

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
Florida Building Code (FBC), Energy Conservation	July 2017
Florida Building Code (FBC), Fuel Gas	July 2017
Florida Building Code (FBC), Mechanical	July 2017
Florida Building Code (FBC), Plumbing	July 2017
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