

Additional Information on the FDD Construction Observation Process

FDD Field Compliance Unit

- Consists of the following OSHPD staff:
 - Regional Compliance Officers
 - Compliance Officers
 - Fire and Life Safety Officers
 - District Structural Engineers
 - Program Technicians

- Observes healthcare construction projects for compliance with California Building Standards Codes.
- Observes healthcare construction projects for compliance with the approved construction documents.
- Observes the functions performed by the Inspectors of Record (IORs), Architects, Engineers, and Contractors involved in health facilities construction for compliance with their responsibilities as listed in the Building Standards Administrative Code, Part 1, Title 24, California Code of Regulations (CCR).
- Upon project approval, the unit issues a building permit (OSH-FD-302 Application for Building Permit) and construction begins.

Construction Observation Process

A broad summary of the construction process for a health facility project is outlined below:

1. Upon project approval, the FDD Field Compliance Unit issues a building permit. Issuance of the building permit gives the facility's project manager the "go ahead" to begin construction.

2. The hospital governing board or authority provides for competent, adequate and continuous inspection by one or more inspectors satisfactory to the Design Professional of Record and the Office (IOR). The IOR:
 - Is required to have personal knowledge, obtained by continuous inspection of the work of construction in all stages of progress.
 - General duties are specified in Title 24, Part 1, Section 7-145(a).
 - Shall have or assume no other duties that would prevent the IOR from the performance of required continuous inspections.
 - Shall execute the required inspections specific to the project(s) for which they have been approved.

3. FDD field staffs make periodic visits to the construction site to ensure that the seismic, fire and life safety, and other requirements of the building code are being met. They also monitor the performance of the IOR and document the lack of adequate, competent, or continuous inspection.

4. The Regional Compliance Officer (RCO):

- Supervises and evaluates the work activities of the field staff to ensure FDD's standards of performance and quality are met.
- Plans, organizes, directs and coordinates the monitoring of construction or alterations of health facilities in a geographical region by assigned staff, makes decisions regarding Alternate Methods of Compliance for projects under construction, reviews and makes determinations regarding qualifications and workload of Inspectors of Record (IOR) and monitors the on-going performance of IORs through assigned field staff.
- Reviews and issues building permits.
- Gives approval to begin construction and issues stop work orders for unsafe, unauthorized or non-complying construction work as necessary.

5. The Compliance Officer (CO)

- Conducts construction observation of health facilities' plumbing, medical gases, mechanical, electrical, architectural, accessibility, materials and finishes, anchorage and bracing of non-structural systems using approved and/or pre-approved details, secondary structural framing and systems and interior partitions and ceilings as necessary to enforce applicable construction standards, regulations and substantial conformance with the approved plans and specifications.
- Monitors compliance with the approved Testing, Inspection and Observation (TIO) Program and monitors IORs' Notices of Non-compliance to the contractor(s) and provides overall project coordination between the Division field staff on all assigned projects, such as project tracking/reporting and issuance of occupancy and/or construction final.
- Coordinates with the District Structural Engineer (DSE) when Field Reviews and/or Post Approval Documents (PADs) contain structural calculations to be reviewed and/or the Fire Life Safety Officer (FLSO) when fire and life safety issues require review.
- Recommends closure of projects for inactivity, noting outstanding safety issues with code sections for non-compliant work when appropriate.

7. Once construction is completed, FDD issues a certificate of occupancy which allows the owner to then apply to the Department of Health Services for a license to operate the health facility.