

**1.0 GENERAL****.1 Requirements Include**

- .1 Special requirements for:
  - .1 Labs.
  - .2 Trades Shops.
  - .3 Washrooms.
  - .4 Communication (COMM) Rooms.
  - .5 AV and Equipment Rooms.
  - .6 Mechanical Rooms.
  - .7 Showers.
  - .8 Janitor Rooms.
  - .9 Kitchenettes and Lounges.

**.2 Related BCIT Guidelines**

- .1 Section 10 28 00 – Toilet, Bath, and Laundry Accessories.
- .2 Audio Visual (AV) Technical Standards in Division 27.
- .3 Communication Rooms Design Guidelines in Division 27.
- .4 Information Technology Services (ITS) in Division 27.

**.3 Coordination Requirements**

- .1 BCIT Facilities Services.
- .2 BCIT AV.
- .3 BCIT ITS.
- .4 Acoustic Consultant.

**.4 Design Requirements**

- .1 Classrooms, Labs, and Trade Shops;
  - .1 Demonstrate adaptability to technology changes.
  - .2 Refer to BCIT AV Services and BCIT ITS for sound, video and control systems guidelines.
  - .3 Use Acoustic Consultant.
- .2 Labs;

Consultants are to provide complete specifications, and review these Technical Standards documents to include BCIT requirements within the specifications as applicable to the project.

- .1 Contact BCIT for assistance regarding the design prior to starting the design phase.
- .3 Trade Shops;
  - .1 Contact BCIT for assistance regarding the design prior to starting the design phase.
- .4 Washrooms;
  - .1 Design;
    - .1 With new construction, design washrooms as All Gender (AG).
    - .2 Use AG best practices for overall washroom design.
    - .3 In renovations to existing facilities, the intent is to provide AG washrooms wherever possible. If it's not possible, provide a Universal washroom with additional gendered washrooms.
    - .4 Preference is for trough style sinks with multiple faucets, as required. As much as possible, keep the area under the sinks clear of obstacles for ease of cleaning.
    - .5 Where mirrors are provided, preference is for single mirror rather than a row of individual mirrors.
  - .2 Hand Washing;
    - .1 At accessible sinks for persons with disabilities, locate the faucet to one side of the basin for easier access for those who are wheelchair bound and may also have restricted mobility.
  - .3 Hand Drying;
    - .1 Hardwiring for electric hand dryer(s) is required in washrooms for current and future installations.
    - .2 Do not have hand dryers (current or future) mounted directly to ceramic tile. Instead, provide aesthetic mounting plate, the size of dryers, so the wall finish is not damaged if/when changes occur.
  - .4 For waste receptacles, see Division 10, Section 10 28 00 for details.
  - .5 For floor drains, see Division 22, Section 22 05 00 for details.
  - .6 For plumbing fixtures, see Division 22, Section 22 40 00 for details.
- .5 Communication Rooms;
  - .1 Service rooms designed to house telecommunications equipment as well as mounting and terminating voice, data, RF, and security cables and their associated terminating and distribution systems:

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- .1 Construct to meet a 1 hour fire separation.
  - .2 Include a smoke detector connected to the fire alarm system.
  - .3 No other building systems are to be installed in Communications Rooms.
  - .4 False ceilings are not permitted in communication rooms.
- .2 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 or within other rooms that might have specialized or secure locks installed; for example, within a janitor room.
- .6 AV and Equipment Rooms;
- .1 AV rooms used as theatre projection rooms have special requirements and BCIT Facilities shall be consulted in these situations.
- .7 Mechanical Rooms;
- .1 No other building systems are to be installed in the mechanical rooms.
- .8 Showers;
- .1 Shower stalls shall have a durable shower surround and substrate shall be cementitious board, mineral fiber board or masonry. Floors to have waterproof membrane and slope to drain. Where possible make single stalls accessible. If not an accessible stall, provide with 100mm curb.
- .9 Janitor Rooms;
- .1 Janitor rooms must be designed to be used only by custodial staff – they are not to be spaces shared with any other operation, including storage of other operations, recycling materials, or for roof access. Rooms must have a clear height of 2438 mm (8 feet) to the underside of ceilings, with the possible exception where shelving is located as long as lineal storage requirements are met and BCIT Facilities approves of the proposed design.
    - .1 Regular janitor room size: minimum 7.44 square metres (80 square feet).
    - .2 Bulk Storage janitor room size: 37 square metres (400 square feet).
  - .2 Provide lighting sensor for energy saving on/off light switches.
  - .3 Doors;
    - .1 Regular janitor rooms must have a minimum entry door width of 900 mm). Direction of door swing is contingent on the room size and design; the swing must clear all equipment and goods stored within plus also provide a clear space of 1 M x 1 M inside the room for staff when the door is in use.

- .2 Janitor rooms designated for bulk storage of goods (for example, near Loading Bays), must have minimum width of 1220 to accept palette deliveries.
- .3 Doors must be lockable.
- .4 Walls;
  - .1 Provide wall protection from scrapes and gouges on all walls from the floor up to a minimum of 1220 mm above the finished floor.
  - .2 The wall protection behind and adjacent to the mop sink must also be impervious to water. The impervious protection must extend at least 300 mm past the edges of the mop sink. The substrate for the wall protection system shall be cementitious board, mineral fiber board, or masonry.
  - .3 Provide backing in wall above the janitor sink to accept paper towel dispenser.
- .5 Flooring;
  - .1 Provide sealed flooring with slip resistance; integrated 150 mm cove base preferred.
- .6 Electrical;
  - .1 In Regular Janitor rooms, provide a minimum of one (1) – rated 15 amps, 110 volt duplex receptacle outlet to be used as charging station for battery operated equipment. Must be easily accessible at all times to the equipment needing re-charging.
  - .2 Bulk storage janitor rooms, provide a minimum of two (2) – rated 15 amps, 110 volt duplex receptacles.
  - .3 Receptacles must be on separate circuits from classrooms, labs, AV, or data.
- .7 Plumbing;
  - .1 All janitor rooms shall be designed to accommodate chemical mixing stations, which are located above or adjacent to the janitor sink.
  - .2 Provide one (1) janitor sink, 864 mm above the finished floor to the rim.
  - .3 Provide one (1) floor mounted mop sink, minimum size 640 x 640 mm, and locate tight to the walls. If ceramic sink used, provide stainless steel protection to lip. Provide bib type faucet with brace, mounted 914 mm above the floor, complete with hot and cold running water, backflow preventer and removable trap insert (to catch mop strings, etc.).
  - .4 Install three (3) wet mop hangers 1778 mm above the floor mop sink (so drying mops drip into the sink and not the floor).
  - .5 Shelving and Hooks;

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- .1 Regular Janitor Room: Minimum of 4572 lineal mm of heavy duty, adjustable shelving – confirm with BCIT Facilities. Shelving to be 406 mm to 457 mm deep. Shelving must be robust and able to support full load of janitorial supplies and goods.
  - .2 Bulk Storage Janitor Room: Confirm shelving requirements with BCIT Facilities.
  - .3 Provide wall-mounted hooks for mops, shovels, etc. as required by janitorial staff. Confirm with BCIT Facilities. Suitable hangers include: Geerpres/Gripit #5047 or Rubbermaid 1993 (width: 864 mm).
- .6 Equipment and Supplies;
- .1 Equipment and supplies include, but are not limited to, auto scrubbers, janitor carts, floor cleaners, carpet extractors, mops, brooms, vacuums, floor polishers, garbage cans, mop & buckets, paper supplies, full garbage bags, snow shovels, and cleaning supplies.
- .10 Kitchenette and Lounges;
- .1 Provide adequate space between the countertop and upper cabinets to mount paper towel dispenser and soap dispenser.
  - .2 Paper towel dispensers and soap dispensers are provided by BCIT Facilities. Contact Facilities for the current products, their sizes, and their mounting requirements.

\*\*\* END OF SPECIAL ROOM REQUIREMENTS SECTION \*\*\*