



**PALOMAR MEDICAL CENTER**  
**Escondido, California**  
**OSHPD Facility # 123457**

# **SB 1953 COMPLIANCE PLAN**

**For PALOMAR POMERADO HEALTH**  
**San Diego, California**

**By URS Corporation**  
**Anshen+Allen**  
**Rudolph and Sletten**

**August 2004**

8/31/04 Draft

**URS**



August 31, 2004

Mr. Chris Tokas  
Supervising Structural Engineer  
SB 1953 Seismic Retrofit Program  
Facilities Development Division  
Office of Statewide Health Planning and Development  
1600 Ninth Street, Room 420  
Sacramento, CA 95814

Subj: Revised SB 1953 Compliance Plan  
Palomar Medical Center Facility # 123457  
Escondido, CA

Re: SB 1953 Seismic Evaluation and Compliance Program  
Palomar Pomerado Health  
San Diego, CA

Dear Mr. Tokas,

On behalf of Palomar Pomerado Health of San Diego, California, URS is submitting the enclosed revised SB 1953 Compliance Plan for Palomar Medical Center in Escondido, California. The original Compliance Plan was submitted prior to January 1, 2002, satisfying the milestone requirements of SB 1953 regulations. The plan has been revised based on the triage comments from OSHPD, dated February 19, 2004, and has been updated based on the findings of a recently completed Facilities Master Plan for Palomar Pomerado Health (PPH).

The Compliance Plan not only addresses the immediate needs for satisfying SB 1953 but also the long term growth needs of northern San Diego County. In order to satisfy both of these requirements, PPH plans to add a new hospital campus in Escondido that will accommodate the service needs of the community with no reduction in capacity during the SB 1953 seismic retrofit of the existing Palomar Medical Center. This new hospital provides for the growing demand in this region for healthcare services.

To accomplish the SB 1953 seismic upgrade in a cost effective and timely manner, a 5 Year Extension on the 2008 deadline will be applied for concurrently. Thus, the attached Compliance Plan provides schedules and planned construction matrices that reflect the 2013 milestone for bringing all buildings into SPC-2 and NPC-3 or higher levels of rating and compliance with SB 1953 by 2013.

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The Facility Master Plan Summary as presented to the Strategic Planning Committee of Palomar Pomerado Health on July 12, 2004 has been included in this Compliance Plan as Appendix A for reference purposes.

One of the many unique features of this plan is that it significantly reduces the seismic risk to personnel and patients in the existing outdated hospital buildings by moving the major patient load into new seismically compliant building construction in the most rapid and cost effective program possible. This leaves the more hazardous buildings to be vacated and retrofitted in an efficient and cost-effect fashion that minimizes disruption of the health services provided to the community.

In summary, the Palomar Medical Center campus is in compliance with SB 1953 and is currently rated NPC-2 compliant. This is based on a letter from OSHPD dated August 12, 2003. By 2013, the three major hospital buildings that are nonconforming with SB 1953 and rated SPC-1 will be brought into compliance or delicensed or demolished. All of the structurally conforming hospital buildings that are currently NPC-2 will be brought to a minimum of NPC-3 or NPC-4 level of compliance nonstructurally. Thus, the site will satisfy OSHPD's SB 1953 requirements at the 2013 milestone with all building at least SPC-2 and NPC-3.

By 2030, all the conforming buildings on the site that are ranked SPC-4 or SPC-5 will be brought into full NPC-5 compliance as well. The SPC-2 building (the Adams Wing, Building 3) will also be removed from the site along with the Cafeteria Building 5A, (an SPC-4/NPC-4 building). At that stage of retrofit, all buildings at the site will be compliant with SB 1953 requirements for the 2030 milestone.

Thus, the Facilities Master Plan as well as the SB 1953 Compliance Plan developed for the Palomar Medical Center address all of the SB 1953 requirements and meet the milestones established under the law, assuming OSHPD will grant the five year extension now requested under separate application.



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If you have any questions regarding the Compliance Plan, please contact Allan Porush at 213/996-2382.

Sincerely,

URS Corporation

Allan R. Porush, S.E.  
SB 1953 Project Manager

William E. Gates, S.E.  
Vice President

Attachment



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## SECTION 1

### INTRODUCTION

#### 1.1 Purpose

This report presents the plan developed by Palomar Pomerado Health (PPH) to bring the identified seismically deficient Acute Care buildings on the Palomar Medical Center campus into compliance with OSHPD's SB 1953 regulations by the milestone dates of 2002, 2013, and 2030.

#### 1.2 Report Organization

- |                   |  |
|-------------------|--|
| <b>Section 1</b>  | <b>Introduction</b> defines the purpose of the Compliance Plan, introduces the report organization and presents a brief history of the current hospital buildings as developed on the site.  |
| <b>Section 2</b>  | <b>Compliance Plan Descriptions</b> presents in narrative form the Facilities Master Plan and the approach that Palomar Pomerado Health will follow in bringing the seismically deficient buildings and components of the Palomar Medical Center into compliance by the milestones of 2002, 2013, and 2030 in accordance with OSHPD's SB 1953 Regulations. |
| <b>Section 3</b>  | <b>Compliance Site Plans</b> present the existing buildings on the Medical Center campus affected by SB 1953 and shows the sequence of bringing the buildings into compliance to meet the level of seismic performance specified for each of the compliance milestones at the years 2002, 2013 and 2030.   |
| <b>Section 4</b>  | <b>Existing and Planned Buildings Matrix</b> presents the status of existing and planned construction to bring all Acute Care Buildings on Palomar Medical Center campus into compliance with SB 1953 Regulations by the milestone dates.  |
| <b>Section 5</b>  | <b>Compliance Plan Schedule</b> indicates the tasks and time periods planned to accomplish the retrofit upgrade or replacement of seismically deficient buildings to progressively meet the milestone dates.   |
| <b>Appendix A</b> | Facility Master Plan Summary, Palomar Pomerado Health, July 12, 2004   |
| <b>Appendix B</b> | Background<br>Glossary of Terms<br>Summary of Senate Bill 1953 Requirements  |

### **1.3 Existing Hospital**

#### **History**

Palomar Pomerado Health, a California Healthcare District, has provided health care to the Inland North San Diego County for over 50 years, and is the largest public hospital district in California, covering nearly 800 square miles, see Figure 1-1, Section 1. Palomar Pomerado Health (PPH) provides health care services to the District in facilities which include the 324-bed Palomar Medical Center located in the City of Escondido, the 107-bed Pomerado Hospital located in the City of Poway, two skilled nursing facilities, five health centers, and a surgery center.

#### **Palomar Medical Center**

Palomar Medical Center, the subject of this Compliance Plan, is North County's only trauma center and provides 24 hour Emergency Department services, state-of-the-art cardiac, oncology, general medical / surgical services, a patient and family centered Birth Center for labor, delivery and recovery care, pediatrics and a Level II neonatal intensive care unit. Palomar Medical Center is fully accredited by the Joint Commission on the Accreditation of Healthcare Organizations.

Like so many health facility complexes, Palomar Medical Center has, over the past several decades, grown via a series of incremental expansions – yielding a hospital that is comprised of older and newer buildings.

Figure 3-1, Section 3, presents the existing site plan which lists the building, age and seismic status under OSHPD's SB 1953 regulations. Table 1-1, Section 1 provides the Existing (as of January 1, 2000) Buildings Matrix of Construction information. Of the ten hospital buildings on the campus that were evaluated under SB 1953 seismic requirements, three buildings were determined to be nonconforming and require upgrade to meet earthquake safety standards by the year 2008 (or 2013 with an approved extension). It was further determined that all three buildings could not feasibly be upgraded structurally to comply with the intent of the state seismic hospital safety act (SB 1953) for service beyond the year 2030.

As shown in Table 1-1, the three buildings are the McLeod Tower, Building #1, constructed in 1967; the east extension of the McLeod Tower, Building #2, also constructed in 1967 and the Adams Wing, Building #3, constructed in 1957. Together these three account for 190,000 square feet (nearly 67%) of the total hospital building area of 282,000 square feet. These three buildings house 75% (247-beds) of the 324-bed hospital total, the entire departmental areas for Diagnostic Imaging, Food Service, Materials Handling and Central Sterile, as well as a Critical Care Unit, an Emergency Observation Unit, post-partum beds, administrative functions and a portion of the Central Utility plant.

Further details on the program of hospital remodel and SB 1953 retrofit construction are presented in the following sections of the report:

Photography of the campus and of key buildings are presented in Section 1.4 at the end of Section 1.

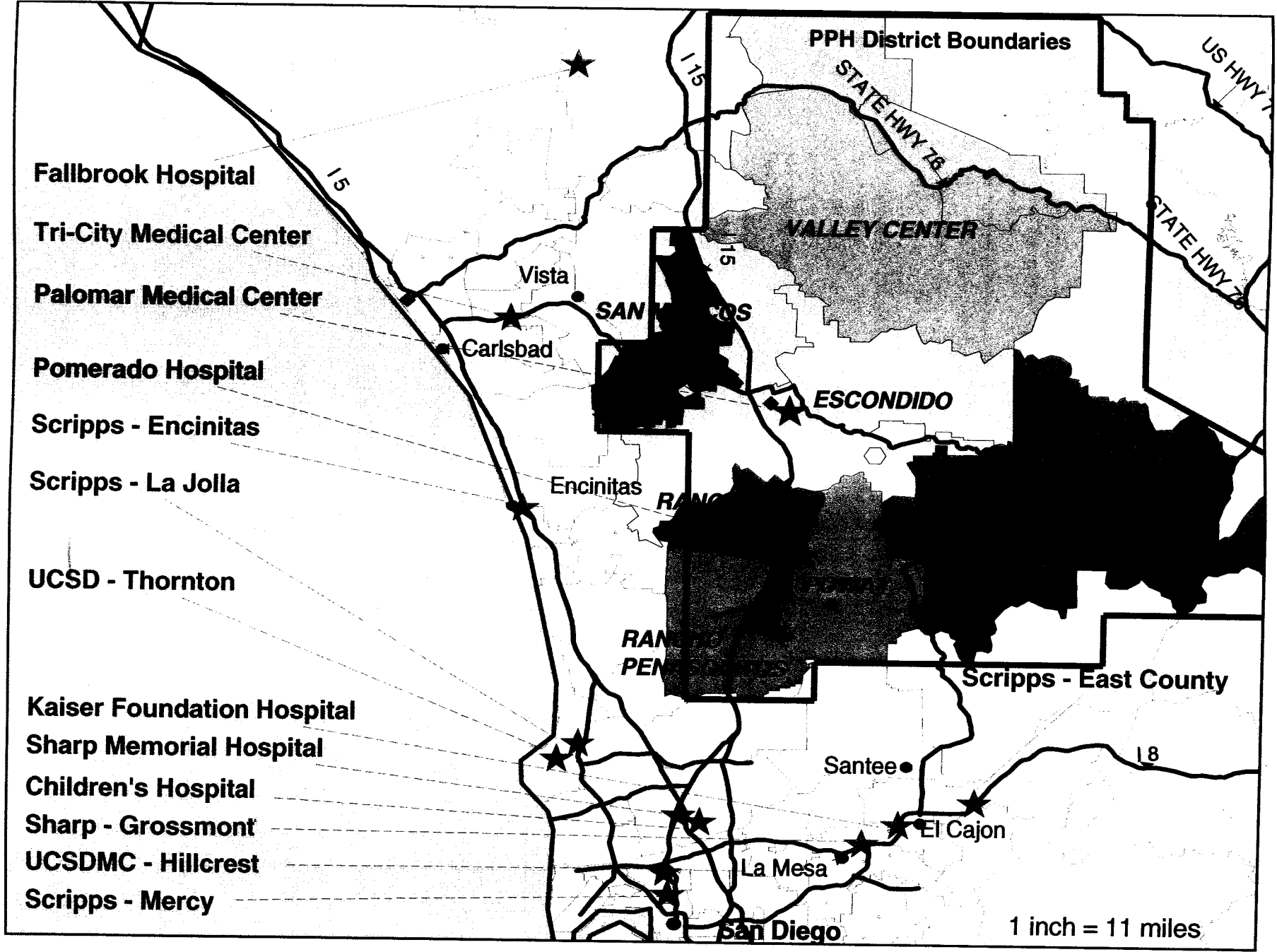


Figure 1  
 Palomar Medical Center, Escondido, California – San Diego County  
 Palomar Pomerado Health District Map

**TABLE 1-1  
EXISTING BUILDINGS MATRIX OF CONSTRUCTION INFORMATION**

BLDG ID	Building Name/Designation	Building Functions / Hospital Services	OSHPD (or Local Building) Permit Number/Date	Governing Building Code	Construction Completion Date (Unless noted)	Building Type (Per Section 2.2.3)	SPC	NPC
1	McLeod Tower	Acute Rehab beds, Medical/Surgical beds, Oncology Beds, Cardiac Telemetry beds, Orthopedic/Surgery beds, Pediatric beds, NICU, Psychiatric beds, Imaging, Ultra Sound, X-ray, CT scanning, Nuclear Medicine, Angiography, Lobby, Meeting rooms, Business office, Education, Cytology	N/A	UBC	1967	9 Concrete shearwall	1	1
2	McLeod Tower East Extension	Central Plant Operations, Central Sterile	N/A	UBC	1967	9 Concrete shearwall	1	1
3	Adams Wing	Mother baby annex, Out-patient services, Administrative offices, Pulmonary lab, Echo cardiology lab, Sleep lab, ICU, Dietary (main kitchen), EVS, Facilities engineering, Receiving, Morgue, Sterile processing	N/A	UBC	1957	9 Concrete shearwall	1	1
4	West Wing	Intermediate care, Intensive care, Coronary care, Emergency department, Administration, pharmacy, laboratory, Cath lab, OR suites, Endoscopy, Admitting, Quality management, Med staff, Med records, Parking, Lobby	HL 859989 10/9/86	CBC	1988	9 Concrete shearwall	4	1
4A	Parking Garage with Helistop	Parking	HL 820037 5/8/84	CBC	1986	9 Concrete shearwall	4	1
4B	Medical Records and Tumor Registry	Medical records	HL 859989 10/9/86	CBC	1988	8 Concrete moment frame, and 9 Concrete shear wall	4	1
5	South Wing	Cardiac Rehab, Physical therapy, Occupational therapy, Speech therapy, Corporate Health, Radiation therapy, Women's services (L&D)	HL 879974 10/24/88	CBC	1989	9 Concrete shearwall	4	1
5A	Cafeteria	Food service	HL 879973 8/31/88	CBC	1989	8 Concrete moment frame	4	1
6	Co-Generation Plant	Hospital utility services	HL 830010 12/30/85	CBC	1986	9 Concrete shearwall	4	1
7	Linear Accelerator	Outpatient radiation therapy	Non-SB 1953 Building (2)	-	-	-	-	-
8	Computer Repair	Equipment maintenance	Non-SB 1953 Building (2)	-	-	-	-	-
9	Radiation Therapy Addition	Radiation therapy	HS 970201 6/9/98	CBC	1998	9 Concrete shearwall	5	1

(1) Revised Table entries based on OSHPD's plan check comments of 12/07/01 on the Evaluation Reports.

(2) Not an Acute Care Building

## **1.4 PHOTOGRAPHS**





Photo 1-1  
Aerial View of Palomar Medical Center



**SECTION 2  
COMPLIANCE PLAN DESCRIPTION**

Palomar Medical Center in Escondido, California currently consists of 10 buildings on a campus of 14. acres. The hospital is licensed for 324-beds.

**2.1 Facilities Master Plan**

Under the combined pressures from SB 1953 seismic upgrade deadlines, expanding demand for healthcare services in functionally obsolete facilities and the need for new medical services that are not feasible in existing facilities, PPH developed a Facilities Master Plan to assess the extent of repair, replacement and expansion that would be necessary to meet the community needs throughout the District. The needs assessment found that the current 442,000 square feet of functioning hospital space in Palomar Medical Center and Pomerado Hospital must be replaced with 1,210,000 square feet of structurally / seismic up-to-date, functionally state-of-the-art hospital buildings to meet expected community growth through the years 2015 to 2020. Of this total hospital floor space, only 252,000 square feet exists and 960,000 square feet are new. Thus, 87% of the required hospital space will be new and 13% is existing.

The Facility Master Plan Summary, in Appendix A, showed that the most advantageous means of providing the necessary facilities retrofit, replacements and expansions to achieve the 736-bed projected capacity was to establish a new Palomar Medical Center campus in the vicinity of the City of Escondido to provide a 453-bed hospital; expand facilities at the Pomerado Hospital campus to a 211-bed capability and modify the existing Palomar Medical Center campus to a specialty medical center with a 72-bed capability. Following a sequenced approach to the construction of the needed facility projects, the new Palomar Medical Center campus would be completed first thereby allowing current healthcare services to remain fully available and accessible in the existing hospital buildings at the Palomar Medical Center campus during the construction of the new campus, see Schedule on page 15 of Appendix A and Figure 5-1, Section 5. Subsequent essential repair, replacement and remodel construction at the existing Palomar Medical Center campus would occur after healthcare services were put in operation at the new Palomar Medical Center campus.

The Facilities Master Plan development process found this sequenced approach to addressing the needs and requirements facing PPH to be the most cost effective, the most timely, and to offer the most immediate and long term facility operational advantages for the future of Palomar Pomerado Health.

Thus, the Facility Master Plan meets the very intent of SB 1953 by reducing the seismic risk to the greatest number of hospital patients and staff as rapidly as possible and places them in the newest and most seismically resistant buildings that are qualified to be functional after an earthquake. This is in contrast with the more drawn-out seismic upgrade processes permitted under SB 1953 in which the noncompliant hospital buildings at the existing Palomar Medical Center campus could simply be upgraded to minimum life safety levels on a temporary basis with no intent of permanent usage or seismic safety compliance beyond 2030.

## **2.2 Building Compliance Plan**

The following outlines the steps that are proposed by Palomar Pomerado Health to bring the hospital buildings on the Palomar Medical Center campus into compliance with SB 1953 at each of the milestone dates of 2002, 2013 and 2030.

### **By the year 2002**

Palomar Medical Center (will and) has brought the following deficient NPC-2 systems into compliance. The noncompliant NPC-2 systems were:

- Emergency power
- Fire alarm system
- Emergency lights & signs

The bulk medical gas storage system and the communication systems were OSHPD permitted installations and thus, were compliant with SB 1953 requirements. All buildings at the site are now rated NPC-2, as a minimum, based on OSHPD's letter dated August 11, 2003.

Supporting information on the existing status of the campus facilities at the 2002 year milestone is located in this report as follows:

Figure 3-2, PMC Site Plan as of January 1, 2002, Section 3

Table 4-1, Existing at 2000 and Planned Buildings Matrix for 2002, Section 4

Figure 5- , through 5- , Compliance Plan Schedules, Section 5

**By the year 2013**

PPH will have upgraded all SPC-1 and/or NPC-2 noncompliant buildings at the existing Palomar Medical Center campus to SPC-2 and NPC-3 rating through seismic retrofit or will delicense or demolish the buildings. As noted in the Compliance Plan Schedule, see Figure 5-1, Section 5, the major retrofit program will take place starting in 2010 when the hospital buildings are vacated and Acute Care services for the community are transferred to the new 453-bed Palomar Medical Center campus.

- Building #1 – McLeod Tower will be delicensed and converted to a Medical Office Building. It will be renovated to comply with B2 Occupancy next to a hospital buildings with adequate separation for egress and fire safety.
- Building #2 – McLeod Tower East Addition will be demolished.
- Building #3 – Adams Wing will be seismically upgraded to SPC-2 and NPC-3 for use as an Acute Care hospital building until 2030.

The following hospital buildings that are structurally conforming SPC-4 or SPC-5 will be retrofit upgraded to NPC-3 rating:

- Building #4 – West Wing
- Building #5 – South Wing

The following hospital buildings that are structurally conforming SPC-4 or SPC-5 will satisfy NPC-3 rating without retrofit. They serve no NPC-3 function, nor do they house an NPC-3 Acute Care service area:

- Building #4A – Parking Garage with helistop
- Building #4B – Medical Records and Tumor Registry
- Building #5A – Cafeteria

The following Acute Care Hospital Buildings are conforming and compliant with SB 1953 as SPC-4 or SPC-5 and NPC-4. They require no upgrade until 2030 when the site is retrofit to NPC-5:

- Building #6 – Cogeneration Plant
- Building #9 – Radiation Therapy Addition

The remaining two buildings on the existing Palomar Medical Center campus are not classified as Acute Care buildings under SB 1953 and require no seismic review or retrofit upgrade:

- Building #7 – Linear Accelerator

- Building #8 – Computer Repair

Supporting information on the planned status of the campus facilities at the 2013 year milestone is located in this report as follows:

Figure 3-3, PMC Site Plan as of January 1, 2013, Section 3

Table 4-2, Existing at 2002 and Planned Buildings Matrix for 2013, Section 4

Figure 5- through 5- , Compliance Plan Schedules, Section 5

### **By the year 2030**

As shown on the January 1, 2030 Site Plan (Figure 3-4, Section 3), PPH will have brought all structurally compliant SPC-4 and SPC-5 hospital buildings into full nonstructural compliance to NPC-5 through retrofit as required. These buildings are as follows:

- Building # 4 – West Wing
- Building # 4A – Parking Garage with Helistop
- Building # 4B – Medical Records and Tumor Registry
- Building # 5 – South Wing
- Building # 6 – Cogeneration Plant
- Building # 9 – Radiation Therapy Addition

To achieve the NPC-5 rating for all buildings on the site, PPH will install storage tanks for 72 hours supply of water and sanitary waste. PPH will also upgrade the emergency power system as required to comply with the SB 1953 requirements defined within Part 3, Title 23 – 24 of the California Building Code and incorporate the upgrade into the building's electrical system servicing NPC-3 Critical Care areas. In addition, the emergency power system will be supplied with new on-site fuel storage tanks sized for 72 hours of fuel supply for uninterrupted Acute Care operations. Based on this upgrade, the water stored, waste storage, emergency power supply systems and fuel storage of all the hospital buildings on the site will be nonstructurally upgraded from NPC-4 to NPC-5. This work will be completed prior to 2030.

The following buildings will be demolished to make room for future construction:

- Building # 3 – Adam Wing
- Building # 5A – Cafeteria

All other buildings on the existing Palomar Medical Center campus are functionally independent of the hospital and SB 1953 compliance requirements.

Supporting information on the planned status for the campus at the 2030 year milestone is located in this report as follows:

Figure 3-4, Site Plan as of January 1, 2030, Section 3

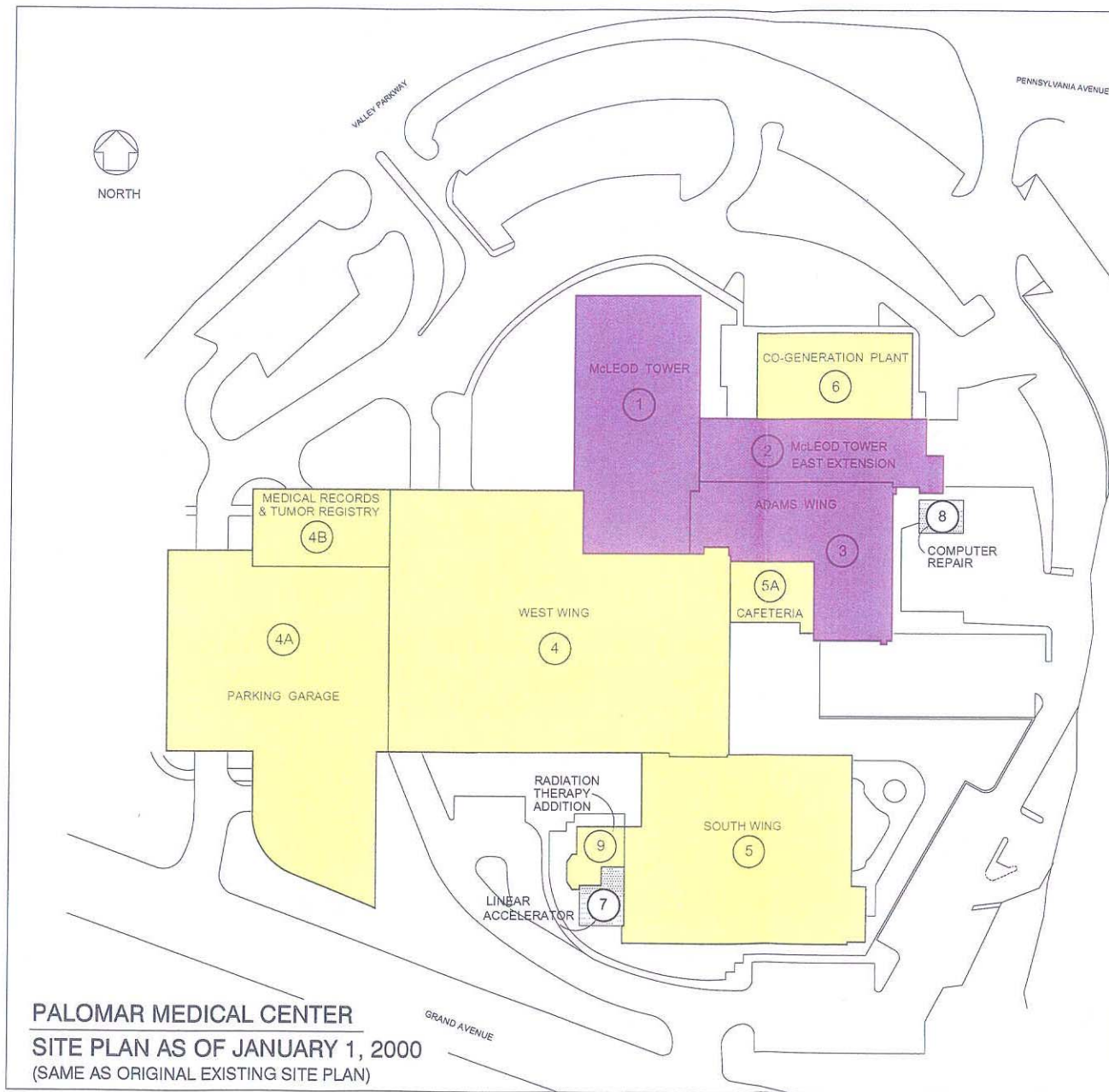
Table 4-3, Existing at 2013 and Planned Building Matrix for 2030, Section 4

Figures 5- through 5- , Compliance Plan Schedule, Section 5

**SECTION 3**

**COMPLIANCE SITE PLANS**

**URS**



**BUILDING STATUS**

	IN COMPLIANCE WITH THE REQUIREMENTS BEYOND YEAR 2030
	IN COMPLIANCE WITH THE REQUIREMENTS BEYOND YEAR 2013 (UNTIL 2030)
	REQUIRES NON STRUCTURAL RETROFIT ONLY
	REQUIRES STRUCTURAL AND NONSTRUCTURAL RETROFIT
	DEMOLISHED BUILDING
	DELICENSED BUILDING
	BUILDING DOES NOT FALL UNDER SB 1953 REVIEW

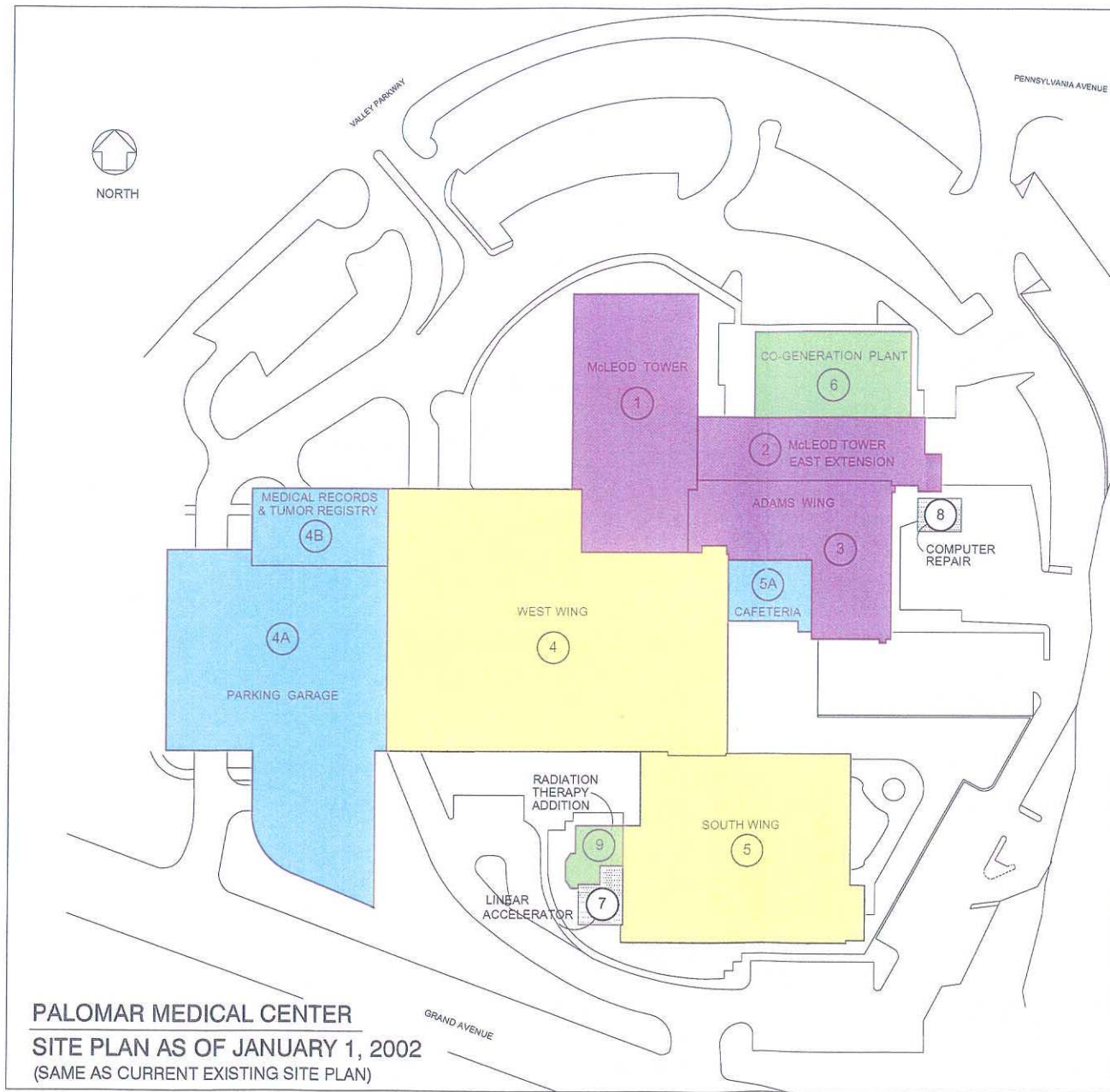
Building No.	Building Name/ Designation	OSHPD/(or Local Building) Permit Number and Date	SPC	NPC
1	McLeod Tower	N/A (1967)**	1	1
2	McLeod Tower East Extension	N/A (1967)**	1	1
3	Adams Wing	N/A (1957)**	1	1
4	West Wing	HL859989 (10-9-86)	4	1
4A	Parking Garage With Helistop	HL820037 (5-8-84)	4	1
4B	Medical Records and Tumor Registry	HL859989 (10-9-86)	4	1
5	South Wing	HL879974 (10-24-88)	4	1
5A	Cafeteria	HL879973 (8-31-88)	4	1
6	Co-Generation Plant	HL830010 (12-30-85)	4	1
7*	Linear Accelerator	N/A	--	--
8*	Computer Repair	N/A	--	--
9	Radiation Therapy Addition	HS970201 (6-9-98)	5	1

\* NOT AN ACUTE CARE BUILDING  
 \*\* (DATE) INDICATES DATE CONSTRUCTED

**FIGURE 3-1**

**PALOMAR MEDICAL CENTER**  
**SITE PLAN AS OF JANUARY 1, 2000**  
 (SAME AS ORIGINAL EXISTING SITE PLAN)





**BUILDING STATUS**

	IN COMPLIANCE WITH THE REQUIREMENTS BEYOND YEAR 2030
	IN COMPLIANCE WITH THE REQUIREMENTS BEYOND YEAR 2013 (UNTIL 2030)
	REQUIRES NON STRUCTURAL RETROFIT ONLY
	REQUIRES STRUCTURAL AND NONSTRUCTURAL RETROFIT
	DEMOLISHED BUILDING
	DELICENSED BUILDING
	BUILDING DOES NOT FALL UNDER SB 1953 REVIEW

Building No.	Building Name/ Designation	OSHPD(or Local Building) Permit Number and Date	SPC	NPC
1	McLeod Tower	N/A (1967)**	1	2
2	McLeod Tower East Extension	N/A (1967)**	1	2
3	Adams Wing	N/A (1957)**	1	2
4	West Wing	HL859989 (10-9-86)	4	2
4A	Parking Garage With Helistop	HL820037 (5-8-84)	4	3
4B	Medical Records and Tumor Registry	HL859989 (10-9-86)	4	3
5	South Wing	HL879974 (10-24-88)	4	2
5A	Cafeteria	HL879973 (8-31-88)	4	3
6	Co-Generation Plant	HL830010 (12-30-85)	4	4***
7*	Linear Accelerator	N/A	--	--
8*	Computer Repair	N/A	--	--
9	Radiation Therapy Addition	HS970201 (6-9-98)	5	4***

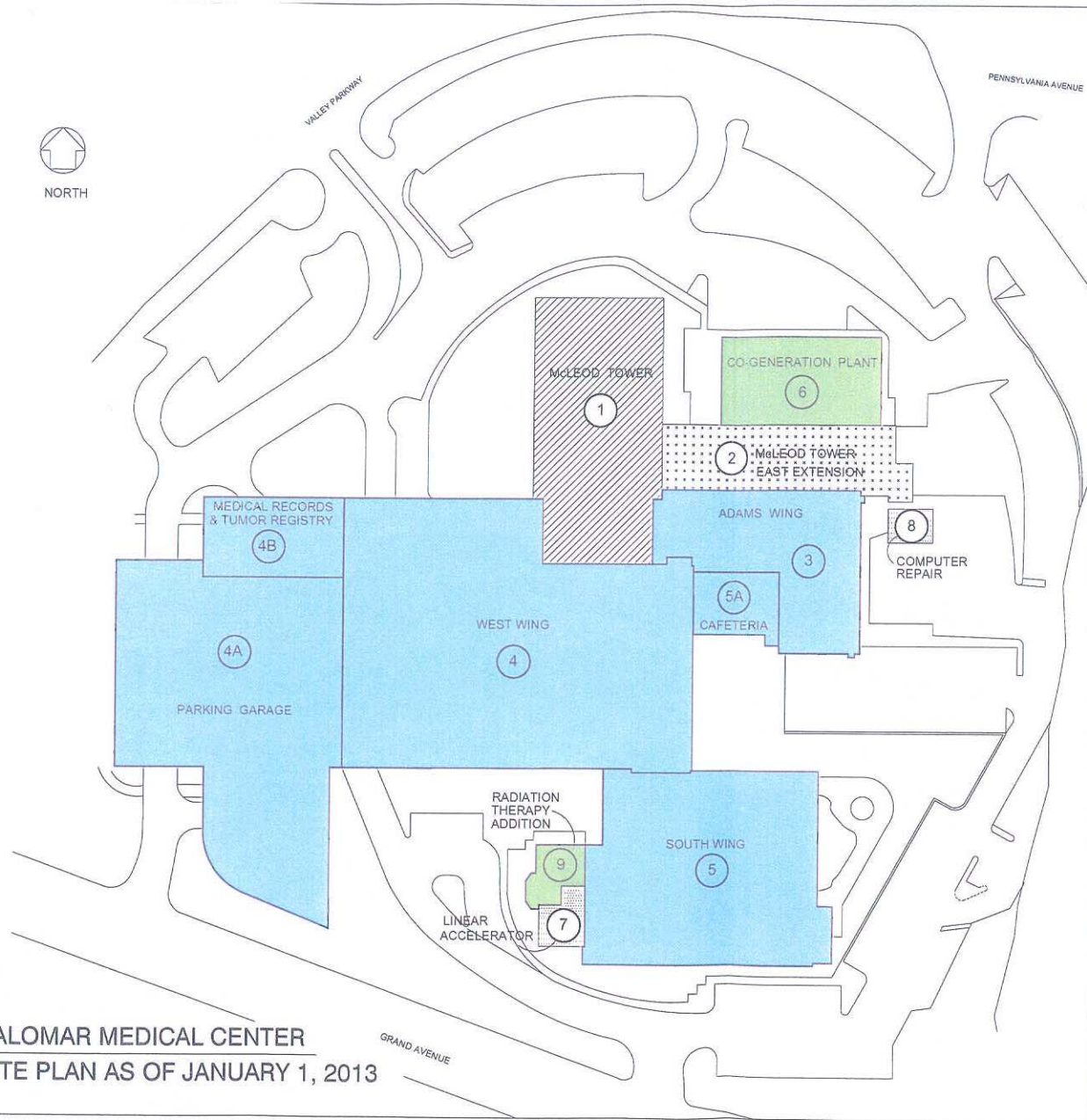
\* NOT AN ACUTE CARE BUILDING  
 \*\* (DATE) INDICATES DATE CONSTRUCTED  
 \*\*\* DEPENDENT ON SITE UPGRADE TO NPC-5 ONLY

**FIGURE 3-2**

**PALOMAR MEDICAL CENTER**  
**SITE PLAN AS OF JANUARY 1, 2002**  
 (SAME AS CURRENT EXISTING SITE PLAN)



NORTH



**PALOMAR MEDICAL CENTER**  
**SITE PLAN AS OF JANUARY 1, 2013**

**BUILDING STATUS**

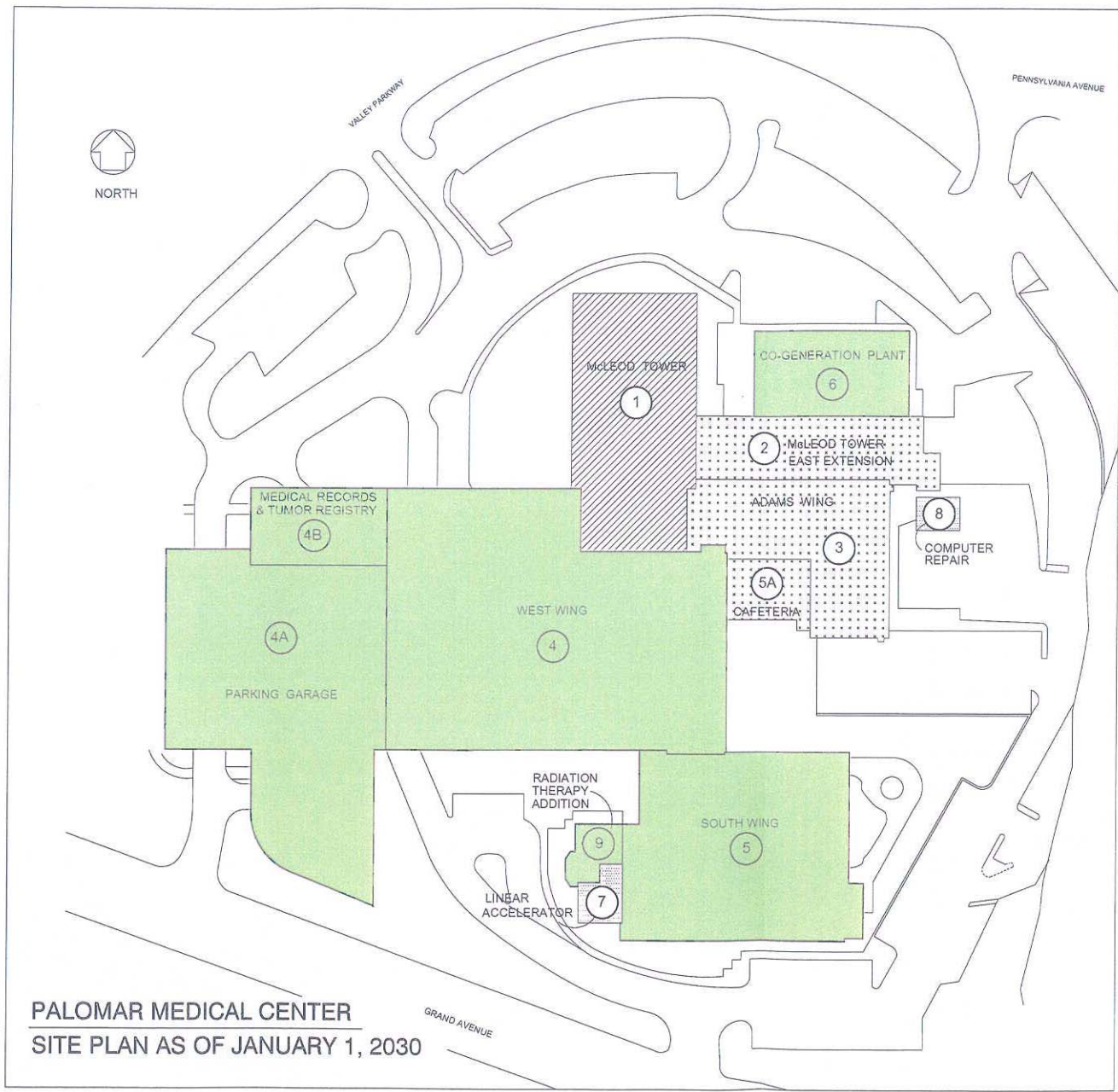
	IN COMPLIANCE WITH THE REQUIREMENTS BEYOND YEAR 2030
	IN COMPLIANCE WITH THE REQUIREMENTS BEYOND YEAR 2013 (UNTIL 2030)
	REQUIRES NON STRUCTURAL RETROFIT ONLY
	REQUIRES STRUCTURAL AND NONSTRUCTURAL RETROFIT
	DEMOLISHED BUILDING
	DELICENSED BUILDING
	BUILDING DOES NOT FALL UNDER SB 1953 REVIEW

Building No.	Building Name/ Designation	OSHPD (or Local Building) Permit Number and Date	SPC	NPC
1	McLeod Tower	N/A (1967)**	DELICENSE	DELICENSE
2	McLeod Tower East Extension	N/A (1967)**	DEMOLISH	DEMOLISH
3	Adams Wing	N/A (1957)**	2	3
4	West Wing	HL859989 (10-9-86)	4	3
4A	Parking Garage With Helistop	HL820037 (5-8-84)	4	3
4B	Medical Records and Tumor Registry	HL859989 (10-9-86)	4	3
5	South Wing	HL879974 (10-24-88)	4	3
5A	Cafeteria	HL879973 (8-31-88)	4	3
6	Co-Generation Plant	HL830010 (12-30-85)	4	4***
7*	Linear Accelerator	N/A	--	--
8*	Computer Repair	N/A	--	--
9	Radiation Therapy Addition	HS970201 (6-9-98)	5	4***

\* NOT AN ACUTE CARE BUILDING  
 \*\* (DATE) INDICATES DATE CONSTRUCTED  
 \*\*\* DEPENDENT ON SITE UPGRADE TO NPC-5 ONLY

**FIGURE 3-3**





**BUILDING STATUS**

	IN COMPLIANCE WITH THE REQUIREMENTS BEYOND YEAR 2030
	IN COMPLIANCE WITH THE REQUIREMENTS BEYOND YEAR 2013 (UNTIL 2030)
	REQUIRES NON STRUCTURAL RETROFIT ONLY
	REQUIRES STRUCTURAL AND NONSTRUCTURAL RETROFIT
	DEMOLISHED BUILDING
	DELICENSED BUILDING
	BUILDING DOES NOT FALL UNDER SB 1953 REVIEW

Building No.	Building Name/ Designation	OSHPD(or Local Building) Permit Number and Date	SPC	NPC
1	McLeod Tower	N/A (1967)**	DELICENSED	DELICENSED
2	McLeod Tower East Extension	N/A (1967)**	DEMOLISHED	DEMOLISHED
3	Adams Wing	N/A (1957)**	DEMOLISH	DEMOLISH
4	West Wing	HL859989 (10-9-86)	4	5
4A	Parking Garage With Helistop	HL820037 (5-8-84)	4	5
4B	Medical Records and Tumor Registry	HL859989 (10-9-86)	4	5
5	South Wing	HL879974 (10-24-88)	4	5
5A	Cafeteria	HL879973 (8-31-88)	DEMOLISH	DEMOLISH
6	Co-Generation Plant	HL830010 (12-30-85)	4	5
7*	Linear Accelerator	N/A	--	--
8*	Computer Repair	N/A	--	--
9	Radiation Therapy Addition	HS970201 (6-9-98)	5	5

\* NOT AN ACUTE CARE BUILDING  
 \*\* (DATE) INDICATES DATE CONSTRUCTED

**FIGURE 3-4**

**PALOMAR MEDICAL CENTER**  
**SITE PLAN AS OF JANUARY 1, 2030**

**SECTION 4**

**EXISTING AND PLANNED BUILDINGS MATRIX**

**TABLE 4-1  
EXISTING AT 2000 AND PLANNED BUILDINGS MATRIX FOR 2002  
PALOMAR MEDICAL CENTER**

BLDG	EXISTING BUILDINGS DESIGNATION	BUILDING	SPC	SPC	NPC	NPC	Status By <sup>(1)</sup>
		Type	Existing	Planned	Existing	Planned	
1	McLeod Tower	9	1	1	1	2	2002
2	McLeod Tower East Extension	9	1	1	1	2	2002
3	Adams Wing	9	1	1	1	2	2002
4	West Wing	9	4	4	1	2	2002
4A	Parking Garage with Helistop	9	4	4	1	3	2002
4B	Medical Records and Tumor Registry	8, 9	4	4	1	3	2002
5	South Wing	9	4	4	1	2	2002
5A	Cafeteria	9	4	4	1	3	2002
6	Co-Generation Plant	9	4	4	1	4	2002
9	Radiation Therapy Addition	9	5	5	1	4	2002
<b>New Buildings to be Added</b>							

**TABLE 4-2  
EXISTING AT 2002 AND PLANNED BUILDINGS MATRIX FOR 2013  
PALOMAR MEDICAL CENTER**

BLDG	EXISTING BUILDINGS DESIGNATION	BUILDING Type	SPC Existing	SPC Planned	NPC Existing	NPC Planned	Status By <sup>(1)</sup>
1	McLeod Tower	9	1	Delicense	2	Delicense	2012 <sup>(2)</sup>
2	McLeod Tower East Extension	9	1	Demolish	2	Demolish	2011
3	Adams Wing	9	1	2	2	3	2013
4	West Wing	9	4	4	2	3	2013
4A	Parking Garage with Helistop	9	4	4	3	3	2013
4B	Medical Records and Tumor Registry	8, 9	4	4	3	3	2013
5	South Wing	9	4	4	2	3	2013
5A	Cafeteria	9	4	4	3	3	2013
6	Co-Generation Plant	9	4	4	4	4	2013
9	Radiation Therapy Addition	9	5	5	4	4	2013
New Buildings to be Added							

- (1) Status may include retrofit, delicense, demolish or new building
- (2) McLeod Tower remodel to non-OSHDP building -- delicense

**TABLE 4-3  
EXISTING AT 2013 AND PLANNED BUILDINGS MATRIX FOR 2030  
PALOMAR MEDICAL CENTER**

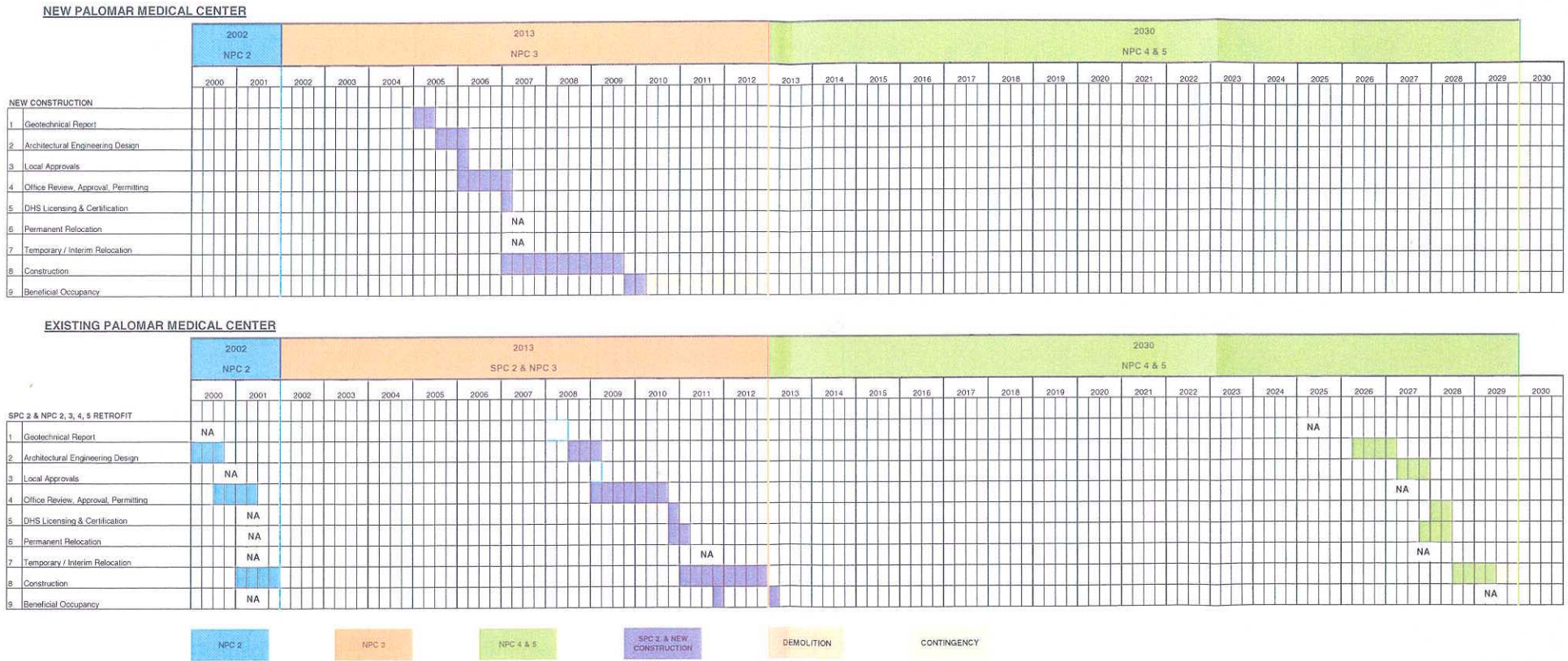
BLDG	EXISTING BUILDINGS DESIGNATION	BUILDING	SPC	SPC	NPC	NPC	Status By <sup>(1)</sup>
		Type	Existing	Planned	Existing	Planned	
1	McLeod Tower	9	Delicensed	N/A	Delicensed	N/A	N/A
2	McLeod Tower East Extension	9	Demolished	N/A	Demolished	N/A	N/A
3	Adams Wing	9	2	Demolish	3	Demolish	2030
4	West Wing	9	4	4	3	5	2030
4A	Parking Garage with Helistop	9	4	4	3	5	2030
4B	Medical Records and Tumor Registry	8, 9	4	4	3	5	2030
5	South Wing	9	4	4	3	5	2030
5A	Cafeteria	9	4	Demolish	3	Demolish	2030
6	Co-Generation Plant	9	4	4	4	5	2030
9	Radiation Therapy Addition	9	5	5	4	5	2030
New Buildings to be Added							

(1) Status may include retrofit, delicense, demolish or new building

**SECTION 5**

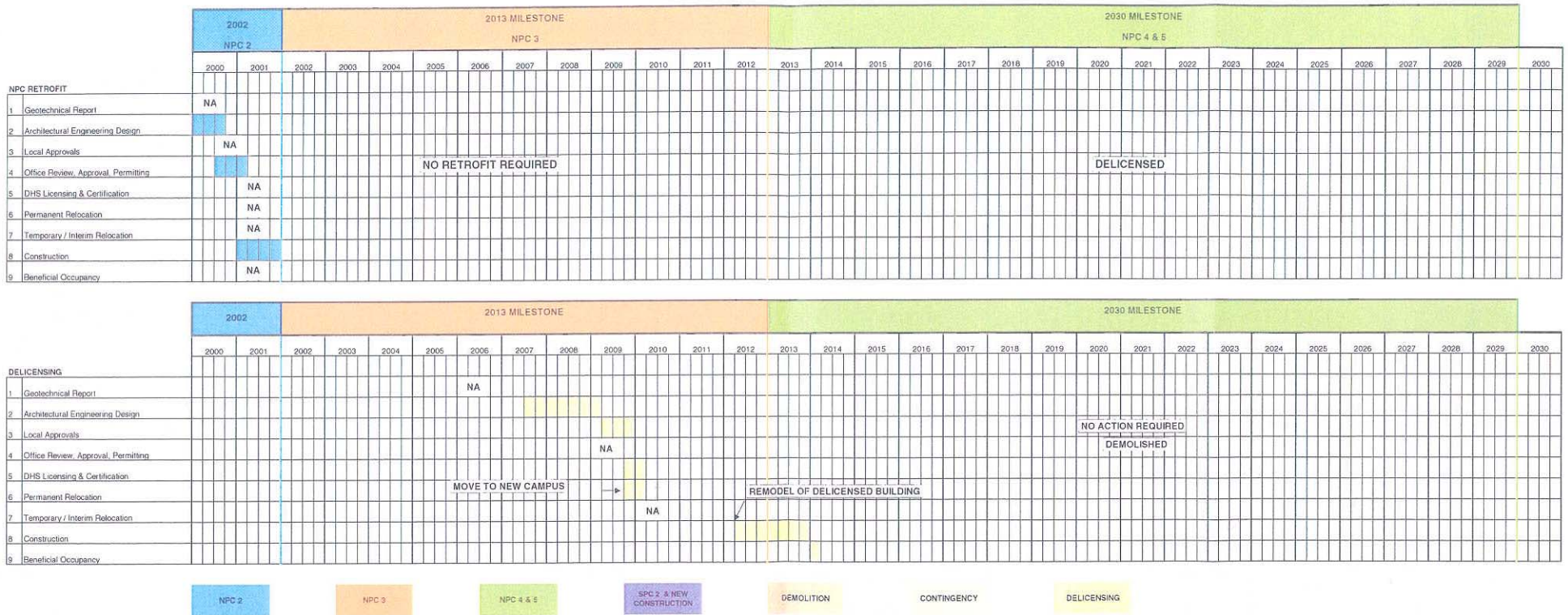
**COMPLIANCE PLAN SCHEDULE**

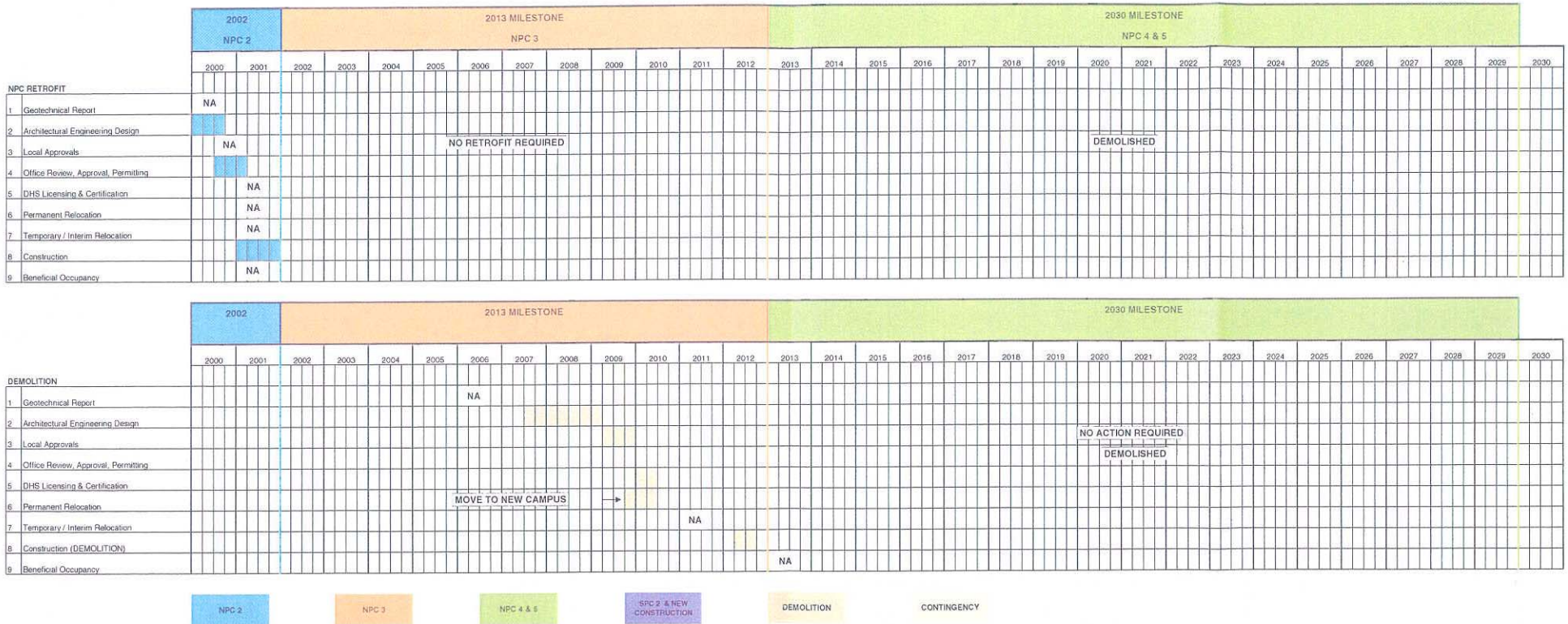






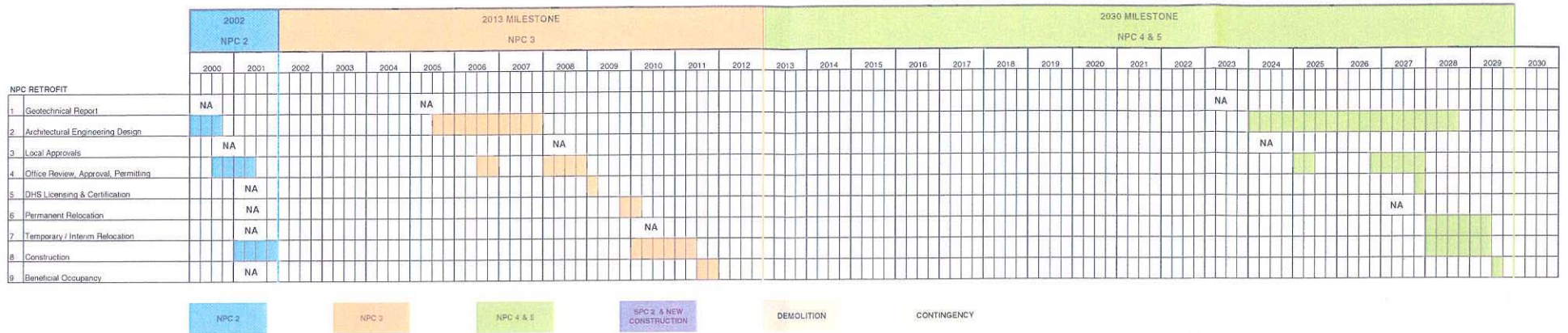


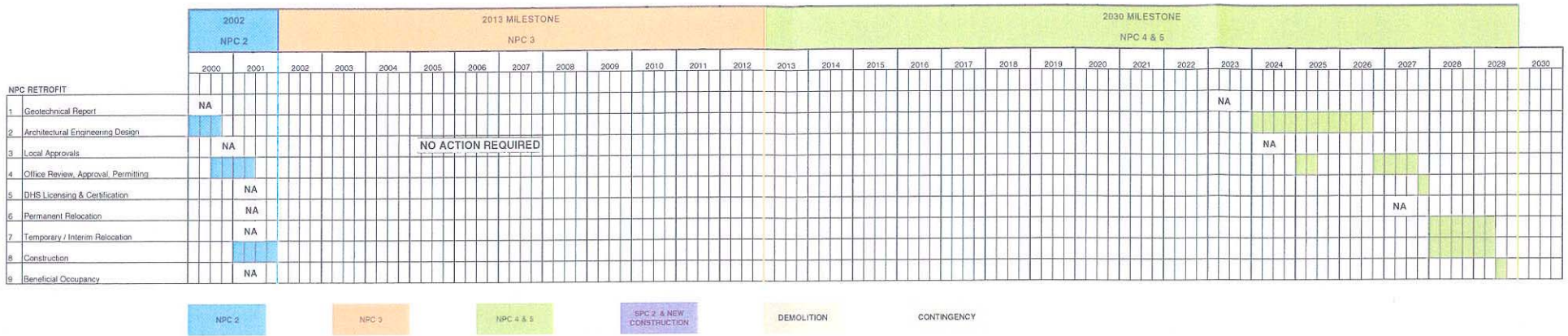


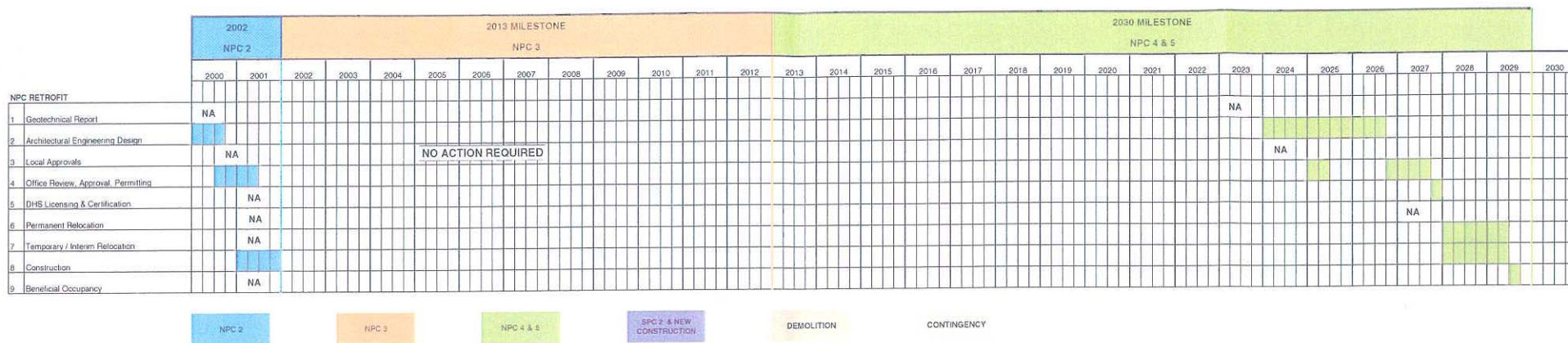




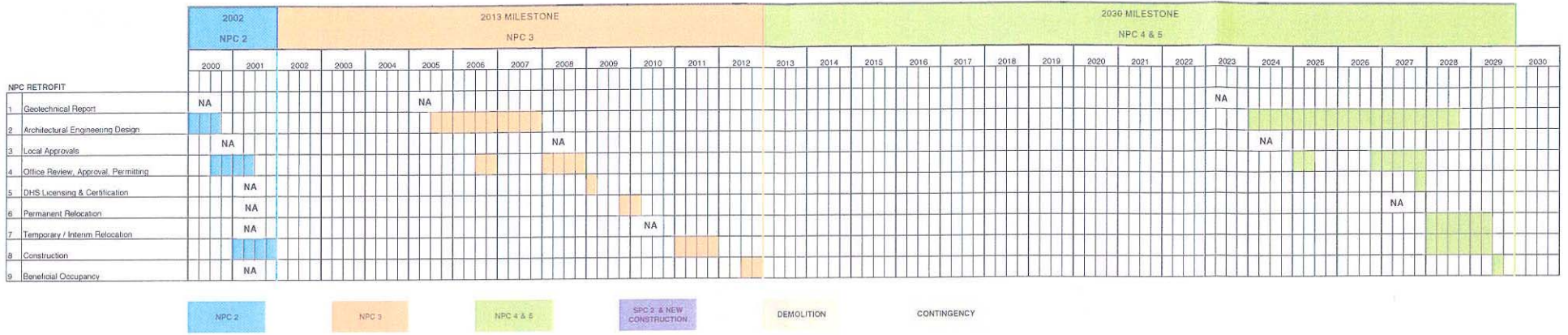




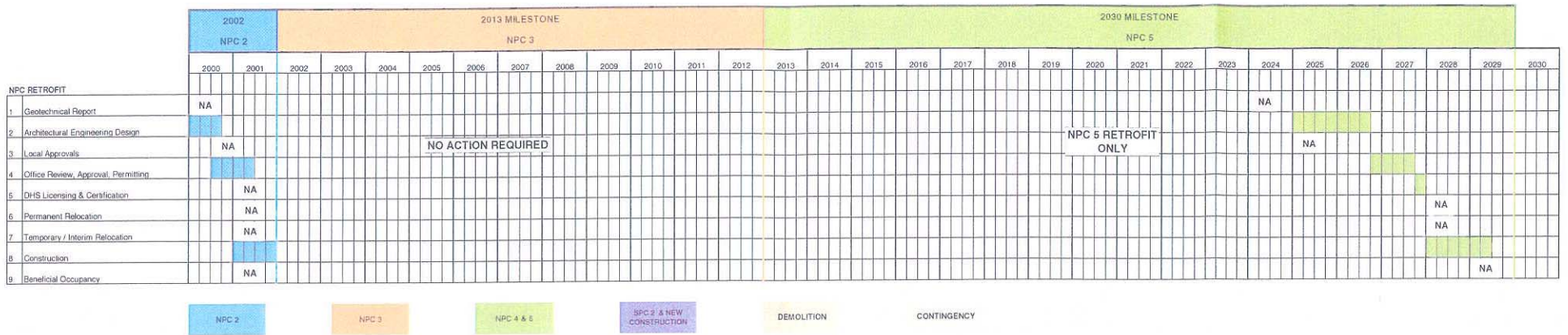


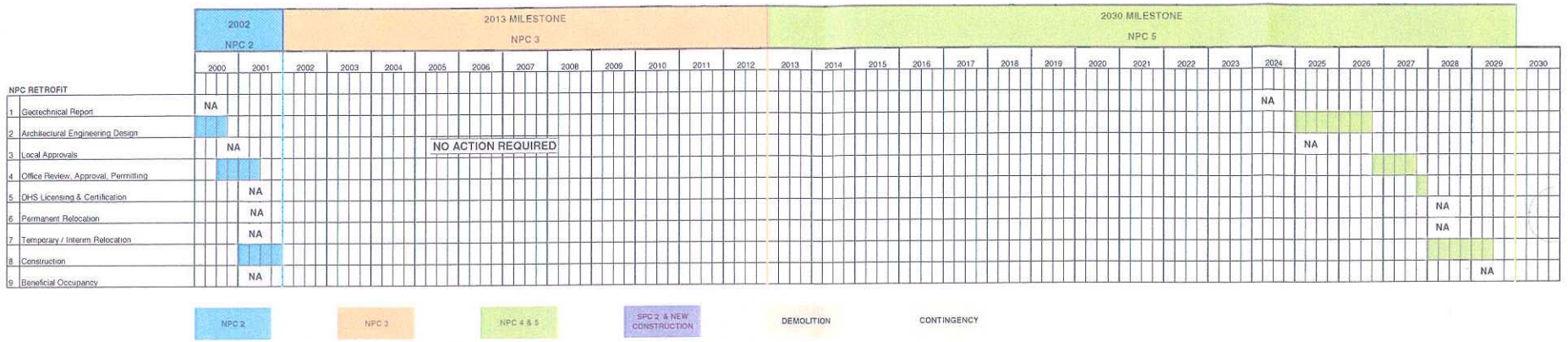












**APPENDIX A**  
**FACILITY MASTER PLAN SUMMARY**

**STRATEGIC PLANNING COMMITTEE  
FACILITY MASTER PLAN SUMMARY**

*July 12, 2004*

**PALOMAR POMERADO HEALTH 1**



## Facility Master Plan Summary

Both hospitals are currently at full capacity.

Nearly 75% (238) of the 324 hospital beds at Palomar Medical Center are located in buildings that do not meet state seismic standards.

Palomar Medical Center



Pomerado Hospital



PALOMAR POMERADO HEALTH

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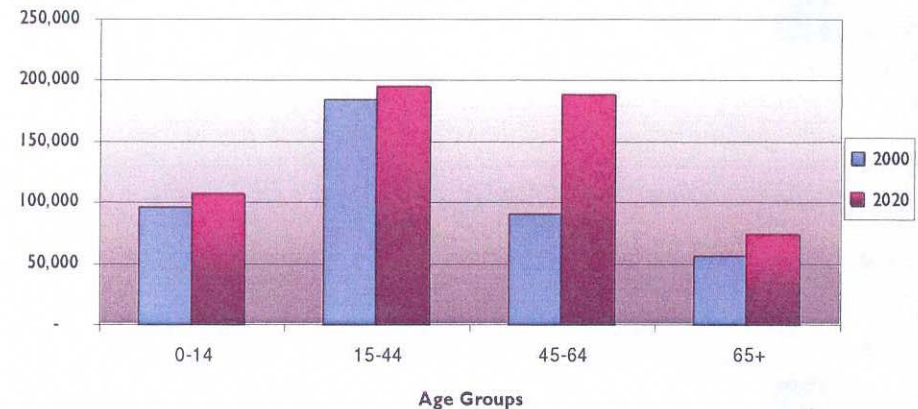


## Facility Master Plan Summary

By the year 2020, the community's population will increase 30% - including a steady increase in the 65+ age group's percentage of the total.

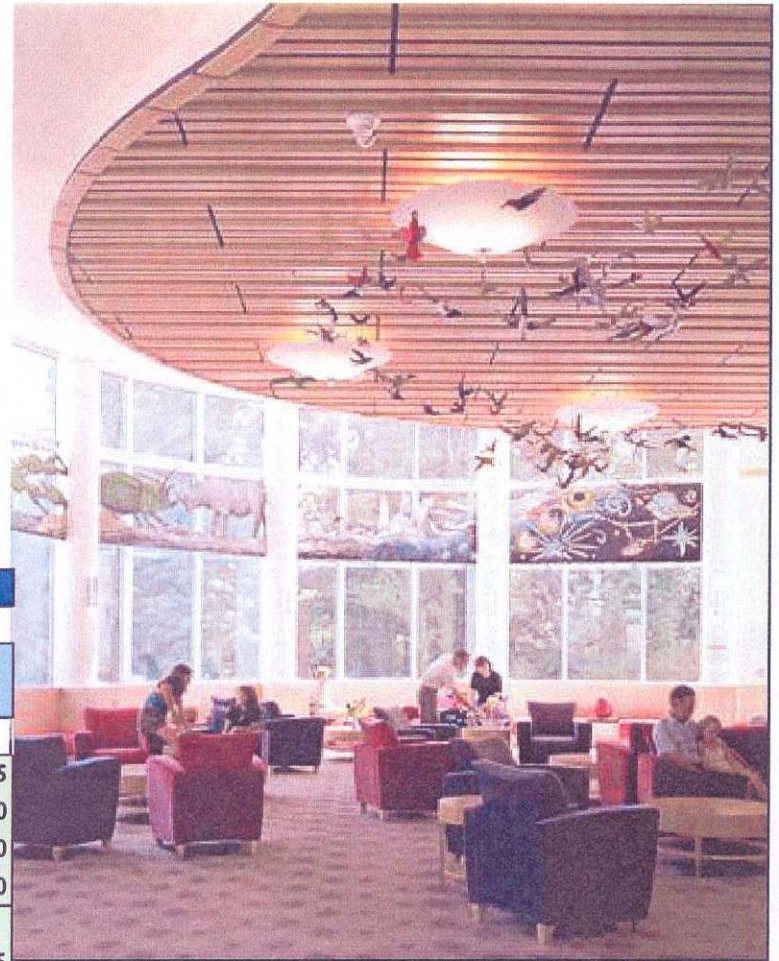
PPH Service Area Population			
2002-2020 Population By City			
City Name	2002 Total Population	2020 Total Population	2002-2020 % Change
Escondido	162,131	210,206	29.7%
Julian	3,613	4,551	26.0%
Pala	1,508	2,427	60.9%
Pauma Valley	2,183	3,187	46.0%
Poway	49,331	60,051	21.7%
Ramona	34,265	45,471	32.7%
Rancho Bernardo	65,581	90,606	38.2%
Rancho Penasquitos	52,781	71,618	35.7%
San Marcos	62,599	82,597	31.9%
Santa Ysabel	1,312	1,706	30.0%
Valley Center	17,434	20,405	17.0%
<b>Total</b>	<b>452,738</b>	<b>592,825</b>	<b>30.9%</b>

Estimated Population Increase by Age



## Facility Master Plan Summary

A thorough process has been completed that included the PPH Board, management, staff and physicians, and planning and construction experts.



### BUILDING AREA - SF PER BED SUMMARY

Function	Palomar Existing SF / Bed	Program Range SF / Bed
Administration	70	90 to 95
Diagnostic & Treatment	300	385 to 430
Inpatient Services	450	700 to 780
Support Services	100	190 to 210
<b>Total Departmental GSF</b>	<b>920</b>	<b>1,365 to 1,515</b>
<b>Building Grossing</b>	<b>350</b>	<b>435 to 485</b>
<b>Total Building GSF</b>	<b>1,270</b>	<b>1,800 to 2000</b>
*Actual Patient Room	90 SF	215 SF
*Actual Patient Room Module	166 SF	260 SF

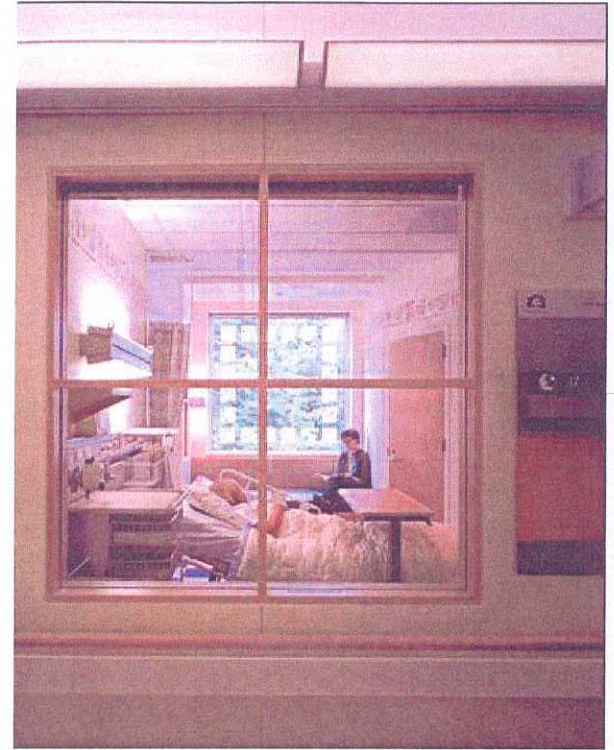
PALOMAR POMERADO HEALTH

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## Facility Master Plan Summary

After careful analysis of numerous options the recommendation is to develop three hospitals uniquely planned to meet near term and future community need.



## **Facility Master Plan Summary**

### **PALOMAR MEDICAL CENTER SECOND CAMPUS**

Tertiary Medical Center including:

- Expanded trauma and emergency center
- Heart surgery, neurosurgery and vascular services,
- Maternity services, neonatal intensive care and pediatrics.

Construction of new hospital on a second campus is significantly less expensive and can be completed approximately 2 years earlier than if constructed on existing campus.

## **Facility Master Plan Summary**

### **Palomar Medical Center Second Campus Program**

**670,000 BGSF Hospital & 130,000 BGSF Outpatient Services**

**Pavilion includes:**

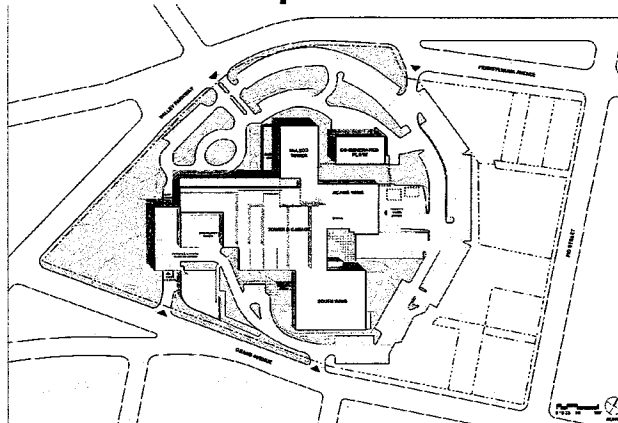
- 60 ICU Beds (10 Beds shelled = 11,200 BGSF)**
- 300 Med/Surg Beds (60 Beds shelled = 50,000 BGSF)**
- 16 Pediatric Beds**
- 44 Post-Partum Beds**
- 12 NICU Beds**
- 12 Operating Rooms (1 OR shelled = 4,760 BGSF)**
- 5 Cath. Labs. / Interventional Radiology Rooms**
- 42 E.D. Stations (6 Stations shelled = 5,960 BGSF)**
- 17 Imaging Rooms (2 Rooms shelled = 3,450 BGSF)**
- 21 LDR / Antepartum Rooms**
- Women's Outpatient Center (16,300 BGSF)**

## Facility Master Plan Summary

### PALOMAR MEDICAL CENTER

Specialty Hospital including:

- Increased rehabilitation beds for the treatment of stroke, accident and brain injury patients.
- Outpatient Cancer Center including radiation therapy and outpatient chemotherapy services.
- Expanded inpatient and establishment of outpatient mental health center.



PALOMAR POMERADO HEALTH

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## **Facility Master Plan Summary**

### **Palomar Medical Center Program**

**15,700 BGSF of New Hospital & 38,600 DGSF of Remodeled Hospital construction includes:**

- 24 Psych Beds (Adult)**
- 18 Psych Beds (Geriatric)**
- 30 Acute Rehab Beds**
- Foodservice, Material Management, and Housekeeping in Adams until 2030.**
- Rehabilitation Therapy**
- Radiation Therapy**
- Hospital Reuse Opportunities (52,000 sq. ft.)**
  - Urgent Care Center**
  - Outpatient Surgery Center**
- McLeod Tower – Warm Shell (86,000 sq. ft.)**





# **Facility Master Plan Summary**

## **Pomerado Hospital Program**

**144,950 BGSF Hospital Expansion, 33,150 DGSF Hospital Remodel, and 88,720 DGSF Hospital to remain includes:**

- 24 ICU Beds (8 Beds shelled = 7,000 DGSF)**
- 148 Med/Surg Beds (60 Beds shelled = 39,400 DGSF)**  
**(includes 24 IMC / Telemetry Beds)**
- 18 Post-Partum Beds / 6 GYN Beds**
- 4 NICU Beds**
- 4 Operating Rooms (additional 4,280 DGSF)**
- 1 Cath. Lab. and Expanded Cardiology Services**
- 22 E.D. Stations (additional 5,145 DGSF)**
- 4 Imaging Rooms**
- 7 LDR / 4 Antepartum Rooms**
- New Conference / Education Center**

# **Facility Master Plan Summary**

## **Pomerado Hospital Program**

- Outpatient Services Pavilion to house Hospital's outpatient clinical services, including:**
  - Women's Center**
  - Imaging Center**
  - Surgical Center**
  - Urgent Care Center**
  - Diabetes Clinic, Wound Care and Outpatient Services**

# Facility Master Plan Summary

## Bed Summary by Location

Beds	North District		South District	
	2015 Need	Proposed	2015 Need	Proposed
	<b>PMC SECOND CAMPUS</b>		<b>POMERADO</b>	
Med/Surg	298	240	73	88
M/S Shell		60		60
ICU	59	50	12	16
ICU Shell		10		8
Postpartum	44	44	19	24
NICU	12	12	2	4
Pediatrics	13	16	0	0
<b>Subtotal</b>	<b>426</b>	<b>432</b>	<b>106</b>	<b>200</b>
LDR / Antepart.	21	21	11	11
<b>Total</b>	<b>447</b>	<b>453</b>	<b>117</b>	<b>211</b>
	<b>PALOMAR</b>			
Psych.	38	42		
Rehab.	12	30		
<b>Total</b>	<b>50</b>	<b>72</b>		

# Facility Master Plan Summary

## Project Cost

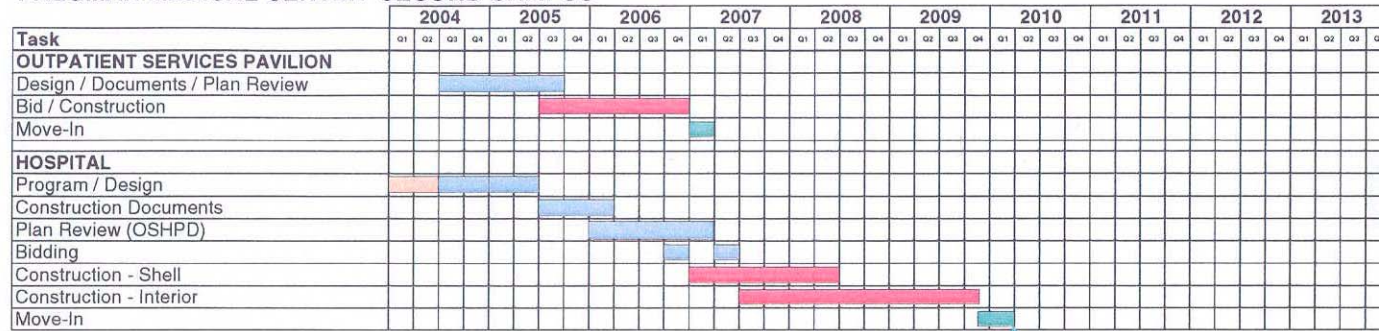
<b>PROJECT BUDGET</b>	<b>Beds</b>	<b>Budget</b>
<b>Program / Scope of Work</b>		<b>\$ x 1,000,000</b>
<b>PALOMAR MEDICAL CENTER SECOND CAMPUS</b>	<b>453</b>	<b>\$531.0</b>
	(70 shell)	
383 Bed Facility (assumes \$40M equip. reuse / annual cap.)		\$473.0
Shell - 60 M/S & 10 ICU Beds / D&T		\$20.0
Outpatient Women's Center		\$8.0
Land Acquisition		\$30.0
<b>PALOMAR MEDICAL CENTER</b>	<b>72</b>	<b>\$73.0</b>
72 Bed Psych / Rehab Facility Reuse		\$47.0
Outpatient Surgery Center		\$1.0
Outpatient Oncology / Infusion Center		\$1.0
McLeod Improvements (Warm Shell)		\$24.0
<b>POMERADO HOSPITAL</b>	<b>211</b>	<b>\$139.0</b>
	(68 shell)	
143 Bed Facility		\$81.0
Shell - 60 M/S & 8 ICU Beds		\$22.0
Women's Floor		\$16.0
Outpatient Imaging Center		\$7.0
Outpatient Women's Center		\$4.0
Outpatient Surgery Center		\$9.0
<b>SATELLITE CENTERS</b>		<b>\$10.0</b>
<b>TOTAL</b>	<b>736</b>	<b>\$753.0</b>



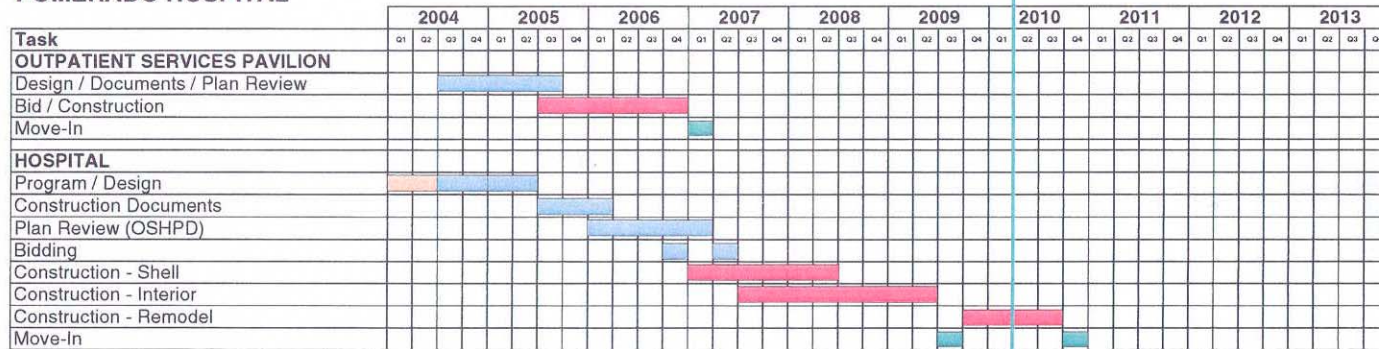
# Facility Master Plan Summary

## Project Schedule

### PALOMAR MEDICAL CENTER SECOND CAMPUS



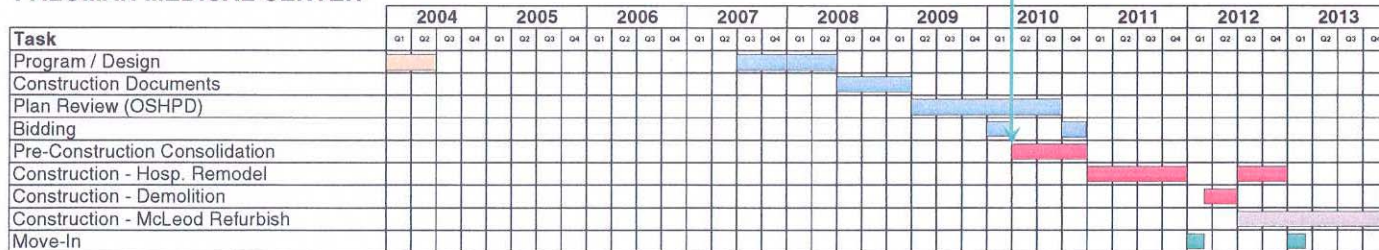
### POMERADO HOSPITAL



Reduced Palomar Medical Center Operations

Relocate Pomarado Hospital Psych. / Consolidations

### PALOMAR MEDICAL CENTER



## **Facility Master Plan Summary**

### **Conclusion**

**“Palomar Pomerado Health will be the health system of choice for patients, physicians and employees, recognized nationally for the highest quality of clinical care and access to comprehensive services.”**



**APPENDIX B**

**SUMMARY OF SB 1953 AND GLOSSARY OF TERMS**

## **BACKGROUND**

Senate Bill 1953 requires that California hospitals develop a Compliance Plan to eliminate seismically unsafe buildings by 2008 and to upgrade all General Acute Care hospitals to a level of functionality following earthquake as specified by the Office of Statewide Health Planning and Development (OSHPD) by the year 2030. The compliance plan must be submitted to OSHPD by January 1, 2001 for review and approval.

OSHPD has developed an evaluation procedure for hospital buildings to categorize the structural system and nonstructural components by relative life risk and functionality under earthquake. The Structural Performance Categories (SPCs) range from unsafe for hospital patients (SPC-1) to fully safe and functional (SPC-5).

Since nonstructural components and equipment play a key role in providing hospital services and also represent a potential source of injury to the patient, SB 1953 requires the complete review of all nonstructural components for structural anchorage and bracing. The emergency services must be brought up to OSHPD seismic standards by January 1, 2002. The nonstructural elements that could fall and injure or disrupt functions in selected Acute Care areas must be upgraded to OSHPD standards by 2008. The full Acute Care Hospital must be upgraded to OSHPD standards by 2030.

Not all hospitals will require seismic upgrade to comply with SB 1953. Those designed and constructed under OSHPD's review and approval since 1983 are automatically considered conforming. All that is required is proof of permit. Hospitals designed and constructed prior to 1973 are considered nonconforming and all will require detailed structural and nonstructural review. Unless they are proven to be life safe (SPC-2) they will have to be upgraded from the unsafe status (SPC-1) or removed from service as a hospital by 2008.

Hospitals designed and constructed between 1973 and 1983 and reviewed by OSA are a mixed situation. They are partially conforming. The structure may meet hospital life safety standards, but nonstructural equipment may not. Both the structural and nonstructural elements will require an evaluation by the structural engineer to determine the Seismic Performance Category.

OSHPD requires a formal evaluation report be filed by the hospital no later than January 1, 2001 on all the General Acute Care Facilities listed on the license except free standing Skilled Nursing Building, non acute care Psychiatric Hospitals, and out patient clinics where more than 75% of the patients are out patients. The Compliance Plan defines how the nonconforming buildings will be brought into conformance or decommissioned by the year 2008 and 2030.

**SUMMARY of SENATE BILL 1953 REQUIREMENTS and GLOSSARY of TERMS**

Senate Bill 1953 (SB 1953) has established a series of interim milestone dates for progressively bringing all hospitals into full seismic compliance with California Building Codes by January 1, 2030. The level of building compliance with SB 1953 requirements is defined by:

- Structural Performance Categories (SPC-1 thru SPC-5) and
- Nonstructural Performance Categories (NPC-1 thru NPC-5).

By January 1, 2002 all five essential systems (i.e., Emergency Power, Bulk Medical Gas Storage, Communications, Fire Alarm and Emergency Lights and Signs) must meet the NPC-2 level of compliance.

By January 1, 2008 all hospital buildings must meet minimum life safety requirements for earthquake which is complying with SPC-2 rating. Buildings housing Critical Care service areas or source equipment serving these areas must also meet NPC-3 rating by 2008. These ratings are the minimum for continued operation of hospital buildings until January 2030.

To operate the hospital building beyond January 2030, the structure must be rated SPC-3, SPC-4, or SPC-5 and nonstructurally it must be rated NPC-5.

**STRUCTURAL PERFORMANCE CATEGORIES (SPC)**

**SPC 1**

Buildings posing a significant risk of collapse and a danger to the public. These buildings must be brought up to the SPC 2 level by January 1, 2008 or be removed from acute care service.

**SPC 2**

Buildings in compliance with the pre-1973 California Building Standards Code or other applicable standards, but not in compliance with the structural provisions of the Alquist Hospital Facilities Seismic Safety Act. These buildings do not significantly jeopardize life, but may not be repairable or functional following strong ground motion. These buildings must be brought into compliance with the structural provisions of the Alquist Hospital Facilities Seismic Safety Act, its regulations, or its retrofit provisions by January 1, 2030 or be removed from acute care service.

**SPC 3**

Buildings in compliance with the structural provisions of the Alquist Hospital Facilities Seismic Safety Act, utilizing steel moment resisting frames in regions of high seismicity as defined in Section 4.2.10 and constructed under a permit issued prior to October 25, 1994. These buildings may experience structural damage which does not significantly jeopardize life, but may not be repairable or functional following strong ground motion. Buildings in this category will have been constructed or reconstructed under a building permit obtained through OSHPD.

**SPC 4**

Buildings in compliance with the structural provisions of the Alquist Hospital Facilities Seismic Safety Act, but may experience structural damage which may inhibit ability to provide services to the public following strong ground motion. Buildings in this category will have been constructed or reconstructed under a building permit obtained through OSHPD. These buildings may be used to January 1, 2030 and beyond.

**SPC 5**

Buildings in compliance with the structural provisions of the Alquist Hospital Facilities Seismic Safety Act, and reasonably capable of providing services to the public following strong ground motion. Buildings in this category will have been constructed or reconstructed under a building permit obtained through OSHPD. These buildings may be used without restriction to January 1, 2030 and beyond.

**NONSTRUCTURAL PERFORMANCE CATEGORIES**

**NPC 1**

Buildings with equipment and systems not meeting the bracing and anchorage requirements of any other NPC.

## **NPC 2**

The following systems are braced or anchored in accordance with Part 2, Title 24:

- communications systems;
- emergency power system;
- bulk medical gas systems; and
- fire alarm systems.
- emergency lighting equipment and signs in the means of egress.

## **NPC 3**

The building meets the criteria for NPC " 2" and in Critical Care Areas, clinical laboratory service spaces, pharmaceutical service spaces, radiological service spaces, and central and sterile supply areas, the following components meet the bracing and anchorage requirements of Part 2, Title 24:

- Nonstructural components, listed in the 1995 CBC, Part 2, Title 24, Table 16A-O, Part 2; and
- Equipment, as listed in the 1995 CBC, Part 2, Title 24, Table 16A-O, "Equipment" including equipment in the physical plant that service these areas.

*Exceptions:*

1. Seismic restraints need not be provided for cable trays, conduit and HVAC ducting. Seismic restraints may be omitted from piping systems, provided that an approved method of preventing release of the contents of the piping system in the event of a break is provided.
  2. Only elevator(s) selected to provide service to patient, surgical, obstetrical, and ground floors during interruption of normal power need meet the structural requirements of Part 2, Title 24.
- Fire sprinkler systems comply with the bracing and anchorage requirements of NFPA 13, 1994 edition or subsequent applicable standards.

*Exception:* Rural acute care hospital facilities in Seismic Zone 3 shall comply with the bracing and anchorage requirements of NFPA 13, 1994 edition or subsequent applicable standards by January 1, 2013.



#### **NPC 4**

The building meets the criteria for NPC 3 and all architectural, mechanical, electrical systems, components and equipment, and hospital equipment meet the bracing and anchorage requirements of Part 2, Title 24. This category is for classification purposes of the Office of Emergency Services.

#### **NPC 5**

The building meets the criteria for NPC " 4 " and on-site supplies of water and holding tanks for wastewater, sufficient for 72 hours emergency operations, are integrated in to the building plumbing systems. As an alternative, hook-ups to allow for the use of transportable sources of water and sanitary waste water disposal have been provided. An on-site emergency system as defined within Part 3, Title 24 is incorporated into the building electrical system for critical care areas. Additionally, the system shall provide for radiological service and an onsite fuel supply for 72 hours of acute care operation.

### **COMMON BUILDING TYPES**

- Building Type 1 – Wood, Light Frame
- Building Type 2 – Wood, Commercial and Industrial
- Building Type 3 – Steel Moment Frame
- Building Type 4 – Steel Braced Frame
- Building Type 5 – Steel Light Frame
- Building Type 6 – Steel Frame with Concrete Shear Walls
- Building Type 7 – Steel Frame with Infill Shear Walls
- Building Type 8 – Concrete Moment Frame
- Building Type 9 – Concrete Shear Walls
- Building Type 10 – Concrete Frame with Infill Shear Walls
- Building Type 11 – Precast / Tilt-up Concrete Walls with Lightweight Flexible Diaphragm
- Building Type 12 – Precast Concrete Frames with Concrete Shear Walls
- Building Type 13 – Reinforced Masonry Bearing Walls with Wood or Metal Deck Diaphragms
- Building Type 14 – Reinforced Masonry Bearing Walls with Precast Concrete Diaphragms
- Building Type 15 – Unreinforced Masonry (URM) Bearing Wall Buildings