

UTILITY ROOMS, CUSTODIAL AND MAINTENANCE CLOSETS
Design Standard

PART 1 GENERAL

1.1 PURPOSE

- A. The design of Utility Rooms, Custodial Closets and Maintenance Closets must recognize the importance of these spaces in the overall support of the colleges' mission. Local access to building-specific utilities, custodial supplies and maintenance supplies allows for timely response to issues, and decreases ongoing labor costs related to operations and maintenance activities.
- B. This design standard is intended to serve as a guideline for Utility Rooms, Custodial Closets and Maintenance Closets throughout San Mateo County Community College District. It should be viewed as a baseline standard for renovations and new construction. Specific programs may impose additional requirements which should be viewed as additive to the design standards herein.

PART 2 PRODUCT

2.1 UTILITY ROOMS

- A. Design Statement:
- B. The Utility Room is a back of house type space, with entry for authorized personnel only. It may include base building system components such as electrical, security, fire alarm, fire suppression, mechanical, and telecommunications systems.
- C. Siting Requirements
 - 1. Provide dedicated/isolated spaces for electrical, mechanical and telecommunications systems.
 - 2. Fire alarm systems can be co-located with electrical systems.
 - 3. Security systems can be co-located with telecommunications or electrical systems.
 - 4. Fire suppression systems (risers, valves) shall not be exposed in areas accessible to the general public.
 - 5. Do not install occupancy sensors in Utility Rooms. Ensure abundant lighting, and design lighting to avoid shadows in working areas due to equipment placement.
 - 6. Doors should be a minimum of 42" wide and include 4' kick plates
- D. Minimum Space Requirements
 - 1. Provide for and size utility spaces as needed for the types of equipment and clearances required per OSHA and industry best practices. For telecommunications rooms, refer to the Telecommunications Infrastructure Design Standard

2.2 WET CUSTODIAL CLOSET

- A. Design Statement:
- B. The Wet Custodial Closet is a critical base building space, required in order to provide custodial services in an efficient manner. It contains a floor-mounted mop sink. It serves as

an equipment/tool closet for mops, vacuum cleaners, brooms, and custodial carts. It also serves as custodial dry storage, for trash can liners, paper towels, toilet papers, mop heads, etc.

C. Space Requirements:

D. Minimum space requirements

1. 100 assignable square feet for every 10,000 gsf of building area
2. Wet and Dry Custodial Closets may be combined, provided the space required for each is also combined (not eliminated).
3. Doors should be a minimum of 42" wide and include kick plates that are installed from the bottom of the door to bottom of the hardware
4. FRP to be included on wall surfaces near sinks
5. Floor drains to tie into the sanitary sewer

2.3 DRY CUSTODIAL CLOSET

A. Design Statement:

B. The Dry Custodial Closet is a critical base building space, required in order to provide custodial services in an efficient manner. Refer to the Space Design Standard for Utility Rooms, Custodial and Maintenance Closets for detailed information.

C. Minimum space requirements

1. 200 assignable square feet for every 70,000 gsf of building area
2. Wet and Dry Custodial Closets may be combined, provided the space required for each is also combined (no downsizing).

2.4 MAINTENANCE CLOSET

A. Design Statement:

B. The Maintenance Closet is a critical base building space, required in order to provide building services in an efficient manner.

C. Minimum space requirements

1. 200 assignable square feet for every 50,000 gsf of building area

2.5 FINISHES MATRIX – UTILITY ROOMS, CUSTODIAL & MAINTENANCE CLOSETS

Finishes Matrix							
Space Category	Floor	Wall	Base	Ceiling	Door	Minimum Ceiling Height	Remarks
Lobby/Corridor	SC/QT/RF	GB	RTB/QT	W/AT/GB	SF	9'-0"	
Storage Rooms	RF/CON	GB	RTB	GB/ES	WD	8'-0"	
Dining Rooms	SC/RF	GB	RTB	AT	WD	10'-0"	
Food Preparing	QT	CT	QT	AT/GB	WD	9'-0"	

Shower/Locker	CT	CT	CT	GB	WD	10'-0"	Moisture Resistant
Shops	CON	GB/W	RTB/W	GB/ES	W/FRP/MT	12'-0"	Wood Wainscot 8' High
Warehouse	CON	ES	CON	ES	W/FRP/MT	25'-0"	
Toilet	CT	CT	CT	GB	WD	9'-0"	

Abbreviation Key				
Floors	Ceiling	Walls	Doors	Base
CON Sealed Concrete	AT Acoustic Ceiling	CMU Painted or Sealed Concrete Masonry Units	SF Storefront	RTB 4" Rubber Topset Base
CPT Carpet	ES Exposed Structure, Painted	CON Sealed Concrete	MT Metal	CON Concrete
CT Ceramic Tile	GB Painted Gypsum Board	CT Ceramic Tile	WD Wood, Solid Core, with Vision Panel	CT Ceramic Tile
QT Quarry Tile	W Wood	ES Exposed Structure, Painted as Appropriate	FRP Fiber Reinforced Polymer	QT Quarry Tile
RF Resilient Flooring		GB Painted Gypsum Board		W Wood
W Wood		VWC Vinyl Wall Covering		NB No Base
SC Stained Concrete		W Wainscot		
R Rubber		M Mirror		

2.6 APPROVED MANUFACTURERS

Not Applicable

PART 3 EXECUTION

3.1 SUBSTITUTES ALLOWED?

Not Applicable

3.2 ASSOCIATED DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS

Physical Access Control & Security Management Design Standard

Telecommunications Infrastructure Design Standard

09 65 00 Resilient Flooring Design Standard

09 91 23 Interior Paint Design Standard

10 00 00 Miscellaneous Specialties Design Standard

10 26 00 Wall Protection Design Standard

23 00 00 Basic HVAC System Design

26 00 00 Basic Electrical Requirements

26 50 00 Lighting Design Standard

END OF SECTION