

Understanding the Hospital Construction Oversight Process

Hospital Performance Objective

"It is the intent of the Legislature that hospital buildings that house patients who have less than the capacity of normally healthy persons to protect themselves, and that must be reasonably capable of providing services to the public after a disaster, shall be designed and constructed to resist, insofar as practical, the forces generated by earthquakes, gravity, and winds."

- ALFRED E. ALQUIST HOSPITAL FACILITIES SEISMIC SAFETY ACT, 1983

How are Hospital Construction Projects Different?

Comprehensive, state-of-the-art building codes

Rigorous plan review

Focus on construction quality

Continuous Inspection by inspectors of record

Periodic site visits by OSHPD field staff

Projects are complex

- Building systems in healthcare facilities are more complex than in commercial buildings

- HVAC systems

- Filtration, air balance

- Electrical systems

- Emergency power, nurse call

- Fire/life safety

- Defend in place

- Sprinklers, fire and smoke detection, dampers

Process Controls

Projects must be constructed in accordance with the approved drawings

Changes in construction cannot proceed "at risk"

Changes that materially alter the approved design must be reviewed and approved by OSHPD prior to construction

Premium on advanced planning