

GENERAL**.1 Requirements Include**

1. Furnishings.

.2 Coordination Requirements

Early in the design process, review design intent, and additional requirements with:

- .1 BCIT Audio Visual (AV) Services.
- .2 BCIT Campus Planning.
- .3 BCIT Information Technology Services (ITS).
- .4 Electrical Consultant.
- .5 BCIT Safety, Security, and Emergency Management (SSEM)

.3 General Design Requirements

- .1 Contact Campus Planning for interior public realm furnishing projects.
- .2 Ensure that all products comply with CSA Standards, BC Building Code, and BC Fire Code.
- .3 Fabrics: Meets CA TB 117-2013 upholstery flammability test and performance standards for flammability set by ACT or Canadian General Standards Board standard CAN/CGSB 4.2 No. 27.5 entitled Textile Test Methods. No woven materials for upholstery. 100% Silicone, 100% Polyurethane (EPU, Polycarbonate Based) or 100% Vinyl (without Harmful Phthalates) is preferred.
- .4 Materials to be durable and commercial grade suitable for long term institutional use. Abrasion should be at least 300,000 double Wyzenbeek double rubs. Seat fabric upholstery must be easy to clean, ink resistant and stain resistant/repellent. Residential quality furniture is not permitted due to concerns over fire safety and insufficient durability. BCIT is a no bleach workplace. Materials selected must be cleanable with water-based or solvent-based cleaner.
- .5 Specify products with reduced environmental impact. Consultants to provide Environmental Product Declaration (EPD) or Health Product Declaration (HPD).
- .6 Specify locally manufactured products whenever possible.
- .7 Coordinate furniture layout plans with power, data and communications outlets.

.4 Specific Design Requirement

Conference/Meeting Rooms:

- .1 Seating: Confirm with Campus Planning and end-users.
- .2 Tables: Confirm with Campus Planning and end-users.
 1. Table surfaces and edges should be durable and scratch resistant.
 2. Confirm if room to contain multiple tables for flexibility, or a single table.
 3. Single table size to suit the room and may have integrated AV controls.
- .3 Whiteboard: Highly durable commercial dry erase boards with a marker pen tray. White colour only.
- .4 Room layout provides for large monitor and power, data receptacles, and control panels. Confirm with AV for monitor installation and servicing requirements.
- .5 Room access card readers are required

Student Project Rooms:

- .1 Room layout provides for large monitor and power, data receptacles, and control panels. Confirm with AV for monitor installation and servicing requirements.
- .2 Seating: Chairs with casters for flexibility.
- .3 Tables: Nesting flip top tables should include casters.
- .4 Whiteboard: Highly durable commercial dry erase boards with a marker pen tray. White colour only.
- .5 Window(s) should be included for the design of student project rooms. Glazing will be confirmed with Campus Planning.
- .6 Room access card readers are required.

Office Spaces:

- .1 Contact Campus Planning for the Office Furniture and Space Guidelines.
- .2 Furniture Type: Systems Furniture or Freestanding Furniture to be confirmed with Campus Planning.
- .3 Secure fixed and loose furnishings (hutches, shelving, bookcases, and filing cabinets) to the wall or floor for seismic restraining. Furniture taller than 1800 mm to be secured.

- .4 File cabinets and counterweights should be durable commercial grade products and meets or exceeds ANSI (American National Standards Institute) and BIFMA (Business and Institutional Furniture Manufacturer's Association) Standards.
- .5 Ensure furniture layout does not block access to power and data receptacles. This requirement applies to both freestanding desks and systems furniture.
- .6 Furniture should not block natural light sources, access to ventilation, operation of window treatments, light switches, and other HVAC controls.
- .7 Maximum panel height for systems furniture and privacy partitions is 1676mm (66 inches), unless authorized otherwise by Campus Planning.
- .8 Ergonomic task seating to be used in office spaces. Medium seat pans and mid back chair will be the standard.
- .9 Cork board and whiteboard: Highly durable commercial-grade product. Whiteboards should be white colour only.

2.0 ADMINISTRATIVE AND SUBMITTAL REQUIREMENTS

.1 BCIT Submittals and Notifications

Warranties/Guaranties:

- .1 Freestanding furniture (case goods): standard minimum 5-year written manufacturer's warranty on all components.
- .2 Upholstered furniture: standard minimum 3-year written manufacturer's warranty.
- .3 Learning Spaces furniture: standard minimum 10-year written manufacturer's warranty.

***** END OF FURNISHINGS SECTION *****