

PRE-SUBMISSION SCREENING REPORT

SAMPLE REPORT — FOR DEMONSTRATION PURPOSES

FACILITY	Sample Medical Center — Acute Care Tower
HCAI APPLICATION	XXXXXXX-XX-00
SUBMISSION TYPE	New Submission (BC0)
OSHPD CLASSIFICATION	OSHPD 1 — General Acute Care Hospital
CODE CYCLE	2022 California Building Code (Title 24)
DISCIPLINES SCREENED	Structural, Architectural, Electrical, Mechanical, FLS, Plumbing
SHEET COUNT	42 sheets
REPORT DATE	February 2026

This report is a pre-submission screening tool and does not constitute official HCAI review.

Plan Guard Pro is not affiliated with the California Department of Health Care Access and Information (HCAI).

Executive Summary

This pre-submission screening identified **12 findings** across 6 disciplines in the 42-sheet submittal for Sample Medical Center. Findings are classified by severity and confidence tier to help prioritize corrections before HCAI submission.

CRITICAL	3	Life safety or code violations requiring immediate correction
MAJOR	7	Required compliance information missing or incomplete
MINOR	2	Coordination or labeling issues
ADVISORY	0	Best practice recommendations

Findings by Discipline

Structural	3
Architectural	3
Mechanical	2
Electrical	2
Fire & Life Safety	1
Plumbing	1

Confidence Tiers

- Tier 1 — High Confidence:** Findings that closely match patterns seen in actual HCAI reviewer comments. Very likely to generate a comment if not addressed.
- Tier 2 — Code-Based:** Findings rooted in code requirements that may be caught during review or backcheck. Addressing these tightens the submittal package.
- Tier 3 — Advisory:** Best practice recommendations that strengthen the submittal beyond minimum compliance.

Detailed Findings

Structural

MAJOR

TIER 1 — HIGH CONFIDENCE — Resolve before submission — very likely to generate a comment

PG-STRU-001 — Anchor embedment depth not dimensioned

Rule ID	PG-STRU-AR-060
Discipline	Structural
Code Citation	CBC 1901A.2, ACI 318-19 Ch. 17
Sheet Reference	S-3.2
Requirement	Post-installed anchor embedment depth shall be explicitly dimensioned in structural details per CBC 1901A.2.
Evidence	Detail 4/S-3.2 shows Hilti KB-TZ2 anchor with 5/8" diameter specified, but no embedment depth dimension is provided. Anchor schedule on S-0.1 references ESR-4266 but does not include effective embedment (hef).
Correction	Add embedment depth dimension to Detail 4/S-3.2. Include hef value in anchor schedule consistent with ESR-4266 Table 5.
Closeout	Embedment depth clearly dimensioned on revised detail; anchor schedule updated with hef values.

MAJOR

TIER 1 — HIGH CONFIDENCE — Resolve before submission — very likely to generate a comment

PG-STRU-002 — Steel material specification incomplete

Rule ID	PG-STRU-G01
Discipline	Structural
Code Citation	CBC 1603A, AISC 360-16
Sheet Reference	S-0.1
Requirement	ASTM material designations shall be stated for all structural steel shapes, plates, and fasteners.
Evidence	General notes on S-0.1 specify ASTM A992 for W-shapes and ASTM A500 Gr. B for HSS, but no specification is provided for base plates, gusset plates, or high-strength bolts.
Correction	Add ASTM A572 Gr. 50 (or applicable) for plates, ASTM A325/A490 or F3125 for bolts to structural general notes.
Closeout	Material specifications for all steel components stated on revised S-0.1.

MINOR

TIER 2 — CODE-BASED — Resolve to tighten package — may be caught on BC1/BC2

PG-STRU-003 — Equipment anchorage load path not documented

Rule ID	PG-STRU-B05
Discipline	Structural
Code Citation	CBC 1604A.4, PIN 68
Sheet Reference	S-4.1
Requirement	Load path for equipment anchorage shall be documented from equipment through structural support to foundation.
Evidence	AHU-1 (4,200 lbs) shown on M-2.1 with structural support on S-4.1, but load path from equipment curb through roof framing to columns is not traced in calculations or on drawings.
Correction	Provide load path documentation showing force transfer from AHU-1 anchorage through roof framing to supporting columns. Reference in structural calculations.
Closeout	Load path diagram added to S-4.1; calculations updated.

Architectural

CRITICAL

TIER 1 — HIGH CONFIDENCE — Resolve before submission — very likely to generate a comment

PG-ARCH-001 — Access panel in rated wall not rated to match assembly

Rule ID	PG-ARCH-A03
Discipline	Architectural
Code Citation	CBC 714.3.2
Sheet Reference	A-3.1, A-7.2
Requirement	Access panels installed in fire-rated wall assemblies shall have a fire-resistance rating not less than the required rating of the wall.
Evidence	Access panel AP-12 shown on A-3.1 at corridor side of Wall Type W-4 (1-hour rated). Door schedule on A-7.2 does not include AP-12, and no fire rating is indicated for this panel. Wall Type W-4 detail on A-8.1 does not show rated access panel configuration.
Correction	Add AP-12 to door/access panel schedule with 1-hour fire rating. Update Wall Type W-4 detail to show listed rated access panel assembly. Provide listing reference.
Closeout	AP-12 added to schedule with 1-hr rating; W-4 detail shows rated panel assembly with UL listing.

MAJOR

TIER 1 — HIGH CONFIDENCE — Resolve before submission — very likely to generate a comment

PG-ARCH-002 — Finish schedule incomplete — "TBD" entries in patient care areas

Rule ID	PG-ARCH-C01
Discipline	Architectural
Code Citation	CBC 1224.4.7, CBC 107.2.1
Sheet Reference	A-7.1
Requirement	Finish materials shall be fully specified for all patient care and staff work areas. "TBD" or blank entries are not acceptable in regulated spaces.
Evidence	Finish schedule on A-7.1 shows "TBD" for ceiling finish in rooms 204 (Clean Utility), 207 (Medication Room), and 212 (Nurse Station). These are regulated spaces under CBC 1224.
Correction	Replace all "TBD" entries with specified finish materials. Verify ceiling finish meets applicable flame spread and smoke development requirements per CBC 803/804.
Closeout	All "TBD" entries replaced with specified finishes on revised A-7.1.

MINOR

TIER 2 — CODE-BASED — Resolve to tighten package — may be caught on BC1/BC2

PG-ARCH-003 — Door hardware group not assigned for patient room doors

Rule ID	PG-ARCH-D02
Discipline	Architectural
Code Citation	CBC 1224.4.2.3
Sheet Reference	A-7.2
Requirement	Patient room doors shall be assigned hardware groups with latchsets, closers, and kick plates per healthcare requirements.
Evidence	Doors 204A, 204B, 206A in patient room corridor have hardware group "HW-3" which does not appear in the hardware schedule on A-7.3.
Correction	Add hardware group HW-3 to hardware schedule with all required healthcare hardware items. Verify compliance with CBC 1224.4 and facility infection control requirements.
Closeout	HW-3 added to hardware schedule on revised A-7.3.

Mechanical

CRITICAL

TIER 1 — HIGH CONFIDENCE — Resolve before submission — very likely to generate a comment

PG-MECH-001 — Operating room air changes below minimum

Rule ID	PG-MECH-A02
Discipline	Mechanical
Code Citation	CBC Table 1224.4(1), ASHRAE 170
Sheet Reference	M-2.1, M-0.2
Requirement	Operating rooms shall maintain minimum 20 total air changes per hour (ACH) with minimum 4 ACH outdoor air.
Evidence	Air balance table on M-0.2 shows OR Suite 1 (Room 301) at 680 CFM supply. Room volume = 3,150 CF (per 450 SF x 10' ceiling on A-2.1). Calculated ACH = $680 \times 60 / 3,150 = 12.9$ ACH. This is below the required 20 ACH minimum.
Correction	Increase supply air to OR Suite 1 to achieve minimum 20 ACH (requires minimum 1,050 CFM). Update air balance table and verify AHU capacity.
Closeout	Supply air increased to 1,100 CFM on revised M-0.2; AHU schedule updated.

MAJOR

TIER 1 — HIGH CONFIDENCE — Resolve before submission — very likely to generate a comment

PG-MECH-002 — Pressure relationship not indicated for isolation room

Rule ID	PG-MECH-C03
Discipline	Mechanical
Code Citation	CBC 1224.4.8.3
Sheet Reference	M-2.1
Requirement	Airborne infection isolation rooms shall maintain negative pressure relative to adjacent spaces. Pressure relationship shall be indicated on plans.
Evidence	Room 215 (All Room) on M-2.1 shows supply and exhaust CFM values but does not indicate the required negative pressure relationship symbol or value. Adjacent corridor pressure relationship is not documented.
Correction	Add pressure relationship indicators showing negative pressure in Room 215 relative to corridor and anteroom. Show minimum -0.01" w.g. differential.
Closeout	Pressure relationships shown on revised M-2.1 with directional arrows and differential value.

Electrical

MAJOR

TIER 1 — HIGH CONFIDENCE — Resolve before submission — very likely to generate a comment

PG-ELEC-001 — Essential electrical system branch separation not documented

Rule ID	PG-ELEC-A01
Discipline	Electrical
Code Citation	CEC 517.30(C), NFPA 99-2021 6.4.2
Sheet Reference	E-0.1, E-3.1
Requirement	Life safety, critical, and equipment branches of the essential electrical system shall be kept independent of each other and clearly identified.
Evidence	One-line diagram on E-3.1 shows ATS-1 feeding both life safety and critical branch panelboards. Branch separation documentation and independence verification not shown on E-0.1 general notes or one-line.
Correction	Document branch separation on one-line diagram. Add general note describing essential electrical system branch independence per CEC 517.30(C). Verify conduit routing maintains separation.
Closeout	Branch separation documented on revised E-3.1; general note added to E-0.1.

MAJOR

TIER 1 — HIGH CONFIDENCE — Resolve before submission — very likely to generate a comment

PG-ELEC-002 — Hospital-grade receptacle designation not shown in patient care areas

Rule ID	PG-ELEC-C02
Discipline	Electrical
Code Citation	CEC 517.18(B), NFPA 99-2021 6.3.2.2.6.1
Sheet Reference	E-2.1
Requirement	Receptacles in patient care vicinities shall be listed as hospital-grade and identified with a green dot.
Evidence	Floor plan E-2.1 shows receptacles in patient rooms 204 through 212 using standard duplex receptacle symbol. No hospital-grade designation or green dot symbol is indicated.
Correction	Update receptacle symbols in all patient care areas to show hospital-grade designation. Add symbol to electrical legend.
Closeout	Hospital-grade symbols shown on revised E-2.1; legend updated.

Fire & Life Safety

CRITICAL

TIER 1 — HIGH CONFIDENCE — Resolve before submission — very likely to generate a comment

PG-FLS-001 — Smoke compartment area exceeds 22,500 SF limit

Rule ID	PG-FLS-A01
Discipline	Fire & Life Safety
Code Citation	CBC 407.5.1
Sheet Reference	A-5.1
Requirement	Smoke compartments in Group I-2 occupancies shall not exceed 22,500 square feet.
Evidence	Smoke compartment SC-2 on life safety plan A-5.1 encompasses the entire east wing, Level 2. Area calculation per plan scale = approximately 24,800 SF, exceeding the 22,500 SF maximum by 2,300 SF. No smoke barrier subdivision is shown within SC-2.
Correction	Subdivide SC-2 with an additional smoke barrier to create two compliant compartments, each under 22,500 SF. Show smoke barrier on life safety plan with compliant door assemblies.
Closeout	Smoke barrier added on revised A-5.1; both resulting compartments under 22,500 SF.

Plumbing**MAJOR**

TIER 2 — CODE-BASED — Resolve to tighten package — may be caught on BC1/BC2

PG-PLMB-001 — Dead-end domestic hot water branch exceeds 25-foot maximum

Rule ID	PG-PLMB-B01
Discipline	Plumbing
Code Citation	CPC 613.6
Sheet Reference	P-2.1
Requirement	Dead-end branch lines for domestic hot water shall not exceed 25 feet from the main circulation loop to the farthest fixture.
Evidence	Hot water branch serving fixtures in Rooms 218-220 on P-2.1 extends approximately 38 feet from the circulation loop return connection at Column D-4. No recirculation loop extension is shown to this branch.
Correction	Extend the hot water recirculation loop to reduce dead-end branch length to 25 feet or less, or add a recirculation pump and return connection.
Closeout	Recirculation loop extended on revised P-2.1; dead-end branch reduced to 18 feet.

Closeout Verification Checklist

Use this checklist to track correction status before HCAI submission. Each finding requires the specified closeout evidence.

PG-STRU-001	Anchor embedment depth not dimensioned	MAJOR	■
PG-STRU-002	Steel material specification incomplete	MAJOR	■
PG-STRU-003	Equipment anchorage load path not documented	MINOR	■
PG-ARCH-001	Access panel in rated wall not rated to match assembly	CRITICAL	■
PG-ARCH-002	Finish schedule incomplete — "TBD" entries in patient care areas	MAJOR	■
PG-ARCH-003	Door hardware group not assigned for patient room doors	MINOR	■
PG-MECH-001	Operating room air changes below minimum	CRITICAL	■
PG-MECH-002	Pressure relationship not indicated for isolation room	MAJOR	■
PG-ELEC-001	Essential electrical system branch separation not documented	MAJOR	■
PG-ELEC-002	Hospital-grade receptacle designation not shown in patient care areas	MAJOR	■
PG-FLS-001	Smoke compartment area exceeds 22,500 SF limit	CRITICAL	■
PG-PLMB-001	Dead-end domestic hot water branch exceeds 25-foot maximum	MAJOR	■

This report is provided as a pre-submission screening tool to assist design professionals in identifying potential HCAI review comments before official plan submission.

Plan Guard Pro is not affiliated with, endorsed by, or acting on behalf of the California Department of Health Care Access and Information (HCAI), the Office of Statewide Health Planning and Development (OSHPD), or any government agency.

Findings in this report do not guarantee that identified issues will be raised by HCAI reviewers, nor does the absence of a finding guarantee approval. Actual HCAI review outcomes may differ.

This report does not constitute engineering, architectural, or legal advice. Design professionals remain solely responsible for code compliance of their submittals.

THIS IS A SAMPLE REPORT FOR DEMONSTRATION PURPOSES. Project details are fictitious. Findings represent the types of issues Plan Guard Pro identifies during actual screenings.