

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:

Lessor to confirm Local Authority having Jurisdiction (AHJ). Currently the City of Texarkana enforces the following codes:

- 2015 International Building Code with local Amendments
- 2015 International Residential Code with local Amendments
- 2009 International Energy Conservation Code with local Amendments
- 2015 International Mechanical Code with local Amendments
- 2015 International Fuel Gas Code with local Amendments
- 2006 International Fire Code
- 2015 International Plumbing Code
- 2014 National Electrical Code
- 2015 International Property Maintenance Code with local Amendments
- Accessibility: Texas Accessibility Standards, TAS, and Texas Department of Licensing and Regulations

THE JOINT COMMISSION (TJC):

The following lists are location specific 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
- Laboratory categories
- Radiology: XRAY/ Physicists Report for lead shielding
- Clean: Follow required HVAC code requirements
- Soiled: Follow required HVAC code requirements & Door Closure
- Lessor Interiors Maintenance Program:
 - o Refer to Environmental plan listed at the end of this appendix and provide Initial Intensive Training for Lessor employees for comply with OSHA, TJC, etc. requirements.
 - o The contractor shall comply with Standard Precautions as defined by the Centers for Disease Control and Prevention.

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):

The VA requires leased facilities to also comply with the following:

- Current version of ABAAS as published at www.access-board.gov

- VA PG-18-13 Barrier Free Design Standard.

Conflicts between Federal and local shall default to the most stringent requirement.

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

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