Please also refer to “Part IV – REGULATORY REQUIREMENTS” for additional requirements.

Housing and Dining Facilities (HDS) has adopted amendments for all HDS facilities. Confirm applicable standards with University Representative on a per project basis.

DIVISION 13 - SPECIAL CONSTRUCTION

13 20 00 - SPECIAL PURPOSE ROOMS

A. Central Custodial Storage:

1. Every building should have assigned central storage that is capable of handling bulk supplies, storing equipment, etc. Actual space needed will vary based on the equipment needs for the building. Contact Custodial Services for determination of equipment required, and assistance in determining proper room size.

2. Doors should be minimum 36” wide and swing out.

3. Heavy-duty adjustable shelves should be mounted along one entire wall. Also, provide one 3-foot wide freestanding shelf unit at the end wall.

4. Provide broom and mop racks with positive locking holders.

5. Provide an eyebolt anchored into solid blocking for securing equipment with a cable and lock.

6. The room shall have ventilation with supply and exhaust air.

7. Provide power outlets for charging battery-powered equipment, fluorescent light fixtures with lenses, telephone and data outlets.

B. Custodial Closets:

1. Passageways, mechanical equipment rooms, pipe chases shall not serve as custodial closets, nor shall elevator controls, electrical panels, telephone equipment, roof access hatches, etc., be located in custodial closets.

2. There should be at least one custodial closet on every floor with not more than 150 feet to areas serviced. If large equipment needs to be stored, the closet shall be as straight as possible to reduce maneuvering equipment in a small space. Actual space needed may vary based on the equipment needs for the building, the availability of a large master custodial storage area, and whether the building has an elevator. Contact Custodial Services to determine equipment required so that room size can be accurately calculated.

3. Doors should be minimum 36” wide and swing out.

4. Provide one-foot wide freestanding shelf unit.

5. Provide broom and mop racks with positive locking holders. Locate over the sink a rack with swing rods for hanging wet rags, pads and mop heads.

6. A floor sink is needed for washing mops and draining buckets and floor care equipment. It should be designed like a handicapped accessible shower floor with curbs that allow rolling equipment into the sink area. Walls should be water resistant hard surfaces. The faucet should have a hose thread swing spout with a vacuum breaker.

7. The room shall have ventilation with supply and exhaust air.
8. Provide at least two duplex power outlets and a fluorescent light fixture with lens.

C. Facilities Management-Grounds Services Closet:

1. Where appropriate, provide a closet of 80 square feet with exterior entrance for Facilities Management-Grounds Services. Location to be determined by Facilities Management-Grounds Services through the University Representative. Provide grounded duplex outlet in addition to power for sprinkler controller.

D. Vending Machine Area:

1. An area near the center of the building traffic pattern shall be provided where vending machines can be placed. This area should be such that the safety and aesthetic values of the building are not reduced. This area need not necessarily be a separate room but utilities for the machines shall be provided, including provisions for data network connection. A recessed area is a satisfactory solution to avoid conflict with the traveled ways.

2. An area for recycling containers is needed. It can be incorporated into the vending machine area. Contact Building Services Recycling for information regarding containers to determine spatial needs.

END OF DIVISION