

BUILDING CODES AND STANDARDS:

The Lessor shall design and construct the building and site work in accordance with this solicitation, all applicable Federal regulations, local Building and Zoning Codes and ordinances, and applicable utility company requirements. The term "local building and zoning codes and ordinances," or similar text, shall be understood to mean the current codes and regulations as approved and administered by Authorities Having Jurisdiction (AHJ) at the project location at the time of permitting. Where there is a conflict between the various codes or standards, the most stringent shall apply.

CRITERIA FOR VA LEASED FACILITIES:

The Public Buildings Amendment Act of 1988, Public Law (Pub. L.) 100-678 requires Federal agencies to follow national recognized "model" building codes. The Federal Participation in the Development and Use of Voluntary Standards, Office of Management and Budget (OMB) Circular A-119, requires all executive agencies to rely on voluntary standards, both domestic and international, whenever feasible, and to participate in voluntary standard bodies. As a Federal agency, VA is required to comply with Executive Orders.

VA has adopted the following codes and standards as a minimum for all projects performed in the modernization, alteration, addition, or improvement of its real property and the construction of new structures. Applicable requirements have been incorporated in this Narrative.

APPLICABLE STATE AND LOCAL BUILDING CODE:

Oxnard Building and Engineering Services used for reference. Lessor to confirm Local Jurisdiction having Authority. All codes are to be current version per jurisdiction.

- California Administrative Code with all Errata and Supplements
- California Building Standards Code with all Errata and Supplements and any local Amendments
- California Residential Code with all Errata and Supplements and any local Amendments
- California Electrical Code with all Errata and Supplements and any local Amendments
- California Mechanical Code with all Errata and Supplements and any local Amendments
- California Plumbing Code with all Errata and Supplements and any local Amendments
- California Energy Code with all Errata and Supplements and any local Amendments
- California Historical Building Code with all Errata and Supplements and any local Amendments
- California Fire Code with all Errata and Supplements and any local Amendments
- California Existing Building Code with all Errata and Supplements and any local Amendments
- California Referenced Standards Code with all Errata and Supplements
- California Green Building Standards Code all Errata and Supplements

- Accessibility: Title 24 of the California Code of Regulations (CCR), ADA and State statutes

THE JOINT COMMISSION (TJC):

The following lists are location specific VA TJC standards that must be included in the construction and operation of the lease. (Lessor specific shall refer to all TJC standards to ensure they understand and apply all the requirements.)

The TJC requirements for Behavioral Health, and Laboratory categories.

NFPA 99: HEALTH CARE FACILITIES CODE:

For NFPA 99 Chapter 5 the VA has determined dental gases, air, vacuum systems are required at the following locations and are considered category 3

- Dental exams are considered Category 3.

For NFPA 99 Chapter 7 the VA has determined the following systems to be Category 1,2, or 3.

- IT Systems are considered Category 1.
- Life Safety Systems (i.e. exit signs, emergency lighting, etc.) are considered Category 1.

The emergency Standby will be maintained for Category 1 standards, under NFPA 110 Standard for Emergency and Standby Power Systems.

NFPA 101:

- In the absence of a State or Local Fire Code - NFPA 101: Life Safety Code
- For developers to properly determine occupancy type, the VA intends to simultaneously treat zero (0) patients at any given time who are incapable of self-preservation.

ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARDS (ABAAS):

VA GUIDELINES:

- VA PG 18-12 Mental Health Facilities Design Guide.
- VA PG 18-14: Room Finishes, Door & Hardware Schedule – used to define room finish materials, door sizes and types and hardware functionality. References to VA specifications need not be followed. Used to define room finish materials, door sizes and types, and hardware functionality.
- VA Signage Design Guide
- 2017 VA HVAC Design Manual for the Department of Veterans Affairs (VA) Healthcare Facilities

OSHA:

- Occupational Safety & Health Administration standards (Health Care)

ASHRAE:

- ASHRAE Guideline 12-2000 – Minimizing the Risk of Legionellosis Associated with Building Systems
- ASHRAE Handbook – Fundamentals
- ASHRAE Handbook – HVAC Systems and Equipment
- ASHRAE Handbook - HVAC Applications
- ASHRAE Handbook - Refrigeration
- ASHRAE 90.1 – Energy Standard for Buildings Except Low-Rise Residential Buildings
- ASHRAE 170 Ventilation of Health Care Facilities
- ASHRAE 188 Legionellosis: Risk Management for Building Water Systems

AMERICAN SOCIETY OF PLUMBING ENGINEERS (ASPE):

- Domestic Water Heating Design Manual

FGI GUIDELINES:

- FGI Guidelines for Design and Construction of Outpatient Facilities