

Adventist Health Mendocino Coast - 10301

SRU-2023-10301

Date: January 7, 2026

	Comment No.	HCAI Comments	Comment Response	Response By
1	CDPH Comments	Not submitted to CDPH. Your proposed water rationing plan was not submitted to CDPH for review since the report indicates no water rationing is needed. If water rationing plan is changed in the future, a CDPH review might be required based on the proposed impact on the services.	Acknowledged. No water rationing is anticipated.	Gayner
2	M1	Page 1 Executive Summary – Please add a title page in tabulated form listing pertinent facility and building information including facility map. Refer to HCAI Advisory Guide A5, page A-1.	Title page in tabulated form listing pertinent facility and building information including facility map are included in the updated NPC 5 Evaluation.	Devenney Group/Gayner
3	M2	Page 1 Executive Summary – Recommend to identify and list the planned upcoming construction and/or remodel projects (including the associated scope of each projects) required in order to achieve compliance with NPC-5 requirements. This should include scope pertaining to the disconnection or separation of the Non-HCAI support buildings that will not be part of the water rationing plan in an NPC-5 emergency event.	Hospital does not have any planned construction that would effect the NPC5 evaluation.	Devenney Group/Hospital
4	M3	Page 4 Stored Water Treatment and Water Quality Control – Please verify and confirm if the piping layout of the water storage tanks shall be of the “pass thru” design such that the contents of the tank is always consumed by the building and constantly replenished by the utility water, which may further prevent stagnation of the tank water and assist in better water quality.	Yes, piping layout of the water storage tanks will be of the “pass thru” design such that the contents of the tank is always consumed by the building and constantly replenished by the utility water.	Gayner
5	M4	Recommend that both the water and sewer storage tanks be provided with tanker truck pumper connections to have provisions of additional capacity in case the emergency event goes beyond 3 days.	Tanker truck pumper connections will be provided. See proposed piping connections in the system diagram in Appendix A - attached.	Gayner
6	M5	Recommend to add narrative and tabulation to identify water uses in the building(s) that consider all equipment, processes, and materials that use water. Refer to HCAI Advisory Guide A5, page A-4.	Water uses by department or function are unknown. There is no water rationing as such there's no impacts to the existing services. Water uses estimation were not included.	Gayner
7	M6	Please add narrative to address impacts (if any) to the facility heating and cooling operations. If applicable, add tabulation that lists the impacted services. Refer to HCAI Advisory Guide A5, page A-6.	There is no water rationing as such no impact to the facility heating and cooling operation. This requirement is not applicable.	Gayner

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8	M7	Please add a tabulated listing that identifies the impacted services in the building. As a minimum, include the various basic, supplemental and support services, and indicate functional status in the event of water rationing. Note that basic services may need to always fully functional at all times. Refer to HCAI Advisory Guide A5, page A-7.	There is no water rationing as such no impact to the services. This requirement is not applicable.	Gayner/Hospital
9	M8	Please add narratives, as applicable, to address additional further considerations like Pharmacy Services, Dietetic/Nutrition services, Medical Gases, Fire suppression, and Life Safety Code impacts. Refer to HCAI Advisory Guide A5, page A-8.	There is no water rationing as such no impact to the services. This requirement is not applicable.	Gayner/Hospital
10	M9	Please add narrative to addresses how the facility will continue to follow hospital infection prevention program during an emergency. Ensure to address the following requirements. a. Infection Control Measures b. Sanitation of the Facility c. Water supply testing d. Operation of autoclaves and sterilizers e. Staff hand hygiene program f. Patient hygiene options	There is no water rationing as such no impact to the existing infection prevention program. This requirement is not applicable.	Gayner/Hospital
11	M10	Also recommend to add supporting tabulation that lists the plumbing fixture count in the building with applicable water use. Refer to HCAI Advisory Guide A5, page B-1.	There is no water rationing as such no impact to the services. This requirement is not applicable.	Devenney Group/Gayner
12	S1	Provide facility representative sign-off on water rationing plan and include stamp and signature of design professional of record.	Facility representative sign-off and design professional's stamps and signatures included	Gayner/Hospital
13	S2	Clarify and state in the report if the water, wastewater calculations/usage include supply to existing and future non-GAC buildings, and any parking structure(s) on the campus. Under the emergency, state if the water will be used for these non-GAC building usage or shut-off valves will be installed.	Page 6 updated and clarified that existing water meter at 700 River Dr serves OSHPD 1 buildings only. non-GAC buildings are served by separate meters.	Gayner/Facility

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14	S3	<p>Per page 3/10, water usage is based on water meter for Main Hospital (BLD-00469), Central Utility Plant (BLD-00470), ED addition East and West (BLD-00473, BLD-00471), and Respiratory Neuro Lab (BLD-02787).</p> <p>a. Please confirm and clearly state in the report that the remaining four OSHPD1 buildings at the facility – X-Ray File Storage (BLD-00472), Emergency Generator Shelter (BLD-02788), Bulk Medical Gas Yard (BLD-06731), and Medical Air System Shed (BLD-06732), do not have any water supply and associated water meter.</p> <p>b. Emergency Addition East is BLD-03473 (not BLD-00473); please correct typo.</p>	<p>Page 6 updated and clarified that the remaining four OSHPD1 buildings at the facility – X-Ray File Storage (BLD-00472), Emergency Generator Shelter (BLD-02788), Bulk Medical Gas Yard (BLD-06731), and Medical Air System Shed (BLD-06732) do not have any water usage.</p>	Gayner
15	S4	<p>Provide a plan that addresses treatment processes and water quality testing of potable water. Per Title 22, section 70863, potable water shall be subjected to bacteriological analysis at least once every three (3) months, and a copy of the most recent laboratory report shall be available for inspection.</p>	<p>Hospital is currently doing water test every 3 months. Refer to the latest water test reports in Appendix B</p> <p>Hospital plans to provide water treatment system in the future if water tests failed to meet water quality requirements. Make-ready valves for future treatment system connections will be provided as part of the NPC 5-compliant water storage system. Water quality control and information revised in page 8 of the report</p>	Gayner/Hospital
16	S5	<p>Fuel oil tank information provided on page 7/10 is noted. Fuel calculations shall be stamped and signed by the mechanical engineer. Regarding the amount of fuel required, refer to https://hcai.ca.gov/facilities/building-safety/resources/seismic-faq/#NPC (FAQ #21 under the NPC category on the seismic compliance unit webpage for a discussion on 96-hour versus 72-hour fuel storage and the N configuration.)</p>	<p>Fuel calculation stamped and signed by MEOR.</p>	Gayner
17	S6	<p>The plan shall address the fire watch or include water requirements for fire sprinklers.</p>	<p>Facility will adopt the fire watch alternative to mitigate the need of including fire water into the storage system. Fire Protection narratives added in Page 10 of the updated report.</p>	Gayner/Hospital
18	S7	<p>Essential electrical power shall be provided for the cooling equipment necessary to maintain temperature and humidity for a minimum of one operating room and other spaces as identified in the functional program.</p> <p>Identify within the water rationing report where this criterion is met.</p>	<p>Essential electrical power provided for the cooling equipment; Central cooling equipment serves the entire OSHPD 1 buildings. Temperature (Heating/Cooling) narratives are added in Page 10 of the updated report.</p>	Gayner

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19	S8	<p>The initial NPC 5 evaluation report submittal required a separate project for each building at the facility. We have since made further software improvements to allow a single “primary” NPC 5 project that is related to multiple buildings, and all existing individual building NPC 5 evaluation projects have been consolidated into this primary project. Please review to confirm that the buildings listed are consistent with the proposed rationing plan. Please remove or add any building as needed and update the report to include an accurate list of associated buildings.</p>	<p>Confirmed, report updated with an accurate list of associated buildings.</p>	<p>Devenney Group/Gayner</p>
	General	<ol style="list-style-type: none"> 1. The report is prepared for 25 licensed beds. 2. The evaluation report requires the installation of the following items as part of the NPC-5 upgrade for the campus: <ul style="list-style-type: none"> • Water tanks: new 25,000-gallon. • Wastewater tanks: new 24,525-gallon. • Fuel oil tanks: One (1) existing 1,000-gallon, and One (1) existing 5,000-gallon. 3. The construction project(s) shall address connections for the distribution of the above items to all in-scope buildings and as required for continued operations for buildings in emergencies. 4. The construction project(s) shall address the following requirements: Emergency supply of potable and industrial water must be provided with sufficient pressure. If booster pumps are needed for this purpose, then the booster pumps must be connected to the emergency power supply. The building that houses pump, tanks, filtering equipment must be in HCAI/OSHPD jurisdiction. If connection of the wastewater holding tank is provided to the existing sewer line, then such connections should be made with sufficient valves to isolate the holding tank from the external sewer lines in an emergency. 5. If revisions are made to the water rationing evaluation report, the updated report shall be submitted for HCAI and CDPH review. 6. Confirm and state within the report these changes will be reflected in the facility emergency preparedness plan when implemented. 	<ol style="list-style-type: none"> 1. Acknowledged. 2. Report updated with 25,000 gallons wastewater tank. 3. Report updated with proposed system connections. Refer to Appendix A for system diagram. 4. Report updated with proposed booster pumps. Booster Pumps are connected to emergency power supply per narratives in page 8 of report. Proposed equipment enclosure for outdoor booster pumps and tanks are included. Refer to Appendix A Proposed Equipment Site Plan. Wastewater holding tank will have sewer diverting valves to isolate the holding tank from the external sewer lines in an emergency. 5. Acknowledged. 6. Acknowledged. Executive Summary (page 5) included this requirement. 	<p>Gayner</p>