



MENDOCINO COAST HEALTH CARE DISTRICT
COMMUNITY HEALTH CARE

SEISMIC COMPLIANCE PLAN

HCAI Project No. SCR-XXXX-XXXXX

Mendocino Coast Health Care District, Fort Braggs, California
HCAI Facility No. 10301



Prepared for
Mendocino Coast Health Care District

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Existing Campus Description

Mendocino Coast Health Care District, situated at 700 River Drive, Fort Bragg, California 95437, comprises nine (9) hospital buildings at the facility falling within the jurisdiction of the HCAI.

This report serves as the compliance plan for all nine structures in accordance with the 2019 CAC, Chapter 6, Section 1.4 to meet the requirements of the Small and Rural Hospital Relief Program.

This section presents the current site plan (Figure 1), which outlines the placement of buildings within the campus, accompanied by a comprehensive building construction matrix (Table 1) that provides detailed information about each individual structure.

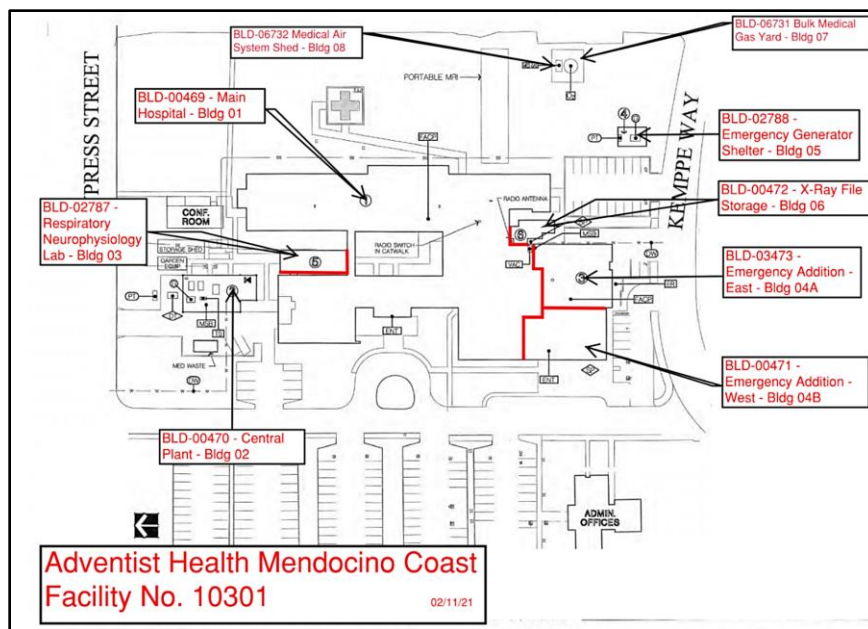


Figure 1 – Mendocino Coast Health Care District Campus Map

Bldg Number	Building Name	Year Built	SPC Status	NPC Status
BLD-00469	Main Hospital	1969	2	2
BLD-00470	Central Plant	1969	2	2
BLD-00471	Emergency Addition – West	1995	4	2
BLD-00472	X-Ray File Storage	2003	5	4
BLD-02787	Respiratory Neurophysiology Lab	1982	4	2
BLD-02788	Emergency Generator Shelter	1995	4	3
BLD-03473	Emergency Addition – East	1995	4	2
BLD-06731	Bulk Medical Gas Yard	1992	N/A	2
BLD-06732	Medical Air System Shed	Under Construction	5	4

Table 1 – Existing Building Matrix

Seismic Compliance Plan Description

Mendocino Coast Health Care District is committed to ensuring the continued operational integrity of all its buildings into the year 2030 and beyond. In pursuit of this commitment, all structures will undergo necessary upgrades to adhere to the Structural Performance Category (SPC) and Nonstructural Performance Category (NPC) requirements, as mandated. Presented below is an overview of the comprehensive efforts underway to achieve campus-wide compliance by the SB1953 deadline of January 1, 2030.

Seismic Compliance

➤ **SPC 4D**

The 2016 California Building Code introduces a new Structural Performance Category, SPC 4D, affecting buildings beyond 2030. SPC 4D mandates that buildings achieve Damage Control performance in a BSE-1E level earthquake (20% probability in 50 years) and Collapse Prevention performance in a BSE-2E level earthquake (5% probability in 50 years).

A review of the original construction document was undertaken to assess the building's structural deficiencies and pinpoint structural elements that may necessitate conceptual strengthening schemes. A selected set of lateral resisting elements were examined for seismic demands based on current SPC 4D requirements. These elements were then extrapolated across the building to identify potential wall and diaphragm reinforcement needed to satisfy SPC 4D criteria.

The Main Hospital and Central Plant presently hold a Structural Performance Category (SPC) designation of 2.

➤ **Nonstructural Performance Categories**

The HCAI, formerly recognized as OSHPD, has established a structured framework known as Nonstructural Performance Categories (NPC). This framework is designed to assess and classify the anticipated seismic performance of nonstructural systems within healthcare facilities, including hospitals.

The NPC rating system, denoted by NPC-1 through NPC-5, is detailed in the 2019 California Administrative Code (CAC), Part 1, Chapter 6, Article 11. Additionally, the essence of this classification system is summarized in the subsequent sections for clarity and reference.

The status of Mendocino Coast Health Care District is as follows:

- All buildings currently meet NPC-2 requirements.
- SB2006 Extension for Compliance was approved allowing NPC compliance in 2030.

➤ **NPC-3**

NPC-3 necessitates the implementation of specific measures for nonstructural components within critical care areas, clinical laboratory service spaces, pharmaceutical service spaces, radiological service spaces, as well as central and sterile supply areas. These measures entail the bracing of these components in accordance with the stipulated requirements outlined in the 1995 California Building

Code (CBC), Part 2, Title 24, Table 16A-O. Furthermore, equipment within the physical plant serving these areas must also undergo bracing to meet the same standard.

In addition, fire sprinkler systems are mandated to conform to the bracing and anchorage requirements as defined in NFPA 13, 1994 Edition, or any subsequent editions. For buildings constructed between 1984 and 1994, it is important to note that only end-of-branch line restraints are requisite to comply with these regulations.

➤ ***Nonstructural components and equipment that require bracing:***

For the purposes of this report, bracing compliance for NPC-3 is organized into the following categories.

- Equipment:
 - Storage Racks over 5 feet tall
 - Permanent floor supported cabinets and book stacks over 5 feet tall
 - Access floor systems
 - Wall hung cabinets and storage shelving
 - Tanks and Vessels
 - Electrical, mechanical, and plumbing equipment necessary for continuing operation of the facility
 - Hospital (Medical) equipment when permanently attached to the building utility services
- Suspended ceilings and light fixtures
- Piping distribution systems necessary for the continuing operation of the facility
- Sprinkler systems

➤ **NPC-4 Criteria**

NPC-4 necessitates compliance with NPC-3 criteria and extends the requirement to encompass all remaining architectural, mechanical, electrical systems, components, equipment, and hospital apparatus, including elevators. These systems and equipment must meet the prescribed bracing and anchorage specifications as outlined in Part 2, Title 24, Table 11.1 of the 1998 California Building Code (CBC), or equivalent provisions found in subsequent revisions.

➤ **NPC-5 Work Scope**

NPC-5 mandates the inclusion of on-site provisions for water supply and sewage and liquid waste holding tanks, ensuring they can sustain 72 hours of emergency operations. These elements must be seamlessly integrated into the building's plumbing systems, aligning with the specifications stipulated in the California Building Code (CBC).

Furthermore, an on-site emergency system, as defined by the California Energy Commission (CEC), must be seamlessly incorporated into the building's electrical systems, with a focus on serving critical care areas. This system should also account for radiological service needs and maintain an on-site fuel supply capable of sustaining 72 hours of acute care operations.

Full compliance with NPC-5 is mandated by the year 2030, although the detailed scope of work required for achieving compliance is not covered within this report.

➤ **Compliance Plan Schedule**

SPC-4D Compliance Plan Schedule			2023				2024				2025				2026				2027				2028				2029													
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4										
Phase 1	Detailed Feasibility Study	Design	COMPLETE																																					
		2.1	Geotechnical Report	HCAI Review (SCU)																																				
				Design																																				
		2.2	Material, Testing and Condition Assessment Program, Construction and Results	Design																																				
				HCAI Review (SCU)																																				
				Design																																				
				HCAI Review (BSS)																																				
				Construction																																				
				Design																																				
				HCAI Review (SCU)																																				
		2.3	Analysis / Calculations / 90% DD Retrofit	Design																																				
				HCAI Review (SCU)																																				
				Design																																				
HCAI Review (BSS)																																								
Construction																																								
Phase 3	Construction Documents Development and HCAI Review	Design																																						
		HCAI Review (BSS)																																						
		Design																																						
		HCAI Review (BSS)																																						
		Design																																						
Phase 4	Project Construction	Contractor Bid/Selection																																						
		Construction																																						
		HCAI (SCU)																																						
		HCAI (SCU)																																						

Note: Time estimates are based on previous experience and may not be an accurate reflection on HCAI review times, which are outside of the design team’s control.

➤ **Hospital Services Reporting**

Exhibit A-1: AB 1882 SPC / NPC Annual Status Update					
Facility: Adventist Health Mendocino Coast					
Facility ID: 10301					
County: Mendocino					
City: Fort Bragg					
					Date: December 1, 2023
Building #	Building Name	Services Provided	SPC Rating	NPC Rating	Change from Prior Year
BLD-00469	Main Hospital	Surgery, CSPD, Recovery, Imaging, Pharmacy, Administration, Dietary, Case Management, Lobby, ICU, Med Surg	2	2	None
BLD-00470	Central Plant	Central Plant	2	2	None
BLD-00471	Emergency Addition - West	Clinical Lab, Surgery	4	2	None
BLD-00472	X-Ray File Storage	X-Ray Storage	5	4	None
BLD-02787	Respiratory Neurophysiology Lab	Cardiology	4	2	None
BLD-02788	Emergency Generator Shelter	Emergency Generator Canopy	4	3	None
BLD-03473	Emergency Addition - East	Emergency Department, Emergency Department Lobby	4	2	None
BLD-06731	Bulk Medical Gas Yard	Service Yard	N/A	2	None
BLD-06732	Medical Air System Shed	Medical Air Canopy	5s	NYA	None

2030 Compliance Conditions

Mendocino Coast Health Care District is committed to achieving NPC-4 compliance by the year 2030.

This section presents the NPC-4 scope site plan (Figure 2), which outlines the placement of buildings within the campus, accompanied by a comprehensive 2030 building construction matrix (Table 2).

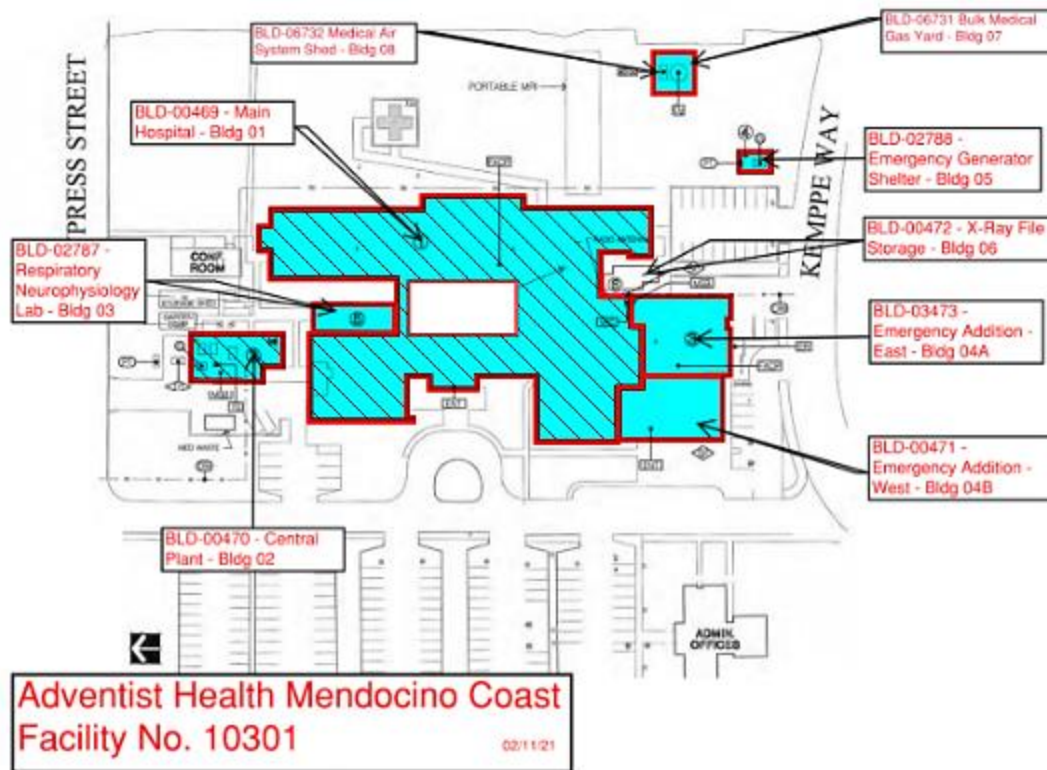


Figure 2 – Mendocino Coast Health Care District Campus Map – NPC-4 Scope Assessment

Bldg Number	Building Name	Year Built	SPC Status	NPC Status
BLD-00469	Main Hospital	1969	4D	4
BLD-00470	Central Plant	1969	4D	4
BLD-00471	Emergency Addition – West	1995	4	4
BLD-00472	X-Ray File Storage	2003	5	4
BLD-02787	Respiratory Neurophysiology Lab	1982	4	4
BLD-02788	Emergency Generator Shelter	1995	4	4
BLD-03473	Emergency Addition – East	1995	4	4
BLD-06731	Bulk Medical Gas Yard	1992	N/A	4
BLD-06732	Medical Air System Shed	Under Construction	5	4

Table 2 – 2030 Building Matrix