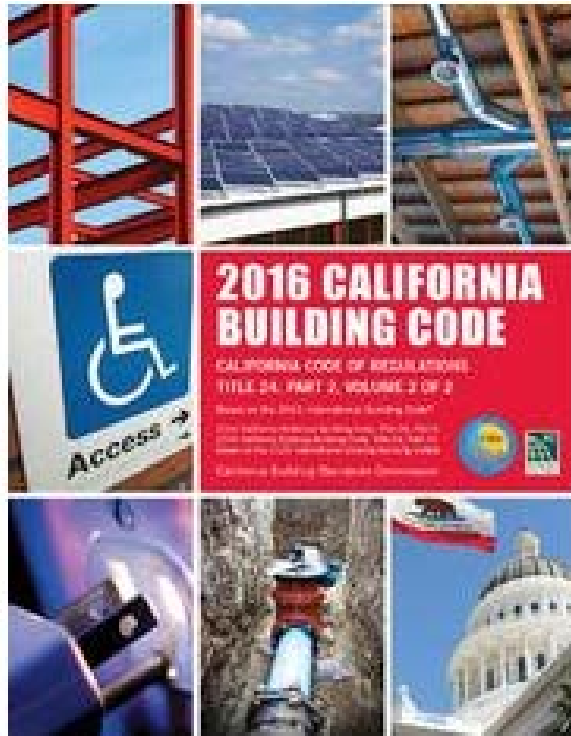
Mechanical*:

- ☐ Ventilation: No requirement for
 - ☐ pressure balance at corridor CMC Table 4-A
 - ☐ Min 2 air changes/hr OSA
 - ☐ Min 4 air changes/hr total
- ☐ (2) Filter banks 30% & 90% Table 4-B

Other OSHPD 3 requirements

- ☐ Space above a ceiling may not be utilized as an exhaust-air, or return-air plenum CMC 407.4.1.4
- ☐ Concealed building spaces/ independent construction within buildings may not be used as ducts or plenums
- ☐ Flexible ducts may not exceed 10 feet CMC 602.3.1

Title 24 Part 2 – Section 1226



1225.6.6.4 Indoor and outdoor space. Shall be designated for the special treatment program.

SECTION 1226 [OSHPD 3] CLINICS

1226.1 Scope. The provisions of this section shall apply to outpatient clinical services of a hospital when provided in a freestanding building, primary care clinics, specialty clinics, and psychology clinics. Primary care clinics include free clinics, community clinics, employee clinics and optometric clinics. Specialty clinics include surgical clinics, chronic dialysis clinics, rehabilitation clinics and alternative birth centers (ABC).

1226.2 Application. All new buildings and additions, alterations or repairs to existing buildings, and conversion of space to a clinic use within existing buildings, subject to licensure by Licensing and Certification, California Department of Public Health, shall comply with applicable provisions of the California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, (Parts 3, 4, 5, and 9 of Title 24) and this section. OSHPD requirements apply to all facilities described above and are not dependent upon Occupancy Group designations.

Exception: See Section 1224.2.

1226.2.1 Outpatient clinical services. Hospitals providing outpatient clinical services and clinics licensed under Health and Safety Code Section 1200 providing services that are not covered by this section shall meet the applicable requirements in Section 1224.

1226.2.2 Special services. A general acute care hospital referenced in Health and Safety Code Section 1255 (d) (3) (E), that provides special services in conformance with Health and Safety Code Section 1255, shall meet all the provisions of Section 1224.28.3 in addition to Section 1226.2. The Office of Statewide Health Planning and Development (OSHPD) shall review any proposed construction or alteration for OSHPD compliance.

1226.4.2.2 Ambulatory care units. When provided, refer to Section 1224.4.6.2.

1226.4.2.3 Hyperbaric facilities. When provided, refer to Section 1224.4.6.3.

1226.4.2.4 Laboratories. Refer to Section 1224.4.6.4.

1226.4.2.5 Nurse call systems. Refer to Section 1224.4.6.5.

1226.4.3 Corridors.

1226.4.3.1 Outpatient services. Refer to Section 1224.4.7.3

1226.4.3.2 Corridor width. For clinics with bed/gurney patient(s) refer to Section 1224.4.7.1.

1226.4.3.3 Light traffic. Refer Section 1224.4.7.2.

1226.4.3.4 Handrails. For rehabilitation services space, refer to Section 1224.4.7.4.

1226.4.3.5 Connections. Refer to Section 1224.4.7.5.

1226.4.4 Doors and door openings.

1226.4.4.1 Toilet room doors. Refer to Section 1224.4.8.1.

1226.4.4.2 Pocket doors. Refer to Section 1224.4.8.2.

1226.4.5 Windows.

1226.4.5.1 Window screens. Refer to Section 1224.4.9.4.

1226.4.5.2 Light and ventilation. Refer to Section 1224.4.9.5.

1226.4.6 Ceiling heights.

1226.4.6.1 Minimum height. For minimum ceiling height requirements, refer to Section 1224.4.10.1.

1226.4.6.2 Minimum height with fixed ceiling equipment. Refer to Section 1224.4.10.2.

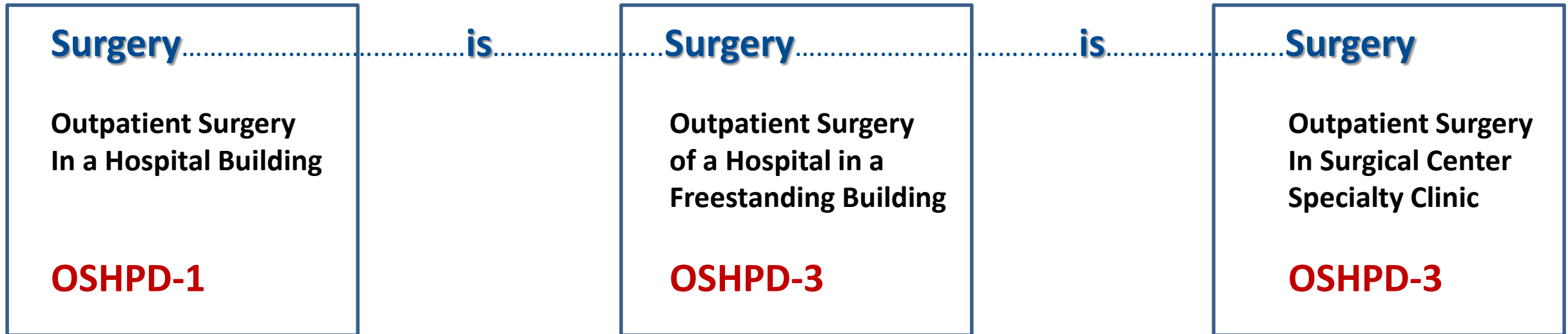
1226.4.7 Interior finishes.

1226.4.7.1 Floor finishes. Refer to Section 1224.4.11.1 and Table 1224.4.11.

Why OSHPD 3 ?

Health & Safety Code Section 129885 requires that Hospital Clinical Services provided in freestanding outpatient buildings have the same functional requirements and support as those provided for comparable services provided by Licensed Clinics.

For example:

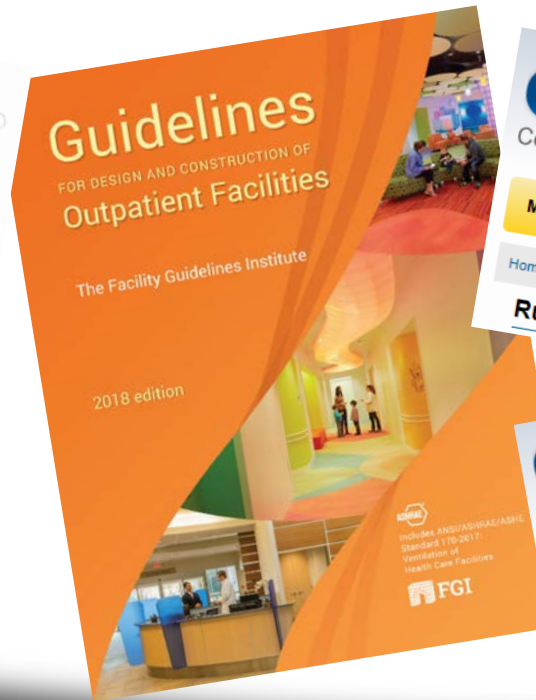
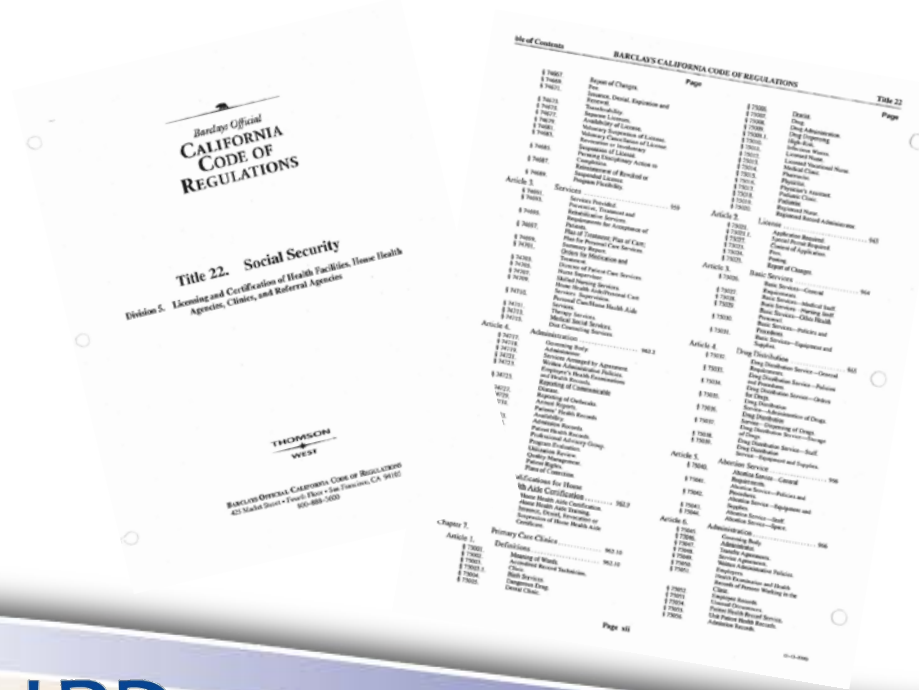


Tied to CMS reimbursements for Services provided.

Why OSHPD 3 ?

Health & Safety Code Section 1226 requires that Licensed Clinics shall meet minimum standards of adequacy, safety, and sanitation based on the needs of the patients served and levels of services provided. CDPH requirements under Title 22.

CMS – Federally Qualified Health Center (FQHC) and Rural Health Clinic (RHC) conditions of participation



OSHDP 3 Building Standards

Minimum Room Functions

SECTION 1224 [OSHDP 1] HOSPITALS....

1224.4 GENERAL CONSTRUCTION....

1224.4.4.1 Examination and treatment rooms.

1226.4 General construction. Clinics and outpatient clinical services under a hospital license shall comply with the following provisions wherever applicable.

1226.4.1 Examination and treatment areas.

1226.4.1.1 Service spaces. Refer to Section **1224.4.2.**

1226.4.1.2 Treatment spaces. Refer to Section

1224.4.3.

1226.4.1.3 Examination or treatment room. Refer to Section **1224.4.4.1.**

1226.4.1.4 Airborne infection isolation exam/treatment room. Refer to Section **1224.4.4.1.3.**

1226.4.2 Miscellaneous requirements.

1226.4.2.1 Station outlets. When provided, refer to Section **1224.4.6.1.**

1226.4.2.2 Gas and vacuum systems. When provided refer to Section **1224.4.6.2.**

1226.4.2.4 Laboratories. Refer to Section **1224.4.6.4.**

1226.4.2.5 Nurse call systems. Refer to Section **1224.4.6.5.**

OSHDP 3 Building Standards

Medical Gas and Vacuum Systems

Requirements are defined by use, rather than location

TABLE 1224.4.6.1
STATION OUTLETS FOR OXYGEN, VACUUM (SUCTION), AND MEDICAL AIR^{1,6}

	LOCATIONS	OXYGEN	VACUUM	MEDICAL AIR
1	Patient rooms (medical/surgical unit)	1/bed	1/bed	—
2	Examination or treatment (medical/surgical unit and postpartum care)	1/room	1/room	—
3	Airborne infection isolation or protective environment rooms (medical/surgical unit)	1/bed	1/bed	—
4	Seclusion room (medical/surgical unit and postpartum care)	1/bed	1/bed	—
5	Intensive care (general)	3/bed	3/bed	1/bed
6	Airborne infection isolation	3/bed	3/bed	1/bed
7	Coronary-care service space	3/bed	2/bed	1/bed
8	Pediatric intensive care	3/bed	3/bed	1/bed
9	Newborn intensive care	3/bassinet	3/bassinet	3/bassinet
10	Newborn nursery (full term)	1/4 bassinets ²	1/4 bassinets ²	1/4 bassinets ²
11	Pediatric and adolescent	1/bed	1/bed	1/bed
12	Pediatric nursery	1/bassinet	1/bassinet	1/bassinet
13	Psychiatric patient room	—	—	—
14	Seclusion treatment room	—	—	—
15	General operating room	2/room	3/room	—
16	Cardio, ortho, neurological	2/room	3/room	—
17	Orthopedic surgery	2/room	3/room	—
18	Surgical cysto and endo	1/room	3/room	—
19	Post-anesthesia care unit	1/bed	3/bed	1/bed
20	Anesthesia workroom	1 per workstation	—	1 per workstation
21	Endoscopy procedure room	1/room	3/room	—
22	Postpartum bedroom	1/bed	1/bed	—
23	Cesarean operating/delivery room	2/room	3/room	1/room
24	Infant resuscitation space ⁴	1/bassinet	1/bassinet	1/bassinet

OSHPD 3 Building Standards

Primary Care Clinics – Sample Room Requirements

➤ Examination rooms

- 80 sf min clear floor area, **exclusive of:**
 - ❑ Fixed or wall-mounted cabinets, built-in shelves
 - ❑ Alcoves with a dimension of less than 8', anterooms or vestibules
- 8' minimum clear dimension, **clear of cabinets, etc.**
- All Accessibility Clearances
- Accommodation for Documentation
- Washable Walls
- 36" Clear Space one side @ Exam Table

➤ Treatment rooms

- 120 sf min clear floor area, **exclusive of:**
 - ❑ Fixed or wall-mounted cabinets, built-in shelves
 - ❑ Alcoves with a dimension of less than 10', anterooms or vestibules
- 10' minimum clear dimension, **clear of cabinets, etc.**
- Examination Light
- Cleanable Ceilings – no perforations
- Washable Walls
- 36" Clear Space each side @ Exam Table

OSHDP 3 Building Standards

Ventilation

**Mechanical Ducted Air
Distribution and Return
Required**



**Return Air
Plenums
Prohibited**

OFFICE TO OFFICE PRIVACY



100% Exhausted:

**Waiting Room
Soiled Utility Rooms
Toilet Rooms**

OSHDP 3 Building Standards

Plumbing

Plumbing to be
Copper, Cast Iron,
or Galvanized
Steel



Plastic Pipe
(i.e. PVC,
CPVC & ABS)
Prohibited



OSHDP 3 Building Standards

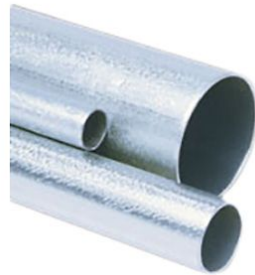
Electrical

**Redundant Grounding Required
In Patient Care Areas**

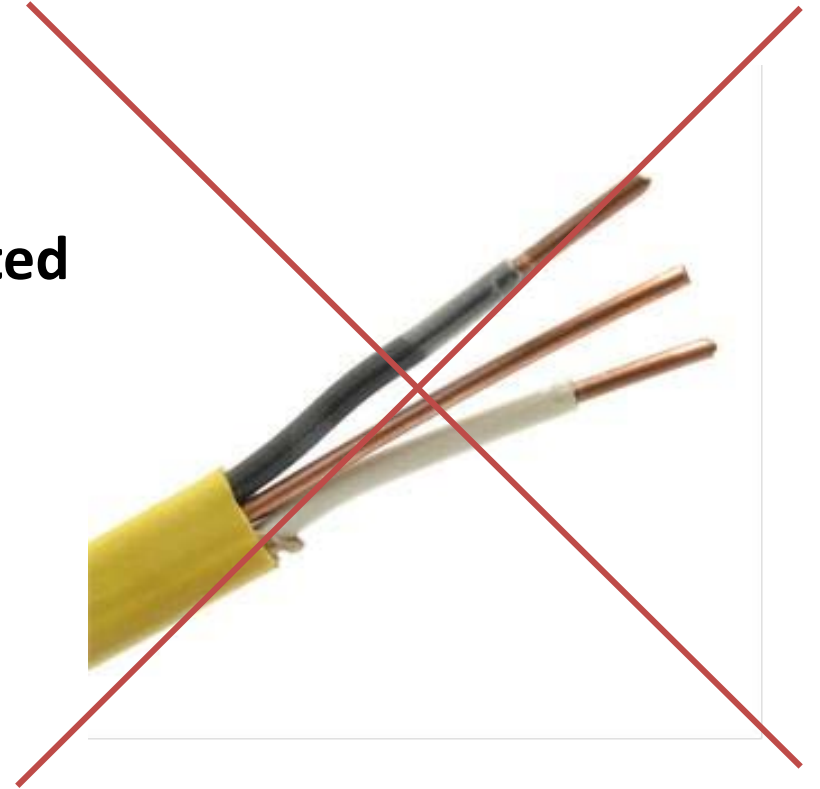
**Typical Wiring should be
Special Armored-Clad (AC)/
Metal-Clad (MC) Cable**

or run in

**Electrical Metallic Tubing
Raceway *or similar***



**Romex
(i.e.)
Prohibited**



OSHDP 3 Building Standards

Electrical – Surgery Clinic

California Electrical Code
Section 700.12 (B)(2)
Exception 3

**Emergency Power
shall provide 4 hours
of service**



Plan of Modernization (POM)

Health & Safety Code Section 1217 allows a Primary Care Clinic to receive an initial license to see patients while still working on bringing their newly leased “existing facility” into full compliance with all the Building Code Requirements for Clinic Space.

- Only available to Primary Care Clinics (not available to Specialty Clinics or Hospitals)
- Must currently have a waiting room that meets the ventilation requirements of the *California Mechanical Code*:
 - ☐ 10 air changes per hour
 - ☐ Negative pressure compared to surrounding spaces
 - ☐ 100% exhaust to the outside (or HEPA filter exception)
 - ☐ Approved by local building department for “OSHDP-3”

Plan of Modernization (POM)

- Existing space is in compliance where possible and feasible
- Remaining remedial work identified and documented in a proposed “Plan”
- Plan must be prepared by a licensed architect.
- All outstanding remedial work must be completed within 3 years of acceptance by CDPH

