

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:

*Santa Rosa, CA Building Department used for reference. Lessor to confirm Local Jurisdiction having Authority.*

- California Building Code.
- California Property Maintenance Code.
- California Energy Code.
- California Mechanical Code.
- California Existing Building Code.
- California Green Building Standards Code.
- California Plumbing Code.
- California Electrical Code.
- California Fire Code.
- California Accessibility Code.
- California Review and Abatement of Existing Buildings (Chapters 18-48)
- California Historical or Architectural Significant Buildings (Chapters 18-64)

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 Ambulatory Healthcare, Behavioral Health, and Laboratory categories.

The Facility Guidelines Institute Guidelines for Design and Construction of Health Care Facilities

NFPA 99: HEALTH CARE FACILITIES CODE:

For NFPA 99 Chapter 6 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 6 the VA has determined the following spaces are Category 1 or 2 spaces requiring appropriate Essential Emergency Systems.

- Pharmacy is considered Category 4

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.

NFPA 101 AND IBC:

- 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 Barrier Free Design Guide, PG-18-13
- 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

US PHARMACOPEIA (USP):

- Revised Chapter 800- Pharmaceutical Compounding-Sterile Preparations.

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
- FGI (American Institute of Architects/Facility Guidelines Institute): Guidelines for Design and Construction of Healthcare Facilities