

BOD

# Basis of Design Narratives

Basis of Design (BOD) narratives augment the set of technical drawings and specifications, describing the technical approach and the design parameters used in the design of the project. At a minimum, these narrative(s) should describe the project so that the DOH reviewer can quickly understand the scope of the work and the likely impact of design and construction on any existing buildings and infrastructure, departments and services. The narratives should be prepared by the design team to include relevant information from each design discipline. The length of these narratives will vary with the scope of the project, and may range from a few sentences to several pages.

## PROVIDE A PROJECT DESIGN OVERVIEW

1. Provide a brief description of the project including the building construction type, use and occupancy, number of stories, square feet, and program elements (identify major use of each floor).
2. Describe whether this project is:
  - a. a renovation of existing space
  - b. an expansion of existing
  - c. a new free standing or attached facility
3. Describe how this project relates to any existing buildings in location, occupancy, use and shared infrastructure systems.
4. Describe whether the project is designed for acute or ambulatory care.
5. Provide information related to type of rooms/spaces to be renovated, expanded, or constructed. Examples: patient sleep room, operating or procedure room, post anesthesia recovery unit, radiology/imaging suite, diagnostic/treatment space, clinical exam room, consult room, infusion therapy, lab, pharmacy, etc.
6. List the edition of applicable codes and guidelines to which the project is designed.
  - a. IBC
  - b. EUBC (if applicable)
  - c. UBC (if applicable)
  - d. Local Jurisdiction Amendments (if applicable)

- e. FGI (Specify Edition)
  - f. Energy Code
  - g. International Fire Code
  - h. UMC (Uniform Mechanical Code)
  - i. IPC (International Plumbing Code)
  - j. ASHRAE/ASHE
  - k. ANSI/AAMI/ISO
  - l. NFPA 70 NEC (National Electrical Code edition)
  - m. NFPA 99 Health Care Facilities Code, NFPA 99 Building System Category (Category 1 – 4). 2012 NFPA 99 Chapter 4.
  - n. NFPA 101 Life Safety Code
  - o. NFPA 110 Energy & Standby Power
7. Describe any proposed variances or waivers from FGI that will be requested with this submittal including why these are proposed. Examples: due to limitation of existing conditions, budget, scale, scope, schedule, etc.

#### **DESIGN DISCIPLINE NARRATIVES**

The checklist below is a tool to identify what information should be included in the BOD narratives. The checklist will be reviewed and completed collaboratively in the preliminary meeting with the DOH reviewer assigned to the project. A copy of the completed checklist will be provided to the design team at the conclusion of the meeting.

1. When and if applicable, the following design factors and building systems should be described:

	<b>BASIS OF DESIGN CHECKLIST</b>	<b>ARCHITECTURE / STRUCTURAL</b>	<b>MECHANICAL</b>	<b>PLUMBING</b>	<b>ELECTRICAL/ LOW VOL.</b>	<b>ACOUSTICAL</b>
1	Describe the project systems design and major components, including utilities, fire & life safety systems, building systems, equipment and other proposed infrastructure.					
2	Describe the performance criteria to which systems will be designed, validated and commissioned.					
3	Describe how the systems design complies with the Washington State Energy Code.					
4	Describe the controls for existing and proposed systems serving the project.					
5	Describe the current state of any existing utilities or building systems the project will rely upon and any planned alterations to augment existing capacity or performance.					
6	Describe the proposed acoustic design for isolation/separation of any new construction including: <ul style="list-style-type: none"> <li>a. Site exterior noise / environmental noise</li> <li>b. Facility noise</li> <li>c. Air handling system vibration and noise</li> <li>d. Voice transmission</li> <li>e. Major equipment noise transmission</li> </ul>					
7	Describe the current state of any acoustical provisions in place in the facility the project will rely upon address exterior and interior sound (as applicable). Describe any planned alternations to improve acoustical performance.					