

SECTION 22 40 00
PLUMBING FIXTURES
Design Standard

PART 1 GENERAL

1.1 PURPOSE:

Plumbing fixtures are essential elements of the plumbing systems. This design standard has the purpose of creating a consistent application of plumbing fixture requirements throughout the San Mateo County Community College District, therefore achieving a standard of quality for maintenance, water efficiency, and reliability throughout all renovation and new building projects.

PART 2 PRODUCTS

2.1 DESIGN AND SPECIFY WORK TO INCLUDE MATERIALS AND INSTALLATION OF PLUMBING FIXTURES AND ACCESSORIES FOR A COMPLETE AND OPERABLE SYSTEM.

- A. When available, the use of low flow fixtures shall be utilized to provide means of water conservation.
- B. For each area under consideration for remodel or new construction, the Designer shall follow requirements to meet ADA compliance for all fixture types.
- C. Preferred plumbing fixtures:
 - 1. Lavatories: White, vitreous china, automatic faucet (120V power) or an adjustable manual metering faucet.
 - 2. Showers: Built up, tempering valve, low flow shower head. Ensure that shower head dispenses at a minimum 72" above finished floor. Drain pipe serving showers shall be minimum 4"; with cleanouts.
 - 3. Urinals: White vitreous china, wall hung, manual flush valve low flow .125 gallon per flush. Waterless urinals are not allowed.
 - 4. Water Closets: White vitreous china, tankless, wall hung, floor mounted carriers, dual flush manual valve. Elongated toilet seats/bowls.
 - 5. Sinks: Stainless steel, ADA sink depth, manual adjustable metering, 1.8 gpm flow faucet.
 - 6. Service sinks: Composite, floor mounted, faucet with hose adapter, mop holder over service sink.
 - 7. Hose bibbs: Interior located with loose key and vacuum breaker. Exterior shall be non-freeze type, concealed behind locked access doors. Provide hose bibbs in each restroom.
 - 8. Drains: Nickel bronze floor drains with trap primer. Provide floor drains in all restrooms.
 - 9. Emergency showers/eyewash: Tempered water supply, provide drained system. Provide test valve.
 - 10. Drinking fountains: Generally, drinking fountains should dispense, but not cool, water. There are some locations where chilled water and bottle filling capability may be appropriate (e.g., fitness center locations, student dining areas).

- a. Fountains: Non-cooling, stainless steel construction, dual height for ADA compliance. Haws 1119 or approved equal for body construction and material gauge.
- b. Cooler/Bottle Filling Station: Cooling, stainless steel construction, dual height for ADA compliance. Elkay EZH20 Model LZSTL8WSLK or approved equal for body construction, material gauge and overall style.



2.2 APPROVED MANUFACTURERS:

- A. Lavatories: Kohler, American Standard, Eljer
- B. Showers:
- C. Urinals: Kohler, American Standard, Eljer, Zurn
- D. Water closets: Kohler, American Standard, Eljer, Zurn
- E. Sinks: Kohler, American Standard, Eljer
- F. Service sinks: Kohler, American Standard, Eljer
- G. Hose bibbs: Woodford, Nibco, Chicago
- H. Drains: JR Smith, Zurn, Josam
- I. Emergency showers/eyewash: Guardian, Viking, Haws
- J. Roof drains: JR Smith, Zurn, Josam
- K. Floor drains: JR Smith, Zurn, Josam
- L. Floor sinks: JR Smith, Zurn, Josam
- M. Drinking fountains: Haws, Elkay
- N. Automatic Valves: Sloan

PART 3 EXECUTION

3.1 SUBSTITUTES ALLOWED?

Yes, if performance and quality equivalency can be evidenced.

3.2 ASSOCIATED DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS:

22 11 13 – General Plumbing Piping Systems Design Standard

22 00 00 – Basic Plumbing Systems Design Standard

END OF SECTION