

CUSTODIAL DESIGN STANDARDS

The UVU Custodial Design Standards are broken up in different room types. These requirements are in addition to the State of Utah Division of Facilities and Construction Management (DFCM) Design Requirements. In the event of any discrepancy between the DFCM Design and UVU Standards requirements, the Architectural/Engineering Team shall use the UVU Standards over the DFCM Design Requirements.

Items below are not intended to specify all requirements needed for the completion of a project. The Architect of Record shall provide their expertise for full completion.

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GENERAL BUILDING REQUIREMENTS

1. GENERAL REQUIREMENTS

- 1.1. All hallways, bathrooms, classrooms, offices shall have trash receptacles provided and installed by the University.

CUSTODIAL CLOSETS

1. GENERAL REQUIREMENTS

- 1.1. Space for three separate custodial closets shall be included in every building. Individual rooms shall be provided for one or more wet closets, one or more dry closets, and one office closet. The minimum requirement for the number of wet and dry closets is determined by the building floor area as described herein.
- 1.2. Entrances to the closets/office shall be off the main corridors.
- 1.3. Space must be separate from any other mechanical or electrical areas. There shall be no electrical panels (line or low voltage), telephone junctions, fire alarm boxes, pipe chases or major plumbing junctions located inside these rooms.

(A) Electrical, Mechanical Security, and OIT services shall not be in custodial designated areas.

2. FLOORING

2.1. Acceptable flooring materials are:

- 2.1.1 Resilient, seamless safety flooring.
- 2.1.2 Light colored 8-inch x 8 inch non-glazed quarry tile.
- 2.1.3 Sealed concrete.
- 2.1.4 All flooring and base coving shall be fully sealed, and the floor shall be properly sloped to the floor drain.

- 2.2. If the finished floor outside of the closet is higher than inside of the closet, then provide transition strip.

3. LIGHTING

- 3.1. Light fixtures shall have a lens cover provided (no exposed lamps). LED lamps are preferred per Electrical Standard. Refer to electrical standard for color, voltage, etc.

4. EXHAUST

- 4.1. All closets outlined below shall be exhausted to the outside.

- 4.1.1 Ventilation rates shall be in accordance with ASHRAE 62.1 and code.

EVENT STORAGE CLOSETS

1. NUMBER OF ROOMS

- 1.1. Each building of 100,000 sq.ft. and up shall have a separate storage area for tables, chairs, and other items for building support commensurate with the number of scheduled events planned for the building.

2. REQUIREMENTS

- 2.1. The minimum space should be 8' x 10' and have an 4-0 wide door or pair of doors with a magnetic hold open.
- 2.2. Doors shall swing to the outside of the space.

DRY CLOSET

1. LOCATION AND NUMBER OF ROOMS

- 1.1. A dry custodial closet is to be located near the custodial office and convenient to the service/dock entrance.
- 1.2. Number of Required Dry Closets
 - 1.2.1 For floor areas per level equal to or less than 150,000 gross sq.ft., provide one dry closet per floor level.
 - 1.2.2 When the floor level exceeds 150,000 gross sq.ft. a second dry closet of the same size shall be provided.

2. AREA

- 2.1. The minimum footprint for each dry closet shall be no less than 150 sq.ft..

3. EGRESS AND DOOR ACCESS

- 3.1. The door width for each dry closet shall be 4-0 wide door unless otherwise requested by UVU Custodial Services. All dry closet doors shall swing out, not into the custodial space.

4. FINISHES

- 4.1. A ceiling is not necessary or desired for this room, however, if one is needed due to fire requirements then a 10-foot high ceiling minimum is required.
- 4.2. Each dry closet shall contain the following:
 - 4.2.1 Utility Hangers (University furnished and installed)
 - 4.2.2 The design shall include adequate clear wall space (at least 6 lineal feet) for hangers to store brooms, equipment, ladder, etc.
 - 4.2.3 Shelving (Contractor furnished and installed)

- (A) Provide 14" KV shelving on one wall. Shelves to be edge banded plywood, Double hook KV brackets
 - (B) Do not locate the shelving system behind a door.
 - (C) Shelving Cabinets wall hooks need backing in the walls. .
- 4.2.4 One Chemical Storage Cabinet (Contractor furnished and installed)
- (A) The design is to include a 6' high x 5' wide x 14" deep (minimum size) lockable cabinet that is designed specifically to store and secure cleaning chemicals.
 - (B) Include two (2) GFCI four-plex electrical outlet boxes located in approved locations. These outlets require dedicated circuits due to the nature of their use.

WET CLOSET

1. LOCATION AND NUMBER OF ROOMS

- 1.1. Each wet closet shall be centrally located in its service area, preferably near restrooms
- 1.2. Number of Required Wet Closets
 - 1.2.1 For floor areas per level equal to, or less than 40,000 gross sq.ft., provide one wet closet per floor level.
 - 1.2.2 For floor areas greater than 40,000 sq.ft., the project design must include additional wet closets (one for each 40,000 gross sq.ft. or portion thereof).
 - 1.2.3 When multiple wet closets are provided on a floor level, divide the floor into equal service area segments and locate each closet centrally in its service area, preferably near restrooms.

2. AREA

- 2.1. The minimum footprint for each wet closet shall not be less than 100 sq.ft. with a single wall not being greater than 12 linear feet in length.

3. EGRESS AND DOOR ACCESS

- 3.1. The door width for each wet closet shall be 3-0 wide door unless otherwise requested by UVU Custodial Services. All wet closet doors shall swing out, not into the custodial space.

4. FINISHES

- 4.1. A ceiling is not necessary or desired for this room, however, if one is needed due to fire requirements then a 10-foot high ceiling minimum is required.
- 4.2. Each wet closet shall contain the following:
 - 4.2.1 One Service Sink (contractor furnished and installed)

- (A) The design shall not be smaller than 2-feet x 3-feet and with a 2-handle wall hung service faucet with vacuum breaker mounted two-feet above the sink.
 - (B) The two walls forming the corner in which the service sink is located shall be lined with ceramic tile, stainless steel sheets, or solid surface material from the top of the sink to a height of 48-inches above the floor and extending a minimum of 4-inches past the edge of the sink. All seams are to be sealed against water intrusion.
- 4.2.2 One Wet Mop Hanger Rack (contractor furnished and installed)
 - (A) The design shall include a wall mounted hanger rack for wet mops (minimum of four hangers) which shall be installed over the service sink.
 - (B) The architect shall provide backing in the design.
- 4.2.3 One Chemical Dispensing System (*University furnished and installed*)
 - (A) The design shall include adequate wall space for a chemical dispensing system which will be located over the service sink. The minimum wall space required is 2' x 2', located directly over the hose bibs. The chemical dispensing system will be tied to the service faucet.
 - (B) The architect shall provide backing in the design.
- 4.2.4 Utility Hangers (University furnished and installed)
 - (A) The design shall include adequate clear wall space (at least 5 lineal feet) for hangers to store brooms, ladder, etc.
 - (B) The architect shall provide backing in the design.
- 4.2.5 Shelving (contractor furnished and installed)
 - (A) Installed along one wall of the closet, the design is to include a minimum of five (5) adjustable height shelves (adjustable from floor to ceiling). Shelves shall be 14" deep.
 - (B) Do not locate the shelving system behind a door.
- 4.2.6 Receptacles
 - (A) Include a minimum of one electrical GFCI outlet in each wet closet.
 - (B) This shall be located on the same wall that the chemical dispersing system is located.

CUSTODIAL OFFICE

1. LOCATION AND AMOUNT

1.1. In buildings larger than 100,000 sq. ft. a custodial office is required.

2. AREA

2.1. Minimum size of 120 sq. ft. and is to be located near the service entrance.

3. HVAC OCCUPANT COMFORT

3.1. Air supply to these rooms should be the same as other offices in the building.

4. EGRESS AND DOOR ACCESS

4.1. The door width for each custodial office shall be 3/0 door unless requested otherwise by UVU Custodial Services.

5. FINISHES

5.1. A ceiling is desired for this room at a 10' height minimum.

5.2. The custodial office shall contain the following:

5.2.1 One Computer desk and phone terminals. (contractor/supplier furnished and installed). Office desk and phone shall be supplied and installed by the owner.

(A) The design is to include either a built-in desk or sufficient room for a 60" X 30" desk with a three-drawer filing cabinet, furnished and installed as part of the project. Furniture shall be supplied and installed by the owner.

5.2.2 One Shelf (contractor furnished and installed)

(A) The design is to include a shelf installed on the wall above the desk. The shelf shall be 48" long and 12" deep.

(B) Do not locate the shelf where it will conflict with the door.

5.2.3 Electrical Outlets (contractor furnished and installed)

(A) Include electrical outlets located in approved locations for computers and electronic equipment.

5.2.4 IT/Communications Outlets (contractor furnished raceways and installed; Owner wire furnished and installed)

(A) The design is to include wall connections for computers, internet access, and phone service.

RESTROOMS

1. PARTITIONS

- 1.1. Restroom Partitions shall be at least 1" thick.

2. PUBLIC RESTROOMS

2.1. Toilet Paper Dispensers

- 2.1.1 Provided and installed by the owner.
- 2.1.2 Side-by-Side Type
- 2.1.3 One per-stall
- 2.1.4 Basis of Design: Georgia Pacific Compact Quad Plus 4-Roll
- 2.1.5 Dimensions: 15.0"W x 13.0"H x 8.0"D

2.2. Paper Towel Dispensers

- 2.2.1 Provided and installed by the owner.
- 2.2.2 Provide Space for at least three per public restroom
- 2.2.3 Basis of Design: Tork Peakserve
- 2.2.4 Dimensions of one dispenser: 15.0"W x 29.0"H x 4.0"D
- 2.2.5 Provide Backing at an appropriate height.

2.3. Trash Cans

- 2.3.1 Restrooms with 3 or more toilets
 - (A) Provided and installed by the owner.
 - (B) Provide space for one trashcan.
 - (C) 56 Gallon Trash Can
 - (D) Basis of Design: Rubbermaid
 - (E) Dimensions: 22.5" x 22.75" x 30"
- 2.3.2 Restrooms with less than 3 toilets.
 - (A) Provided and installed by the owner.
 - (B) Provide one trash can next tot exterior restroom door.
 - (C) Basis of Design: Vented Slim Jim
 - (D) Dimensions: 22" x 11" x 30"

2.4. Changing Station

- 2.4.1 Provided and installed by the contractor for the project.
- 2.4.2 Each restroom shall include an integrated changing station.
- 2.4.3 Provide backing at appropriate heights.
- 2.4.4 Basis of Design: Koala Kare KB310-SSWM (Horizontal surface mounted) or KB311-SSWM (Vertical surface mounted)
- 2.4.5 Dimensions: 43.75"W x 28.75"H x 6.75"D

2.5. Toilet Seat Covers

- 2.5.1 Provided and installed by the owner.
- 2.5.2 Each stall shall be provided with a toilet seat cover.

3. WOMEN'S/FAMILY/GENDER NEUTRAL RESTROOMS

3.1. Feminine Hygiene Disposal Containers

- 3.1.1 Provided and installed by the contractor for the project.
- 3.1.2 Provide one in each Women's Restroom stall and family/gender neutral restroom.
- 3.1.3 The disposal should not be lockable or keyed.
- 3.1.4 Basis of Design: Bobrick B-270 Surface Mounted Feminine Napkin Disposal

3.2. Feminine Hygiene Product Dispenser

- 3.2.1 Provided and installed by the owner.
- 3.2.2 Provide one in every Women's Public Restroom and family/gender neutral restroom.
- 3.2.3 The dispenser must be able to be both monetized and dispense the product for free.