1.1 **GENERAL**

1.2 **Related SFU Technical Requirements**

   .1 Division 27 Sections 27 41 16 AV Systems
   .2 Division 27 41 16.1 AV Cable Labeling
   .3 Division 27 Section 27 05 05 Communication Rooms Design Guidelines.

1.3 **Coordination Requirements**

   .1 SFU Facilities
   .2 Acoustic Consultant.
   .3 SFU IT Services

1.4 **Reference Standards:**

   .1 American Association of College Facilities Management.

1.5 **Classrooms**

   .1 Demonstrate adaptability to technology changes.
   .2 Refer to Audio Visual Services, SFU IT, for sound, video and control systems guidelines.
   .3 Acoustic Consultant to be SFU approved.
   .4 Demonstrate active acoustic strategy.
   .5 Demonstrate passive acoustic strategy.

1.6 **Washrooms**

   .1 “Airport style” washroom design without the use of doors is preferable and promotes the use of hand dryers over paper towels.
   .2 Hardwiring is required in washrooms for hand dryers.
   .3 Preferred hand dryers are Dyson Airblades AB14
   .4 For floor drains, see Division 22 Section 22 05 00 Plumbing - General Requirements.
   .5 For plumbing fixtures, see Division 22 Section 22 40 00 Plumbing Fixtures.

1.7 **Electrical Rooms**

   .1 The preferred location for Electrical Rooms is on North or East exterior building wall (for cooling).

1.8 **Communications Rooms**

   .1 A Communications Room is a service room designed to safely house telecommunications equipment. It is also used to mount and terminate voice, data, RF, and when approved by SFU IT Services – security cables security cables and their associated terminating and distribution systems.
   .2 Communications room construction shall meet all applicable building, fire, electrical and safety codes and regulations as stated by SFU. Hub Rooms shall be constructed to meet a 1 hour fire separation. A smoke detector, connected to the fire alarm system, shall be installed in all communications rooms.
   .3 Each campus building will contain a Main Communications Room and possibly many Local Communications Rooms. The Main Communications Room may be used as a floor serving facility in addition to a Local Communications Room serving facility. No other building systems are to be installed in the Main Communications Room.
.4 Local Communications Rooms or Closets are used as a floor serving facility for mounting and terminating approved communications cabling and hardware only. No other building systems are to be installed in the Local Communications Room.

.5 Details of communications systems function and installation are handled by Division 27.

.6 False ceilings are not permitted in communication rooms.

.7 Communications Rooms and Closets have special requirements addressed in Division 27 of the Technical Guidelines, particularly Section 27 11 00 Telecommunications Room Fittings. They shall only contain approved equipment and systems as indicated in Division 27.

.8 All Communications Rooms shall be designed and located in the building so that direct access is from a common or non-secure area. Communications Rooms are not to be located behind other rooms that might have specialized or secure locks installed; for example, a custodial room.

1.9 AV and Equipment Rooms

.1 AV rooms used as theatre projection rooms have special requirements and SFU Audiovisual shall be consulted in these situations.

.2 Acoustic design requirements are important consideration for any room with AV Equipment. Demonstrate compliance with intent of this section and coordinate with SFU AV for specific requirements.

1.10 Mechanical Rooms

.1 Floor to be concrete with 2 coat elastic membrane that will block concrete cracks when built over occupied space. For Mechanical Room floors over occupied spaces see Section 09 67 00 Fluid Applied Flooring.

1.11 Showers

.1 Shower stalls shall be white durable plastic tub/shower surround and substrate shall be cementitious board, mineral fiber board or masonry. Floors to have waterproof membrane and slope to drain. Shower stall to have 100mm curb, except in accessible shower stalls. Where possible make single stalls accessible.

1.12 Custodial Rooms

.1 Custodial rooms required for every building and adhere to following:

   .1 Custodial rooms should not be designed as shared space.

   .2 Minimum one closet for every 1400 m² of floor or a minimum of one closet per floor.

   .3 Slop sink: 3'-0" large on the floor, concrete or a durable fiberglass material with one temperature control tap, a faucet, and a hose connection.

   .4 Walls: Locate the slop sink in the corner with ceramic tile (or other completely water repellant material) on both walls out at least a foot past the edges of the slop sink. The backer board behind the ceramic tile is Hardy plank.

   .5 Flooring: Non slip vinyl with an abrasive strip embedded to prevent slipping.

   .6 Shelving: A minimum of five wall mounted shelves for storage of janitorial material and enough space on the floor to store both a janitors mop pail, a cleaners cart with cleaning supplies and a large garbage can.
.7 Shelving: A minimum of five wall mounted shelves for storage of janitorial material and enough space on the floor to store both a janitor’s mop pail, a cleaners cart with cleaning supplies and a large garbage can.

.8 Lighting: Lighting should be energy efficient and auto on/off with controlled off door position indicator switch.

.9 Electrical: Duplex outlets, no more than 6m apart are required in the corridors and the classrooms for vacuuming/floor washing machines. Do not put janitorial outlets on any circuits that are used for classrooms, A/V, or data.

.2 Existing Buildings

.1 Many existing buildings have janitor/service spaces where there are shared spaces – the space usages should be separated as much as possible when encountered through renovations.

1.13 Energy Efficient Lab Design

.1 Lab designs should strive to adapt technologies listed in SFU Energy Efficient Lab Design.

1.14 Biohazard Labs

.1 Please contact SFU Facilities for design detail guidelines and planning.

.2 For floor drains, see Division 22 Section 22 05 00 Plumbing - General Requirements.

1.15 Radioisotope Labs

.1 Please contact SFU Facilities for design detail guidelines and planning.

.2 For floor drains, see Division 22 Section 22 05 00 Plumbing - General Requirements.

1.16 Animal Care Facilities

.1 Design and construction is to be completed in accordance with the latest CCAC guidelines.

1.17 Kitchen and Lounges

.1 Provide space between the countertop and over counter cabinets to mount paper towel dispenser and soap dispenser.

***END OF SECTION***