

HCAI Hospital Building Safety Board (HBSB) + OSHPD Road Show

by

HBSB BOARD MEMBER

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July 16, 2025

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HBSB Committees:

- Codes & Processes, Chair
- Education & Outreach, Chair
 - Subcommittee - Designing for Resilience, Chair
 - Preapproved Fabricated Components & Systems
- Structural & Non-Structural Regulations
- Technology & Research



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Learning Objectives

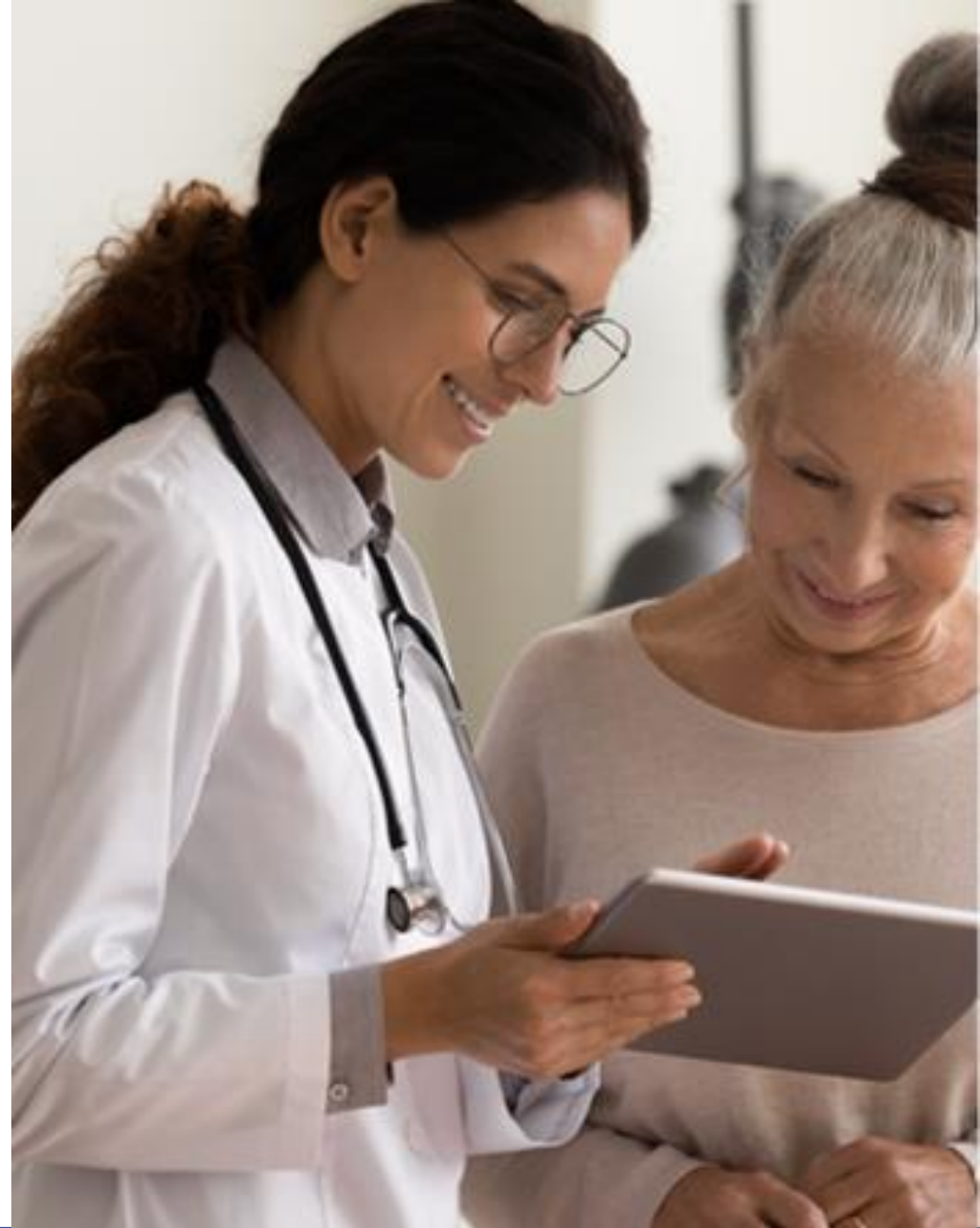
1. Review the California Department of Health Care Access and Information (HCAI) Visions and organization chart which includes the Office of Statewide Hospital Planning and Design (OSHPD), the Hospital Building Safety Board (HBSB), and the Office of Health Care Affordability (OHCA).
2. Understand much of what HCAI does, which is beyond the regulation of the design and construction of health care facilities under OSHPD jurisdiction, including collection of data which healthcare systems use in the development of their strategic and master plans.
3. Examine who's on the HBSB and how the HBSB collaborates with OSHPD staff for the development of the building codes, policy intent notices (PINs), code application notices (CANs), advisory guides, and continuing education in the form of webinars, seminars, and Tips of the Day. Included is how the design and construction community can get involved, find useful information on the HCAI/OSHPD website, and other valuable HCAI and OSHPD resources.
4. Review what's happening on the HBSB and at OSHPD, including updates on code revisions, upcoming webinars and seminars, and new and recently published advisory guides.

Agenda

1. HCAI Org Chart
2. Office of Health Care Affordability (OHCA)
3. HCAI Data Collection
4. HCAI Hospital Building Safety Board (HBSB)
5. What's Happening at the HBSB
6. What's Happening at OSHPD

HCAI Overview

- Established in 1978 as the Office of Statewide Health Planning and Development (OSHPD) to ensure health care accessibility within California.
- Transitioned to the Department of Health Care Access and Information (HCAI) in 2021 to reflect a growing portfolio and a more descriptive name.



HCAI Mission & Vision

- A healthier California where all receive equitable, affordable, and quality health care.
- HCAI expands equitable access to quality, affordable health care for all Californians through resilient facilities, actionable information, and the health workforce each community needs.



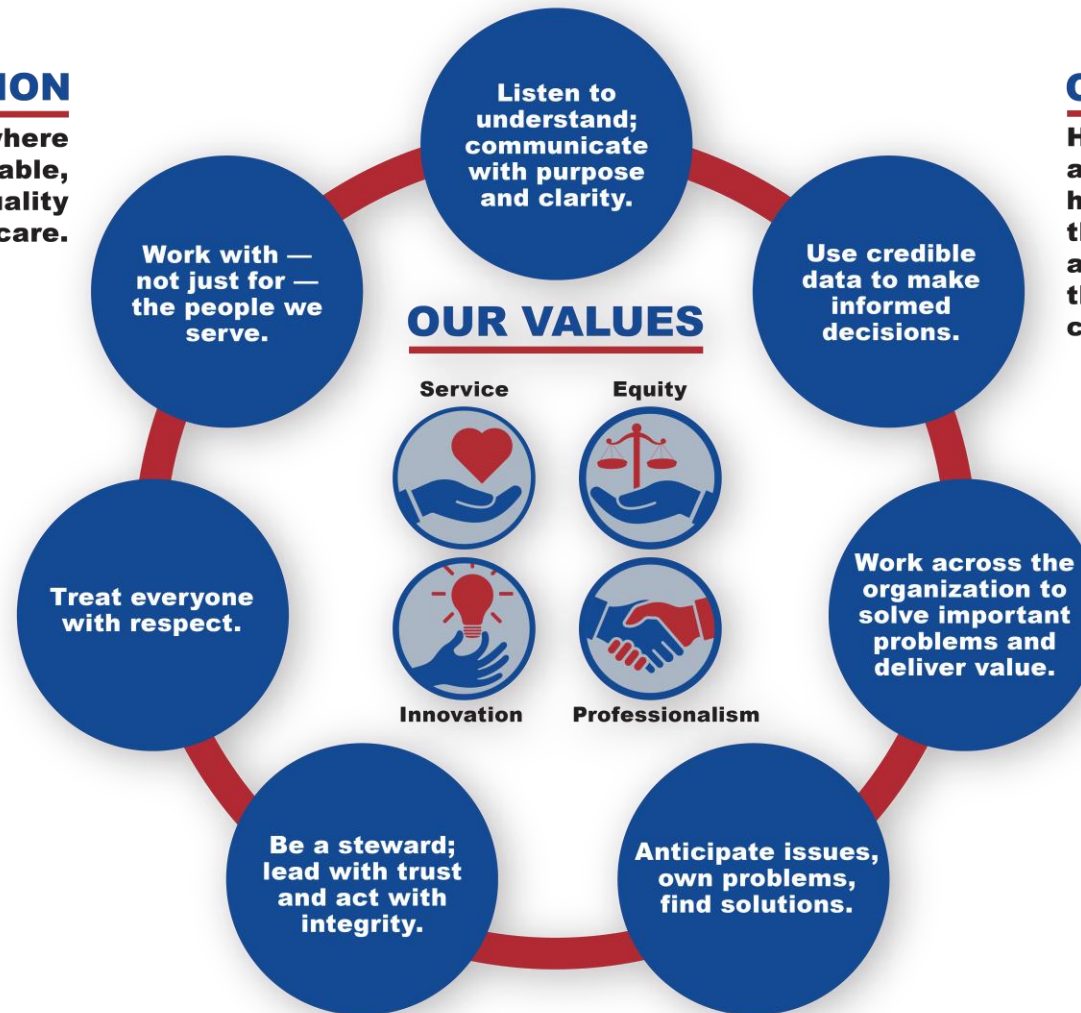
HCAI Guiding Principles and Values

OUR VISION

A healthier California where all receive equitable, affordable, and quality health care.

OUR MISSION

HCAI expands equitable access to quality, affordable health care for all Californians through resilient facilities, actionable information, and the health workforce each community needs.



HCAI Goals



Deliver valuable public service.



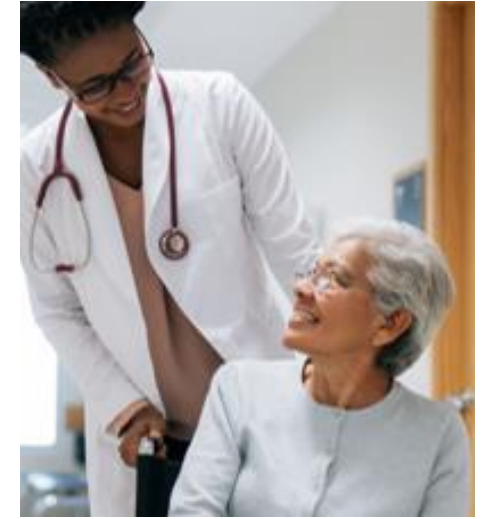
Integrate and promote equity throughout HCAI.



Promote an inclusive HCAI community of professional learning and growth.



Maximize operational efficiency and effectiveness through innovation.



Optimize fiscal stewardship and transparency.

HCAI Program Areas

- **Facilities:** Monitor the construction, renovation, and seismic safety of California's hospitals and skilled nursing facilities.
- **Financing:** Provide loan insurance for non-profit healthcare facilities to develop or expand services.
- **Workforce:** Expand and diversify California's health workforce for underserved areas and populations.
- **Data:** Collect, manage, analyze, and report actionable information about California's healthcare landscape.
- **Affordability:** Improve health care affordability through data analysis, spending targets, and measures to advance value. Enforce hospital billing protections, and provide generic drugs at a low, transparent price.



HCAI Org Chart



HCAI is committed to expanding equitable access to health care for all Californians—ensuring every community has the health workforce they need, safe and reliable health care facilities, and health information that can help make care more effective and affordable.

OSHPD

Office of Statewide Hospital Planning & Design - *formerly the Facilities Development Department (FDD)*

Regulates the design and construction of healthcare facilities to ensure they are safe and capable of providing services to the public and provides finance tools for capital projects. Find information on facilities, building plans and permits, seismic compliance, inspections, and more



HCAI

Facilities
Data
Financing
Workforce
Affordability

HBSB

Hospital Building Safety Board

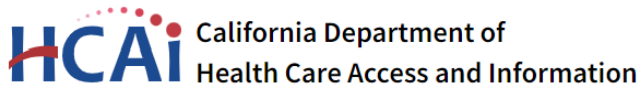
The purpose of the Board is to:

Advise the Director of the Department of Health Care Access and Information (HCAI) on the administration of the Hospital Facilities Seismic Safety Act, and

Act as a board of appeals with regard to seismic safety and fire and life safety issues relating to hospital facilities.

BEYOND BUILDING PERMITS

HCAI - More Than Building Permits

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OHCA

Office of Health Care Affordability

Established in 2022, the Office of Health Care Affordability (OHCA) recognizes that it is in the public interest that all Californians receive health care that is accessible, affordable, equitable, high-quality, and universal.

<https://hcai.ca.gov/affordability/ohca/>

Health Care Affordability Board

The Health Care Affordability Board is a decision-making body charged with setting statewide and sector-specific health care spending targets, appointing a Health Care Affordability Advisory Committee, and approving key benchmarks, such as for alternative payment model adoption and the share of spending dedicated to primary care and behavioral health, among other responsibilities. Board members may not receive compensation from health care entities. .

<https://hcai.ca.gov/affordability/ohca/health-care-affordability-board/>

HCAI - More Than Building Permits

Facilities	Workforce	Affordability	Data
Building Safety	Health Workforce	Hospital Fair Billing	Data & Reports
Building & Construction Projects	California Health Workforce Education and Training Council	File a Complaint	Featured
eServices Portal Information	Health Workforce Data	Policy Lookup	Topics
Building Safety & Finance Resources	California Primary Care Office	Office of Health Care Affordability (OHCA)	Social and Community Impact with Data
Facility Detail	California State Office of Rural Health	Health Care Affordability Board	Datasets
Preapproval Programs	Initiatives	Health Care Affordability Advisory Committee	Topics
Codes and Regulations	BH-CONNECT Workforce Initiative	Data and Reports	Cost Transparency
Seismic Compliance and Safety	Certified Wellness Coaches	CalRx	Healthcare Utilization
Hospital Inspection Services and Certification	California Children and Youth Behavioral Health Initiative	CalRx Biosimilar Insulin Initiative	Healthcare Quality
Health Facility Financing	Financial Assistance & Grants	CalRx Naloxone Access Initiative	Healthcare Facility Attributes
Construction Financing	Scholarships		Health Workforce Data
Cal-Mortgage Loan Application Portal	Loan Repayment Programs		Data Resources
Distressed Hospital Loan Program	Grants for Organizations		Data Services
Small and Rural Hospital Relief Program (SRHRP)			Request Data
			Submit Data

<https://hcai.ca.gov/facilities/building-safety/resources/>

HCAI Office of Health Care Affordability

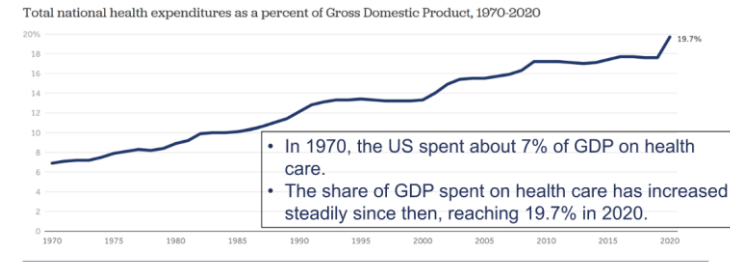
March 21, 2023

HCAI Overview

- Established in 1978 as **OSHPD** — the Office of Statewide Health Planning and Development — to ensure health care accessibility in California
- Transitioned to the Department of Health Care Access and Information (**HCAI**) in 2021 to reflect a growing portfolio and a more descriptive name

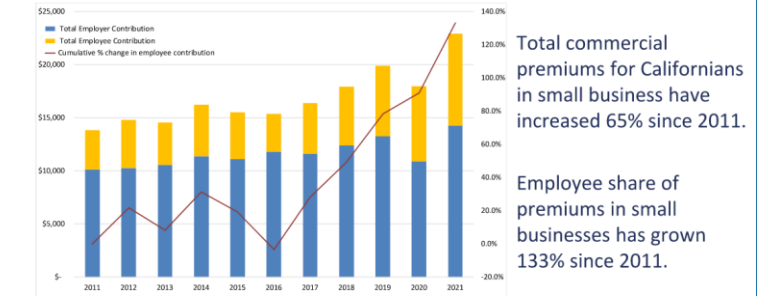


U.S. Health Care Spending as Share of GDP



Source: KFF analysis of National Health Expenditure (NHE) data. Available at [Peterson-KFF Health System Tracker](#)

CA Workers Bear the Burden of Increasing Health Care Costs

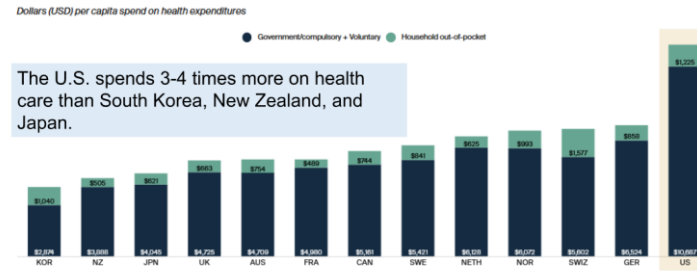


Note: Data are average total family premium and average total employee contribution per enrolled employee at private sector establishments with fewer than 50 employees.
Source: Medical Expenditure Panel Survey (MEPS) Insurance Component (IC)

HCAI Program Areas

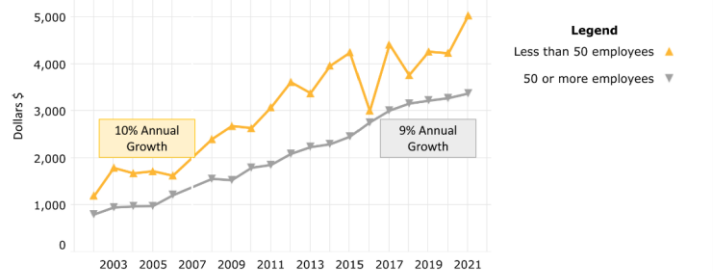
- **Facilities:** monitor the construction, renovation, and seismic safety of California's hospitals and skilled nursing facilities
- **Financing:** provide loan insurance for nonprofit health care facilities to develop or expand services
- **Workforce:** promote a culturally competent and diverse health care workforce
- **Data:** collect, manage, analyze, and report information about California's health care infrastructure and patient outcomes
- **Affordability:** analyze health care cost trends and drivers of spending, enforce health care cost targets, and conduct cost and market impact reviews of proposed health care consolidations

Compared to Other Wealthy Countries, U.S. Spends Substantially More For Worse Outcomes



Source: Munira Z. Gunja, Evan D. Gumas, and Reginald D. Williams II, *U.S. Health Care from a Global Perspective, 2022: Accelerating Spending, Worsening Outcomes* (Commonwealth Fund, Jan. 2023).

Over the Past Two Decades Family Deductibles Quadrupled



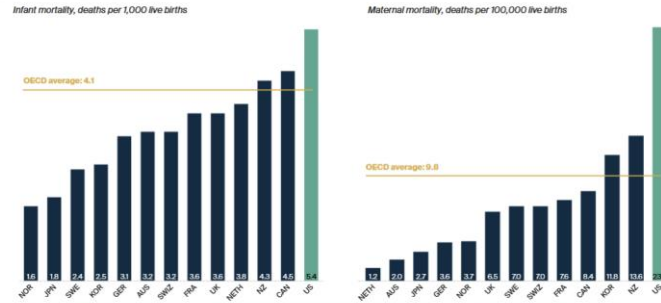
Note: 2007 data were not collected for the Insurance Component of the MEPS
Source: Medical Expenditure Panel Survey (MEPS) Insurance Component (IC)

<https://hcai.ca.gov/wp-content/uploads/2023/03/Health-Care-Affordability-Board-Meeting-Presentation-3.21.23-ADA.pdf>

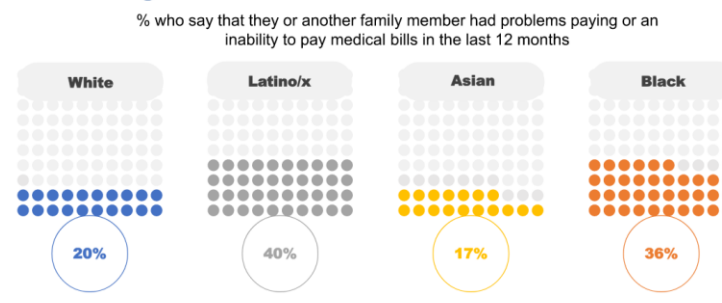
HCAI Office of Health Care Affordability

March 21, 2023

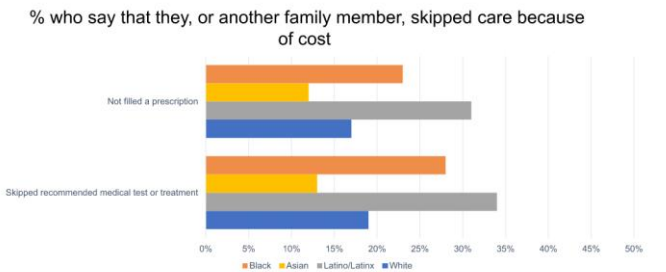
U.S. Has Highest Rate of Infant and Maternal Deaths Among OECD Countries



High Health Care Costs Are Disproportionately Affecting Black and Latino/x Californians



Black and Latino/x Residents Are More Likely to Skip Care Due to Costs



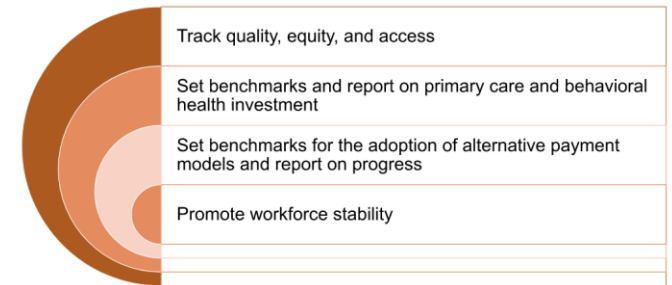
Key Components

- Slow Spending Growth
- Promote High Value
- Assess Market Consolidation

Slow Health Care Spending Growth



Promote High Value System Performance



<https://hcai.ca.gov/wp-content/uploads/2023/03/Health-Care-Affordability-Board-Meeting-Presentation-3.21.23-ADA.pdf>

HCAI - Beyond OSHPD Building Permits

HACI Data

July 12, 2024

Hospital Equity Measures Reporting Program

<https://hcai.ca.gov/provide-your-input-on-hcais-hospital-equity-measures-reporting-program/>

HCAI is in the process of developing an important new public reporting program made to address healthcare disparities for vulnerable populations, and you have an opportunity to weigh in.

The Hospital Equity Measures Program will collect equity reports from California hospitals and then post those reports to the HCAI website. These reports will include measures on patient access, quality, and outcomes by race, language, disability status, sexual orientation, gender identity, and payor. The first reports will be submitted by California hospitals in 2025.

HCAI is in the process of establishing regulations for specifying the measures, data formats, and more. During the public comment period, members of the public are encouraged to provide their input to help inform this process. Read the proposed rule and learn how to submit your comment: <https://hcai.ca.gov/about/laws-regulations/#hospital-equity-measures-reporting-program>. All comments must be received by 5:00 p.m. on August 13, 2024.

HCAI convenes the Hospital Equity Measures Advisory Committee, which meets regularly, and is open to the public. This diverse committee of stakeholders and experts will be reviewing hospital's equity plans and continuing to advise HCAI on the administration of this program. Read more about this program and how you can participate with this important public committee:

<https://hcai.ca.gov/data/healthcare-quality/hospital-equity-measures-reporting-program/hospital-equity-measures-advisory-committee/>

HCAI - Beyond OSHPD Building Permits

HACI Data & Reports

<https://hcai.ca.gov/data/data-and-reports/>

Cost Transparency

Hospital and long-term care financials, Chargemasters, prescription drug costs, and more to support and advance healthcare cost transparency.

[EXPLORE THIS TOPIC](#)

Healthcare Utilization

Patient-level administrative data abstracted from individual patient records and facility-level utilization data on healthcare services from hospitals and...

[EXPLORE THIS TOPIC](#)

Healthcare Quality

Reports based on healthcare utilization data to support higher quality, more efficient, and cost-effective patient care.

[EXPLORE THIS TOPIC](#)

Healthcare Facility Attributes

Summary, license, safety, and construction information about California hospitals and healthcare facilities.

[EXPLORE THIS TOPIC](#)

Health Workforce

Information about healthcare professionals and colleges, California shortage areas, and HCAI programs to improve access to care.

[EXPLORE THIS TOPIC](#)

Data Resources

Resources that help consumers navigate, use, and interpret HCAI and other related healthcare data.


[EXPLORE THIS TOPIC](#)

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HCAI - Beyond OSHPD Building Permits

HACI Data & Reports - Visualization

<https://hcai.ca.gov/visualizations/>




Inpatient Mortality Indicators

The Inpatient Mortality Indicators (IMIs) are part of the Inpatient Quality Indicators that were developed by the federal Agency for...



California Transcatheter Aortic Valve Replacement (TAVR) Outcomes Report, 2022

Transcatheter Aortic Valve Replacement (TAVR) Outcomes Report



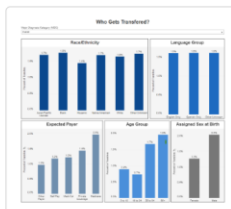
Elective Percutaneous Coronary Intervention (PCI) Program Report, 2022

The California Elective Percutaneous Coronary Intervention (PCI) Program Report provides information on the quality of elective PCIs at California general...




Pediatric Quality Indicators

When compared to the state average rates, 10 hospitals (3.8 percent) are rated "Above Average," and 12 hospitals (4.6 percent)...



Acute Care Hospital Transfers by Major Diagnostic Category (MDC)

In 2021, 13.4 percent of transplant and tracheostomy hospital stays ended in a transfer to a different hospital, higher than...



Patient Characteristics by County and Facility

The Patient Characteristics by County and Facility Data Visualization presents a calendar year overview of patients in general acute care...

HOSPITAL BUILDING SAFETY BOARD

About the Hospital Building Safety Board (HBSB)

Board Members:

- **Maintain close contact with professional groups and important industry organizations** to bring attention to changes and emerging issues occurring in the design and construction of health facilities in California.
- The full Board meets on an as needed basis.
- Additionally, committee meetings are held throughout the year.
- **All meetings are open to the public** and interested parties are always welcome to attend.
- To learn more about the HBSB <https://hcai.ca.gov/facilities/building-safety/hbsb/#about-hbsb>

About HBSB

The Board is comprised of:

- 16 Board members appointed by the Director of HCAI
 - 2 architects (**one open position**)
 - 2 structural engineers
 - 1 one engineering geologist
 - 1 geotechnical engineer
 - 1 mechanical engineer
 - 1 electrical engineer
 - 1 hospital facilities manager
 - 1 local building official
 - 1 general contractor
 - 1 fire and panic safety representative
 - 1 hospital inspector of record
 - Three more are appointed as public members
 - The appointed Board members serve 4-year terms with a maximum of two terms
 - 6 statutory ex-officio members, representing state agencies whose programs interface with the hospital design and construction program:
Director of the Department of Health Care Access and Information, the State Fire Marshal, the State Geologist, the Executive Director of the California Building Standards Commission, the State Director of Health Services, and the Deputy Director of the Office of Statewide Hospital Planning and Development
 - 3 additional ex-officio members appointed by the Director of HCAI as desired

About HBSB

HBSB 2025 Full Board

Appointed Members:

- Jim Malley, Chair
- VACANT, Vice Chair
- Cody Bartley
- Janice Cheung
- Jennifer G. Cox
- Michael L. Davis
- Gary Dunger
- Teresa Endres
- Mikhail Fuks
- John Griffiths
- Martin B. Hudson
- Courtney B. Johnson
- Kelly Martinez
- Farzad Naeim
- Noella Tabladillo

Director-Appointed Ex-Officio Members:

- David Bliss
- Bert Hurlbut
- Michael O'Connor

Ex-Officio Members:

- Elizabeth Landsberg, HCAI Director
- Daniel Berlant, State Fire Marshal
- Jeremy Lancaster, State Geologist
- Stoyan Bumbalov, Building Standards Commission Executive Director
- Dr. Erica Pan, M.D., M.P.H., FIDSA, FAAP, Department of Public Health Director
- Chris Tokas, HCAI Office of Statewide Hospital Planning and Development Deputy Director

The Board + OSHPD:

- HBSB Executive Director
- HBSB support staff
- OSHPD staff including
 - Deputy Director
 - Deputy Division Chiefs
 - Chief Fire Life Safety Officer
 - Building Standards Unit
 - Fire Prevention Unit
 - Inspections Unit
 - Building Safety Staff (plan review & field compliance)
 - OSHPD Support Staff

About HBSB

HBSB Committees:

- Codes & Processes
- Education & Outreach
- Energy Conservation & Management
- Instrumentation
- Structural & Non-Structural Regulations
- Technology & Research

For more information

<https://hcai.ca.gov/facilities/building-safety/hbsb/>

HBSB Committee Goals:

- Review Title 24 code changes & identify modification to support implementation of building standard codes, update CANs & PINs, review eTIO
- Develop seminars & webinars & design guide(s)
- Present webinars on emerging technologies & methodologies
- Identify HCAI research projects for:
 - Energy conservation, reduction of carbon footprint, and cost savings
 - Consider systems and monitoring devices
 - Pursue indoor air
 - Optimize water usage
 - Efficiency/Sustainability
 - Publish whitepapers on microgrids
- Create whitepapers on seismic instrumentation
- Support HCAI, develop pre-approved details, seismic compliance
- Upcoming HBSB meetings <https://hcai.ca.gov/facilities/building-safety/hbsb/>

WHAT'S HAPPENING AT OSHPD?

Advisory Guides - NEW!

Advisory Guides

- [Advisory Guide A1 – Fire Sprinkler Installation for CDPH/CMS](#)
- [Advisory Guide A2 – Sterile Compounding Pharmacies for Hospital Facilities](#)
- [Advisory Guide A3 – Dietetic Design and Review Checklist for Hospital and SNF Facilities](#)
- [Advisory Guide A4 – Acute Psychiatric Hospitals](#) –NEW!
- [Advisory Guide A5 – NPC-5 Water Rationing Plan for Hospital Facilities](#)
- [Advisory Guide A6 – Alternate Source of Power for SNFs](#)
- [Advisory Guide A7 – Microgrids for Healthcare Facilities](#) – NEW!
- [Advisory Guide A8 – Electrical Guide for Health Care Facilities](#) (formerly “Electrical Guide for Health Facilities Review”)
- [Advisory Guide A9 – Sitework Under OSHPD Jurisdiction](#)
- Advisory Guide A10 – **Coming Soon!**
- Advisory Guide A11 – **Coming Soon!**
- [Advisory Guide A12 – Weather Protection for Interior Gypsum Wallboard](#) –NEW!
- [Advisory Guide A13 – NPC Upgrade Construction Process for Existing Ceilings and Above Ceiling Utilities](#) – NEW!

Coming Soon!

A10 - Class 1, 2 & 3

A14 - Remodel Guide replacing the Remodel CAN

A15 - Nurse Call Systems

AXX - Functional Program

[Training & Education - HCAI](#)

CANs / PINs / Guides / Webinars

Code Application Notices (CANs)

Specific Years: 2010, 2013, 2016, 2019, 2022

[READ MORE](#)

Policy Intent Notices (PINs)

[READ MORE](#)

OSHPD 3 Clinics

[READ MORE](#)

[Codes and Regulations – HCAI](#)

RegsUnit@hcai.ca.gov

What's Happening at OSHPD


CAN 1-7-153(b) Non-Material Alterations

PURPOSE

CAC 7-153 requires any changes made to the approved construction documents during construction be submitted to the Office for approval as either **NMA** or **ACD** prior to the installation of the work.

The Office has determined that items that **do not affect code requirements may be considered an NMA and do not require an ACD** to be submitted.

This CAN will help clarify that distinction and provide direction on both material and non-material changes.




Department of Health Care Access and Information
Office of Statewide Hospital Planning and Development
2020 West El Camino Avenue, Suite 800 • Sacramento, CA 95833 • (916) 440-8300
355 South Grand Avenue, Suite 1900 • Los Angeles, CA 90071 • (213) 897-0166

CODE APPLICATION NOTICE (CAN) **CAN: 1-7-153(b)**
H&S Code §129851

SUBJECT
Non-Material Alterations (NMA)
(Changes that do not materially alter the approved work)

Effective: 06/08/2023



CODE SECTIONS

Sections 7-111 and 7-153
2022 California Administrative Code, California Building Standards Code, Title 24,
California Code of Regulations

7-111. Definitions.
...

MATERIALLY ALTER as applied to construction projects or approved construction documents means any change, alteration, or modification, as determined by the Office, that alters the scope of a project, could cause the project to be in noncompliance with the *California Building Standards Code*, or causes an unreasonable risk to the health and safety of patients, staff, or the public.
...

7-153. Changes to the approved work.

(a) **Changes in the work.** Work shall be executed in substantial conformance with

https://hcai.ca.gov/wp-content/uploads/2025/05/CAN_1-7-153b-Non-Material-Alterations_07152024-A.pdf

What's Happening at OSHPD

CAN 1-7-153(b) Non-Material Alterations

INTERPRETATION

Non-Materially Altering (NMA) are changes that **do not materially alter the approved work**.

Amended Construction Documents (ACD) are **contractual documents** between owners, designers, and builders **that materially alter the work**.

Therefore, **the Office will only review changes** made after plan approval and during construction **that materially alter the work** (see *Appendix A* for guidelines). Changes of this nature shall be submitted for approval as an ACD.

https://hcai.ca.gov/wp-content/uploads/2025/05/CAN_1-7-153b-Non-Material-Alterations_07152024-A.pdf

What's Happening at OSHPD

CAN 1-7-153(b) Non-Material Alterations

Change Form - Appendix B

- Separate form can be downloaded.
- Please do not send in entire CAN with NMA submittal.
- **Alternates can sign!**

https://hcai.ca.gov/wp-content/uploads/2025/05/CAN_1-7-153b-Non-Material-Alterations_07152024-A.pdf

HCAI DEPARTMENT OF HEALTH CARE ACCESS AND INFORMATION
OFFICE OF STATEWIDE HOSPITAL PLANNING AND DEVELOPMENT

Non-Material Alteration (NMA) Change Form

NMA Number:	Facility ID Number:	Client Document Name:	Issue Date:
Facility Name and Address:		HCAI/OSHPD Project Name and Number:	
Subject of NMA Change:	<input type="checkbox"/> Contractor RFI	Attached Drawings/Sketches:	
	<input type="checkbox"/> Field Condition		
	<input type="checkbox"/> Owner Request		
	<input type="checkbox"/> DPOR Revision		
<input type="checkbox"/> OIL Resolution			
Description of NMA Change: <small>If NMA is clearing outstanding item(s), provide details.</small>			
AOR/EOR Stamp and Signature. <small>Only required if not attaching drawings/sketches.</small>		HCAI/OSHPD Concurrence and Date:	
<h1>Example</h1>			
Check the Type of Non-Material Alteration Change this NMA Represents – Reference CAC Section 7-153(b):			
<input type="checkbox"/>	1. Clarification and interpretation of plans and specifications where substantiating structural calculations are not required.		
<input type="checkbox"/>	2. Construction means and methods.		
<input type="checkbox"/>	3. Substitutions of equipment, products, or materials without increasing loads to mechanical, plumbing, electrical systems, or increasing lateral or gravity loads.		
<input type="checkbox"/>	4. New details based on other approved details, in whole or part, including referenced standards or preapproved details. Reference to the approved details must be shown.		
<input type="checkbox"/>	5. Final routing configurations of ducts, conduits, pipes, etc., where shown diagrammatically on the approved plans.		
<input type="checkbox"/>	6. Dimensional changes to rooms that do not affect code required minimum dimensions, fixed dimensions, minimum room or space requirements and required clearances.		
<input type="checkbox"/>	7. Relocation of doors, windows, electrical switches and outlets, plumbing fixtures, etc., without code implications.		
<input type="checkbox"/>	8. Cabinetry relocation or reconfiguration without code implications.		
Design Professional of Record			
<i>By my signature below, I acknowledge that the documents for the submittal type above have been reviewed and have been found to be in conformance with CAC Section 7-153(b) and the design of the project.</i>			
Signature of Architect or Engineer in Responsible Charge			Date:

STATE OF CALIFORNIA – HEALTH AND HUMAN SERVICES AGENCY HCAI-OSH-103 (Rev 06/29/2023)

What's Happening at OSHPD

CAN 1-7-153(b) Non-Material Alterations

This concurrence shall be determined by a **review of the required Change Form (Appendix B)** submitted with each NMA request. The Change Form shall have details such as references to narratives and/or drawings or sketches that offer enough definition to the Office field staff that their concurrence may be obtained within the time limitations noted on page 5.

The **Change Log (Appendix C) shall be maintained by the DPOR and accompany the Change Form** for the observation of the NMA request(s) assigned to the project. **An NMA can be concurred by review of the Change Log if enough information is presented.**

Rejection or non-concurrence of an NMA requires the proposed revision to be submitted to the Office for **review as an ACD.**

The Office does not perform a “Plan Review” or “Code Analysis” of NMA documents and concurrence is **determined by the field staff based on the information provided by the DPOR.**

This concurrence will only be noted on the NMA Change Form

The Change Log is for observation ONLY of the quantity of NMA changes assigned to the project.

https://hcai.ca.gov/wp-content/uploads/2025/05/CAN_1-7-153b-Non-Material-Alterations_07152024-A.pdf

What's Happening at OSHPD

CAN 1-7-153(b) Non-Material Alterations

Stamping and Signing

Drawings:

- Stamp and signature from architect or engineer for changes prepared under their charge of the project - CAC Section 7-115(b)
- Signature from architect or engineer that is in responsible charge of the project - CAC Section 7-115(a)

NMA Form:

- Stamp and Signature from architect or engineer that is in responsible charge of the project - CAC Section 7-115(a).
This is not required if there are no drawings.
- Signature from architect or engineer that is in responsible charge of the project - CAC Section 7-115(a)

NOTE: The signing is the same as any other document submittal. The AOR/EOR making the change must stamp and sign the drawings (or form if there are no drawings). The DPOR must sign the drawings and the NMA form. Again, an **alternate** can sign for their respective discipline, including the DPOR.

What's Happening at OSHPD

CAN 1-7-153(b) Non-Material Alterations

Reference to at least one of the eight items defining an NMA **is required**.

List of Attached Drawing/Sketches:

Check the type of Non-Material Alteration this NMA represents – Reference CAC 7-153(b):

1. Clarification/interpretation of plans and specifications without structural calculations.
2. Construction means and methods.
3. Substitutions of equipment, products, or materials without increasing loads to MPE systems, or increasing lateral or gravity loads.
4. New details based on other approved details in whole or part, including referenced standards.
5. Final routing configurations of ducts, conduits, pipes, etc., where shown diagrammatically on the approved plans.
6. Dimensional changes to rooms that do not affect code required minimums or space requirements.
7. Relocation of doors, windows, switches, outlets, plumbing fixtures, etc., without code implications.
8. Cabinetry relocation/reconfiguration without code implications.

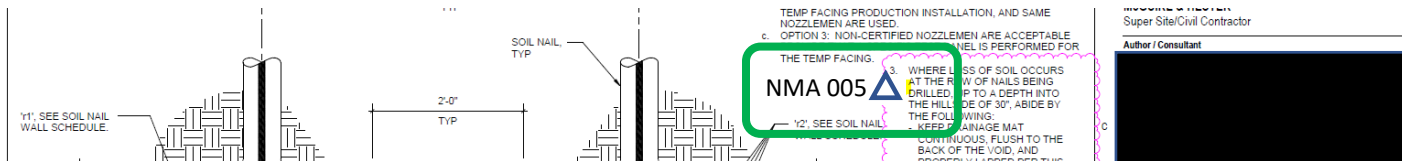
https://hcai.ca.gov/wp-content/uploads/2025/05/CAN_1-7-153b-Non-Material-Alterations_07152024-A.pdf

What's Happening at OSHPD

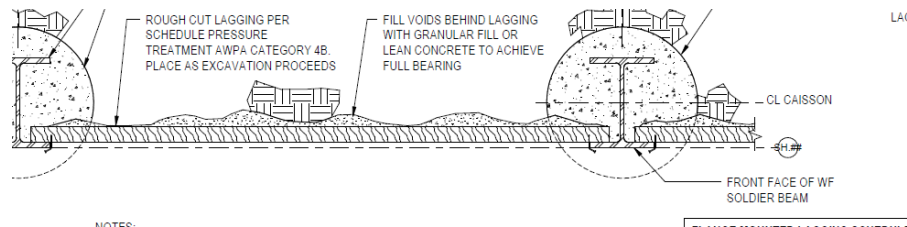
CAN 1-7-153(b) Non-Material Alterations

Submitted ACDs and Documenting NMAs

1. Do not include new NMAs in ACDs.
2. Do not include concurred NMAs in ACDs. They do not need to be reapproved.
3. Document NMAs with a cloud and an NMA delta – that is sufficient.



OSHPD ACD 12						
ACD CHANGE NARRATIVE			CCD-0025		DATE: 05/12/23	
[REDACTED]			HCAI Project Number: [REDACTED]			
ITEM NUMBER	NARRATIVE OF CHANGE	MATERIAL CHANGE?	SHEET OR SPECIFICATION SECTION	DETAIL OR PAGE NUMBER	CONTACT	
1	Adjusted oxygen trailer pad anchorage	Y	SH2.3-S4, SH6.1-S4	16, 4/19/20	T. NELSON	
2	Adjust locations of water bars in soil nail wall	N	SH3.2-S4	6, 20	T. NELSON	
3	Adjust concrete cover requirements	N	SH5.0-S4	5	T. NELSON	
4	Added concrete crack repair detail	Y	SH5.1-S4	8	T. NELSON	
5	Added clarification around large voids in soil nail wall hillside	N	SH5.1-S4	6	T. NELSON	
6	Adjusted gas anchorage detail for SS anchors	Y	SH6.1-S4	2	T. NELSON	
7	Adjusted foam compressive strength	Y	SH6.1-S4	16	T. NELSON	
END NARRATIVE						



Sheet Reviewer	DATE	TAN	DESCRIPTION
ISSUE	01/20/2023		HCAI PERMIT APPROVAL SET
CCD-0001	03/30/23		HCAIRF1 0005
CCD-0010	03/16/23		SMR-4 CCD 0010
CCD-0020	04/28/23		SMR-4 CCD 0020
CCD-0025	05/12/23		SMR-4 CCD 0025 [Initials]

What's Happening at OSHPD

CAN 1-7-153(b) Non-Material Alterations

The Concurrence will generally be no more than a five-minute observation for each NMA. Each NMA evaluation shall be an accepted or denied decision by the Office field staff that does not involve iterations of back-and-forth interaction between the field staff and the DPOR.

If something is non-material, then what does review time have to do with it? Is a bigger non-material change/clarification is suddenly material?

If you want to take advantage of the NMA process, the change must be simple enough to review expediently. Otherwise, even though in concept the change may seem non-material, the effort to review it may be complex.

If not concurred with in 4 weeks, it is assumed concurred.

An NMA has to be submitted to be activated. If not submitted to HCAI staff for concurrence, no work can progress.

The NMA process is a lot of work! If the process it followed, it simplifies the effort.

- Teams doing too much and not following the process
- Submitting all RFIs as NMAs
- Making all changes ACDs
- Redrawing RFIs and ASIs to be submitted as NMAs

TIO-Centric Projects

The theme is the effective and efficient use of the TIO during Construction and how a TIO “Centric” project can enhance the quality assurance and quality control (QA/QC) of a project.

- The Testing, Inspection, and Observation (TIO) form is a flexible document. It is a dynamic document that can have multiple reiterations during a project’s construction and close-out phases.
- Closeout process and procedures commence at the early stages of design and construction.

California Health and Human Services Agency Gavin Newsom, Governor

HCAI Department of Health Care Access and Information 2020 West El Camino Avenue, Suite 800 Sacramento, CA 95833 355 South Grand Avenue, Suite 1900 Los Angeles, CA 90071

Testing, Inspection, and Observation Program

2022 California Building Standards Code - OSHPD 1

This program is prepared and submitted for an OSHPD 1 project. OSHPD 1 projects include all construction and remodel projects for: general acute care hospitals, acute psychiatric hospitals, and general acute care hospitals providing only acute medical rehabilitation center services (2022 CBC 1224.1).

SECTION A		PROJECT INFORMATION	
Facility #:	Facility Name:	Project #:	
Street Address:			
City:	County:		
Record Name (Scope of Project):			
Abbreviations:			
CAC: California Administrative Code		AAMA: American Architectural Manufacturers Association	
CBC: California Building Code		NFPA: National Fire Protection Association	
CEC: California Electrical Code		FM: FM Approval Standards	
CMC: California Mechanical Code		DPOR: Design Professional of Record	
CPC: California Plumbing Code		Version: R04.39	
Testing, Inspection, and Observation Stages			
Stage No.	Stage Name	Stage Scope / Description	
1			
DESIGN PROFESSIONAL OF RECORD RESPONSIBILITY			
<p><u>The administration of the work of construction, including this TIO, shall be under the responsible charge of an architect and structural engineer. When a structural engineer is not substantially involved, the architect shall be solely responsible. Where neither structural nor architectural elements are substantially involved, a mechanical or electrical engineer registered in the branch of engineering most applicable to the project may be in responsible charge. (CAC 7-141(a))</u></p> <p><small>Note: HCAI plan review staff must provide verification that the TIO program has been "Reviewed" prior to plan approval to confirm the applicability of the tests and inspections identified in the TIO program for work scope, building systems, and the construction materials shown in the design drawings. Field staff will issue subsequent "TIO Program Approval".</small></p> <p><small>The "TIO Program Approval" from HCAI field staff must be obtained and included with the notice of start of construction required by CAC Section 7-137(a)4 and 7-145(a)5.A)</small></p> <p><small>Construction shall not commence until the health facility has obtained from HCAI "TIO Program Approval". (CAC Section 7-135(a)3)</small></p>			

TIO-Centric Projects

7-141. Administration of construction.

(d) The architect and/or engineer in responsible charge of the work shall prepare and administer a testing, inspection and observation program which shall be submitted to the Office for approval prior to the issuance of the building permit.

(b) All architects and engineers to whom responsibility has been delegated for preparation of construction documents as listed on the application shall observe the work of construction for their portion of the project. They shall consult with the architect or engineer in responsible charge in the interpretation of the approved construction documents, the preparation of changes to the approved construction documents and deferred submittals and the selection of approved agencies.

California Health and Human Services Agency Gavin Newsom, Governor

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Testing, Inspection, and Observation Program

2022 California Building Standards Code - OSHPD 1

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SECTION A		PROJECT INFORMATION	
Facility #:	Facility Name:		Project #:
Street Address:			
City:	County:		
Record Name (Scope of Project):			
Abbreviations:			
CAC: California Administrative Code		AAMA: American Architectural Manufacturers Association	
CBC: California Building Code		NFFPA: National Fire Protection Association	
CEC: California Electrical Code		FM: FM Approval Standards	
CMC: California Mechanical Code		DPOR: Design Professional of Record	
CPC: California Plumbing Code		Version: R04.39	
Testing, Inspection, and Observation Stages			
Stage No.	Stage Name	Stage Scope / Description	
1			
DESIGN PROFESSIONAL OF RECORD RESPONSIBILITY			
<p><u>The administration of the work of construction, including this TIO, shall be under the responsible charge of an architect and structural engineer. When a structural engineer is not substantially involved, the architect shall be solely responsible. Where neither structural nor architectural elements are substantially involved, a mechanical or electrical engineer registered in the branch of engineering most applicable to the project may be in responsible charge. (CAC 7-141(a))</u></p> <p><i>Note: HCAI plan review staff must provide verification that the TIO program has been "Reviewed" prior to plan approval to confirm the applicability of the tests and inspections identified in the TIO program for work scope, building systems, and the construction materials shown in the design drawings. Field staff will issue subsequent "TIO Program Approval".</i></p> <p><i>The "TIO Program Approval" from HCAI field staff must be obtained and included with the notice of start of construction required by CAC Section 7-137(a)4 and 7-145(a)5.A)</i></p> <p>Construction shall not commence until the health facility has obtained from HCAI "TIO Program Approval". (CAC Section 7-135(a)3)</p>			

TIO-Centric Projects - Components of a TIO

7-141. Administration of construction.

(e) The testing program shall identify materials and tests to be performed on the project. The approved agency and/or individual(s) to perform each of the required tests shall also be identified. The testing program shall include, at a minimum, those tests required by applicable sections of the *California Building Standards Code*.

(f) The inspection program shall include a completed application for inspector(s) of record for the project. If a project has more than one inspector of record, the distribution of responsibilities for the work shall be clearly identified for each inspector of record.

(h) The observation program shall identify each design professional that must, through personal knowledge as defined in Section 7-151, verify that the work is in compliance with the approved construction documents.

SECTION B		NOTE: Approved agencies, individuals, and all changes to the TIO program shall be identified, evaluated by the DPOR and approved by HCAI prior to proceeding with the related work.					
Facility #:		Facility Name:		Project #:			
		Select with "X" or provide required OPAA information:					
Index #	Stage 1 Required (Select with "X")	TESTS	Samples of Test & Inspection Reports Included	OPAA No. and Expiration Date	Responsible Approved Agency And/Or Individual (Identify individual)	Compliance Verification by IOR (Initial/Date)	HCAI/FDD Use (Initial/Date)
STRUCTURAL TESTS							

SECTION C		NOTE: Approved agencies, individuals, and all changes to the TIO program shall be identified, evaluated by the DPOR and approved by HCAI prior to proceeding with the related work.					
Facility #:		Facility Name:		Project #:			
		Select with "X" or provide required OPAA information:					
Index #	Stage 1 Required (Select with "X")	ON-SITE SPECIAL INSPECTIONS	Samples of Test & Inspection Reports Included	OPAA No. and Expiration Date	Responsible Approved Agency And/Or Individual (Identify Special Inspector)	Compliance Verification by IOR (Initial/Date)	HCAI/FDD Use (Initial/Date)
STRUCTURAL SPECIAL INSPECTIONS							

SECTION D		NOTE: Approved agencies, individuals, and all changes to the TIO program shall be identified, evaluated by the DPOR and approved by HCAI prior to proceeding with the related work.					
Facility #:		Facility Name:		Project #:			
		Select with "X" or provide required OPAA information:					
Index #	Stage 1 Required (Select with "X")	OFF-SITE SPECIAL INSPECTIONS	Samples of Test & Inspection Reports Included	OPAA No. and Expiration Date	Responsible Approved Agency And/Or Individual (Identify Special Inspector)	Compliance Verification by IOR (Initial/Date)	HCAI/FDD Use (Initial/Date)
STRUCTURAL SPECIAL INSPECTIONS							

TIO-Centric Projects

Implementation & Dissemination Strategies

Following are four (4) examples of TIO modifications comparing the baseline TIO to a project specific enhanced QA/QC TIO.

Examples:

- Soils (bldg. footprint vs. non-bldg. footprint)
- Steel (conc. footings, foundations, and slabs would be similar)
- Fire Alarm (not shown). Can be segmented via floors and/or floors, with a final full building test.
- Ceilings (not shown). Ceilings are non-structural components, and the segmentation is similar to the Fire Alarm approach)

TIO-Centric Projects

Implementation & Dissemination Strategies

Baseline Structural Tests (Soils)

STRUCTURAL TESTS							
Foundation							
B-F1		Soil Fill CBC 1705.6 Fill material acceptance test					
B-F2		Soil Fill CBC 1705.6 Compaction test					

The Baseline format may be too restrictive to conclude timely sign-offs / close-outs of specific line items. Per above, each line item cannot be completed until the site work is done, which can be months or years after the structure is completed.

TIO-Centric Projects

Implementation & Dissemination Strategies

Modified Structural Tests (Soils)

STRUCTURAL TESTS							
Foundation							
B-F1.1		Soil Fill (<u>Footprint of Structure A</u>) CBC 1705.6 Fill material acceptance test					
B-F1.2		Soil Fill (<u>Non-Footprint of Structure A</u>) CBC 1705.6 Fill material acceptance test					
B-F2.1		Soil Fill (<u>Footprint of Structure A</u>) CBC 1705.6 Compaction test					
B-F2.2		Soil Fill (<u>Footprint of Structure A</u>) CBC 1705.6 Compaction test					

The modified TIO is flexible and allows timely sign-offs. It is segmented into the “Footprint” and the “Non-Footprint” of the structure(s).

TIO-Centric Projects

Implementation & Dissemination Strategies

Baseline Structural Tests (Steel)

Steel						
B-S1		Steel CBC 2202.1 Testing of unidentified steel or identification test for structural steel and cold formed steel				

The Baseline format may be too restrictive to conclude timely sign-offs / close-outs of specific line items. Per above, each line item cannot be completed until the entire project's steel scope is completed.

TIO-Centric Projects

Implementation & Dissemination Strategies

Modified Structural Tests (Steel)

Steel							
B-S1.1		Steel CBC 2202.1 (Footprint of Bldg. A) Testing of unidentified steel or identification test for structural steel and cold formed steel					
B-S1.2		Steel CBC 2202.1 (Footprint of Bldg. A - Misc. Steel) Testing of unidentified steel or identification test for structural steel and cold formed steel					
B-S1.3		Steel CBC 2202.1 (Canopy and/or Bldg. B) Testing of unidentified steel or identification test for structural steel and cold formed steel					

The modified TIO is flexible and allows timely sign-offs. It is segmented into the “Footprint” and the “Non-Footprint” of the structure(s); and it is further segmented by primary steel and misc. steel, and i.e., Canopy and/or Bldg. B.

TIO-Centric Projects - Summary

Testing, Inspections, and Observation

The TIO program form is one of the core Instruments of Service that has a high added-value to develop, monitor, evaluate, and change the QA/QC attributes of a project. Its strategic use correlates to a monitoring system that depicts the interdependencies of all stakeholders and trades.

With the TIO as a “Centric” and “Critical” component of Hospital compliance and construction, the probability of a successful project is greatly increased.

The modified TIO is flexible and allows timely sign-offs. It is segmented by zone, floor, and/or sector, etc.; and a final overall total building testing procedure.

The Responsible Primary (AOR), and the SEOR, MEOR, EEOR, etc., and all the deferred scope of work (AOR-deferred, COR, etc.), have clear definitions of responsibilities (ref. 7-141).

Development of New eTIO

eTIO BENEFITS



EFFICIENCY

Quicker approvals and signoffs
Streamlines processing
for testing and inspections
Reduces processing time



QUALITY

Real-time updates
for all stakeholders
Ensures accuracy and
transparency
Provides better access
to tests and inspections



TRANSPARENCY

Centralized document
repository
Supports quality assurance
Promotes responsible
knowledge acquisition



COLLABORATION

Access, contribute and
edit online documents
Facilitates collaboration
among stakeholders
Improves construction
sequencing

Construction Administration Proficiency (CAP)

CAP Certified List (Voluntary) Three-Part Certification Process: CAP training for any individuals who want to participate (DPORs, Owner Representatives, even IORs)

Webinar - Part 1

- Pre-construction Testing Inspection and Observation (TIO) formulation
- Construction kick-off meeting with OSHPD/HCAI
- Earn personal knowledge on-site through Design Professional of Record (DPOR) site visits

Webinar - Part 2

- Manage Amended Construction Documents (ACD) and Non-Materially Alter (NMA) logs
- Distribution and submittals
- Learn to create NMA applications
- Learn to create and submit ACDs

Part 3 - Written Exam on California Administrative Code - CAP Certificate

Next webinars & exam in January 2026 <https://hcai.ca.gov/facilities/building-safety/voluntary-cap-certified-list/>

Reach out to ISU@HCAI.CA.GOV

HOW TO GET INVOLVED?

How to Get Involved - HBSB

HBSB meetings are open to the public and can be attended virtually

- HBSB webpage <https://hcai.ca.gov/facilities/building-safety/hbsb/>
- Upcoming Meetings <https://hcai.ca.gov/public-meetings/?committee%5B%5D=hbsb&filter-by=upcoming>
- Meeting Archives <https://hcai.ca.gov/public-meetings/?committee%5B%5D=hbsb&filter-by=past>
- HBSB Webinars & Events <https://hcai.ca.gov/facilities/building-safety/resources/building-safety-construction-webinars/>
- Upcoming Board position: **Architect**
 - Email HBSB Executive Director, Veronica Yuke, if you're interested veronica.yuke@hcai.ca.org
 - Requires AIA endorsement

How to Get Involved - HCAI, OSHPD, HBSB



- **Subscribe** to the HCAI mailing list <https://hcai.ca.gov/mailling-list/>
- Select your interests & receive email notifications for upcoming meetings, webinars, data

Public Affairs

- HCAI Press Releases
- General HCAI News

Building Safety and Financing

- Hospital Building Design and Construction Education
- Hospital Building Codes, Interpretations and Policies
- Inspector Services Update
- Inspection Services Tip of the Day

Healthcare Cost Transparency Data and Analysis

- Office of Health Care Affordability News
- Health Care Payments Database News
- Prescription Drug Cost Transparency News
- Hospital Supplier Diversity News
- Chargemaster News
- Community Benefit Plans News
- Fair Pricing Policies News

Facility Data and Analysis

- Patient-Level Administrative Data
- Hospital Financials
- Long-Term Care Financials
- Facility Utilization Data
- Quality of Care & Outcomes Reports / Data Analysis

Notice of Regulatory Actions

- Healthcare Workforce Development
- California CABG Outcomes Reporting Program (CCORP)
- Prescription Drug Cost Transparency Reporting (CTRXX)
- Hospital Financials (ARSS)
- Long-Term Care Financials (ARSS)
- Patient-Level Administrative Data (PDS)
- Health Care Payments Data Program (HPD)
- Community Benefit Plans
- Hospital Fair Billing Program (HFBP)
- Health Care Affordability (OHCA) – Health Care Market Oversight
- Health Care Affordability (OHCA) – Data Reporting
- Hospital Equity Measures Reporting Program

Healthcare Workforce

- Financial Opportunities for Professionals
- Financial Opportunities for Students
- Financial Opportunities for Organizations
- Healthcare Workforce News
- Healthcare Workforce Training
- Behavioral Health Programs
- Research Data Center
- Health Professional Shortage Areas (HPSAs)
- Rural Health
- Reproductive Health Access Programs

Public Meeting Notices

- Health Care Affordability Board
- Cal-Mortgage Advisory Loan Insurance Committee
- California Health Workforce Education and Training Council
- Clinical Advisory Panel – California CABG Outcomes Reporting Program
- Healthcare Payments Database – Advisory Committee
- Healthcare Payments Database – Data Release Committee
- Hospital Supplier Diversity Commission
- Hospital Equity Measures Advisory Committee
- Hospital Fair Billing Program Meetings
- Hospital Building Safety Board – Full Board Meetings Only
- Hospital Building Safety Board – All Committee Meetings
- Codes and Processes Committee
- Board Procedures Committee (Ad Hoc)
- Education and Outreach Committee
- Energy Conservation and Management Committee
- Instrumentation Committee
- Structural and Nonstructural Regulations Committee
- Technology and Research Committee

How to Get Involved - Contact OSHPD



• **Contact Us!** (916) 326-3600

Statewide Hospital Planning and Development Contacts

25 entries per page

Search:

Name	Title	Phone Number	Email Address	Location	Section	Unit or Region
Altoontash, Arash	Deputy Division Chief	213-620-6544	arash.altoontash@hcai.ca.gov	Office Los Angeles	Building Safety	Executive Office
Arce, Carlos	Fire Life Safety Officer II	213-897-0172	carlos.arce@hcai.ca.gov	Office Los Angeles	Building Safety	NLA Architectural & Engineering Unit
Arce, Danilo	Senior Mechanical Engineer	213-620-6420	danilo.arce@hcai.ca.gov	Office Los Angeles	Building Safety	SLA Architectural & Engineering Unit

<https://hcai.ca.gov/facilities/building-safety/resources/phone-list/>

Contact OSHPD

- Questions about HBSB business HBSBSupportStaff@hcai.ca.gov
- Questions about Seismic Compliance SeismicComplianceUnit@hcai.ca.gov
- Questions about Title 24? Regsunit@hcai.ca.gov
- Questions about Education & Outreach material? Regsunit@hcai.ca.gov
Project specific questions should go to the Regional Supervisor
- Facility Details <https://hcai.ca.gov/facilities/building-safety/facility-detail/>

The screenshot shows a web interface with several navigation tabs: "Facility Info", "Building List/Seismic Info", "Building Services", "Instrumented Buildings", and "AB2190". Below the tabs, there is a "Show facilities:" section with three radio button options: "(All)", "Do not have AB 2190 Extensions", and "Have AB 2190 Extensions". To the right of these options is a "Facility List Drop-down" menu that currently displays "10943 Stanford Health Care".

Resources Provided by HCAI

OSHPD Resources:

- Guides & manuals <https://hcai.ca.gov/facilities/building-safety/resources/training-education/>
- Webinars <https://hcai.ca.gov/facilities/building-safety/resources/building-safety-construction-webinars/>
- Construction Administration Proficiency (CAP) Training and Certification [Voluntary Construction Administration Proficiency \(CAP\) Certified List and Updates - HCAI](#)
- PINs <https://hcai.ca.gov/facilities/building-safety/codes-and-regulations/#PINs>
- CANs <https://hcai.ca.gov/facilities/building-safety/codes-and-regulations/#CANs>
- Codes and Regulations <https://hcai.ca.gov/facilities/building-safety/codes-and-regulations/>
- Advisory Guides [Training & Education - HCAI](#)

Resources Provided by HCAI

Facility Detail

- Search by facility name
- Facility ID, address, license type & HCAI Geographic Region
- Plan Review Supervisor
- Regional Compliance Officer
- Compliance Officer
- District Structural Engineer
- Fire Life Safety Officer
- Plus, seismic info, site plan, open projects, licensing info

<https://hcai.ca.gov/facilities/building-safety/facility-detail/>

Facility Info | Building List/Seismic Info | Building Services | Instrumented Buildings | AB2190 Report | Unauthorized Construction | Compliance Plan | Building Operational Plan

Show facilities: (All) Do not have AB 2190 Extensions Have AB 2190 Extensions

Facility List Drop-down: 10440 UCI Health-Los Alamitos

10440 UCI Health-Los Alamitos
 (HCAI ID: 106301249)
 3751 Katella Ave.
 Los Alamitos, CA-90720
 County: Orange
 License Type: General Acute Care
 MSSA Designation: Urban
 HCAI Geographic Region: South Los Angeles Region

Plan Review Supervisor:
 Brett Beekman (213) 897-3264
 Brett.Beekman@hcai.ca.gov

Regional Compliance Officer:
 Ray Chandler (916) 809-4333
 Ray.Chandler@hcai.ca.gov

Compliance Officer:
 Darren Graves (213) 804-8739
 Darren.Graves@hcai.ca.gov

District Structural Engineer:
 Haoping Li (714) 604-9713
 Haoping.Li@hcai.ca.gov

Fire Life Safety Officer:
 Melvin Fong (213) 620-6509
 Melvin.Fong@hcai.ca.gov

Building List/Seismic Information

Building Services

AB2190 Attestation Submitted

Construction Costs for Projects at Facility

Category	Value
\$ In Review	\$0K
\$ Pending	\$25K
\$ In Construction	\$2,041K
\$ In Closure	\$29K
\$ Total	\$2,095K

Site Plan

Open Projects

In Closure/Closed Projects

Old Logbook Projects

Licensing Information (Maintained by HCAI)

Siera Financial and Utilization Reports

Unauthorized Construction Projects Number = 0

Questions?

