

CUSTODIAL FACILITIES

Application: Every new building, addition, and/or remodeling of an existing building should include custodial facilities of the size and type described in this narrative. Such facilities must be specifically considered in the Program Statement phase or other planning processes that define the scope of the project.

Space Allocations: Space for custodial workrooms, Custodial workrooms, custodial storage rooms, recycling storage rooms, and waste management rooms should not be used as a passageway to other rooms. Custodial workrooms should not share space with fire reporting equipment, plumbing systems/equipment, electrical panel boards, telephone or data transmission equipment, or any other equipment directly related to custodial services. Custodial facilities should not be located in areas that provide access doors to mechanical spaces, attics or roof areas.

Custodial Work Rooms:

Area: Custodial workrooms should have a floor area of not less than 60 sq. ft.

interior dimension for any custodial workroom should be 5'-6". In multi-floor buildings with small (less than 10,000 sq. ft.) floors, the area of the custodial workrooms can be reduced to 48 sq. ft. each.

Ceiling Height: The minimum ceiling height should be 8'-0".

Doors: 3'-0" wide by 7'-0" high, swinging outward, equipped with storeroom function lock, closer, and 36" high armor plate on inside face. Storeroom function lock should be keyed to custodial day key and custodial grand master.

Service Sink: Floor level service sink, 24" square, comparable to Fiat* MSB 2424, with hot and cold water mixing faucet with vacuum breaker, American Standard* 8344.111, and hose and bracket, Fiat* Model No. 832-AA. Include an extra dedicated cold water line with shut off and with a ¾ MHT "male hose threads" to attach the hose to for our chemical dispenser.

Electrical: Custodial workrooms and storage rooms

fixtures should be recessed flush with the ceiling or surface-mounted supplied with a safety

CUSTODIAL FACILITIES

* Where only one manufacturer is listed, the concept of “or approved equal” shall apply.

Custodial Equipment / Supply Storage Rooms:

General: Custodial equipment/supply storage rooms are used for the storage of major items of custodial equipment shared by several custodians. Multiple large pieces of battery/electrical operated equipment are stored in this space. They are also used for the storage of bulk custodial supplies.

Location: Storage rooms should be located in reasonable proximity to the building delivery entrance.

Room Finishes: Provide similar room finishes as those described for Custodial Work Rooms.

Electrical Requirements: Provide similar requirements as those described for Custodial Work Rooms. In addition, provide a minimum of three (3) electrical outlets.

Waste Management Rooms:

General: Waste management rooms are intended for the inside accumulation of generally dry trash generated by custodial activities.

Electrical Requirements: Provide similar requirements as those described for Custodial Work Rooms. In addition, provide a minimum of three (3) electrical outlets.

CUSTODIAL FACILITIES

Building Area	Up to 20K Sq. Ft	20K to 30K Sq. Ft	30K – 150K Sq. Ft	Over 150K Sq. Ft
Custodial Work Rooms	1 @ 80 sq. ft. See Note 1.	60 sq. ft. per 15,000 sq. ft. of building area or portion thereof. See Note 2.	60 sq. ft. per 15,000 sq. ft. of building area or portion thereof. See Note 2.	60 sq. ft. per 15,000 sq. ft. of building area or portion thereof. See Note 2.
Custodial Equipment and Storage Rooms	Included in Custodial Work Room	1 @ 100 sq. ft.	1 @ 100 sq. ft.	2 @ 150 sq. ft.
Waste Management Rooms	1 @ 80 sq. ft.	1 @ 100 sq. ft.	1 @ 120 sq. ft.	1 @ 170 sq. ft.
Recycling Storage Rooms				