

APPENDIX D

HEALTHCARE STANDARDS & CODES

1.1 CODES

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.

1.2 CRITERIA FOR VA LEASED FACILITIES

1.2.1 VA ADOPTED CODE, STANDARDS, GUIDELINES & EXECUTIVE ORDERS

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.

| CODES / STANDARDS | EDITION |
|---|----------------|
| FGI Guidelines for Design and Construction of Outpatient Facilities | 2018 |
| FGI (American Institute of Architects/Facility Guidelines Institute): Guidelines for Design and Construction of Healthcare Facilities | 2014 |
| American Society of Plumbing Engineers (ASPE) – Domestic Water Heating Design Manual | 2nd Edition |
| ASHRAE Guideline 12-2000 – Minimizing the Risk of Legionellosis Associated with Building Systems | 2000 |
| ASHRAE Handbook - Fundamentals | 2017 |
| ASHRAE Handbook – HVAC Systems and Equipment | 2016 |
| ASHRAE Handbook - HVAC Applications | 2015 |
| ASHRAE Handbook - Refrigeration | 2014 |
| ASHRAE 90.1 – Energy Standard for Buildings Except Low-Rise Residential Buildings | 2013 |
| ASHRAE 170 Ventilation of Health Care Facilities | 2013 |
| ASHRAE 188 Legionellosis: Risk Management for Building Water Systems | 2015 |
| Architectural Barriers Act Accessibility Standards (ABAAS, | Latest Edition |

| CODES / STANDARDS | EDITION |
|--|---|
| 36 CFR Part 1191) | |
| Florida Building Code (FBC) | July 2017 |
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| Florida Building Code (FBC), Energy Conservation | July 2017 |
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| Florida Building Code (FBC), Fuel Gas | July 2017 |
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| Florida Building Code (FBC), Mechanical | July 2017 |
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| Florida Building Code (FBC), Plumbing | July 2017 |
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| Florida Building Code (FBC), Test Protocols | July 2017 |
| Florida Building Code (FBC), Accessibility | July 2017 |
| Florida Building Code (FBC), Existing Building | July 2017 |
| NFPA 70 – National Electric Code | Latest Edition |
| NFPA 72 – National Fire Alarm and Signal Code | Latest Edition |
| NFPA 99 – Health Care Facilities Code | Latest Edition |
| NFPA 101 – Life Safety Code | 2015 Edition, or as required by AHJ with any local amendments E |
| The Joint Commission (TJC) | Most current |
| Occupational Safety & Health Administration (OSHA) Standards (Healthcare) | Most current adopted regulations that are in effect during all project phases |
| VA Barrier Free Design Guide, PG-18-13 | Latest Edition |
| US Pharmacopeia (USP) Revised General Chapter <797> Pharmaceutical Compounding-Sterile Preparations | Latest Edition |
| VA PG 18-14: Room Finishes, Door & Hardware Schedule: Used to define room finish materials, door sizes and types, and hardware functionality | March 2010 Edition |
| VA PG 18-12 Mental Health Facilities Design Guide | December- 2017 Edition |
| VA Signage Design Guide | December 2012 Edition |