



DIVISION 10 SPECIALTIES

GENERAL

All items shall have a factory finish, with no field painting required.

Fasteners shall be concealed. Fasteners located against or inserted into walls should be galvanized; exposed fasteners should be stainless steel.

The Designer shall provide, in the design of every new building, the following provisions and spaces, with net areas as indicated in the Service Space Allocation Division. Refer to departmental requirements such as the FM Space Needs document in the references section at www.american.edu/standards.

SERVICE CLOSETS

Service closets (typically described in 01 57 00) containing floor-mop receptors shall incorporate the following:

- mop receptors shall contain a waterproofing membrane on the floor, installed prior to placement of the basin
- built-in mop receptors shall be lined in ceramic tile and/or ceramic tile wainscot shall be provided on the walls of the service closet to a height of 6 feet above the floor
- shelving shall be provided for storage of housekeeping supplies
- power as needed for equipment
- keying and use separate from other operational units

CUSTODIAL EQUIPMENT ROOMS

Minimum Size: 60 square feet per 22,000 sq. ft. of gross area.

Location: Room should be strategically located on all floors

Shape: Room shall be rectangular.

Designer to confirm room size is sufficient for maintenance equipment storage and use. Some equipment requires electrical or water connections.

DRY TRASH ROOMS

Shall be located directly off the loading dock and from a corridor. They shall be of fire-proof construction and shall be protected with sprinklers.



FACILITIES MAINTENANCE CONTROL ROOM

Minimum size 80 square feet can serve a building size up to 80,000 gross square feet. 100 square feet size room will serve a building over 80,000 square feet up to 175,000 gross square feet. A 160 square feet size room will serve a building having over 175,000 gross square feet.

FACILITIES MAINTENANCE REQUIREMENTS

The Designer will need to accommodate restrictions on shared space and access to address departmental contractual, safety and service requirements. Generally, FM does not share service space with other departments. For example, do not co-locate OIT and FM equipment. Similarly, University Housekeeping and FM do not share space.

VENDING AREAS

Slip-resistant tile or commercial-grade sheet vinyl flooring shall be employed in these areas. Auxiliary Services (AS) coordinates the placement of vending machines and the Consultant shall coordinate electrical, plumbing and the placement of card reader wiring items with this office.

Project vending area shall consider placement of outlets, drainage, visual placement of the units, accessibility to the units, floor texture at area of machines (vinyl flooring or nonskid hard surfacing is recommended), adequate lighting and adequate ventilation.

WET WASTE OR HAZARDOUS WASTE ROOMS

If required by the building usage, shall be located directly off the loading dock and from a corridor. The room shall be fireproof and shall provide other protection as determined by the nature of the waste material. Designer should consult with the American University Environmental Health and Safety Office before the design process begins. Provide 60 sq. ft. minimum for chemistry or similar laboratory facilities.

VISUAL DISPLAY BOARDS – 10 11 00

Marker boards shall be white porcelain-type boards, for use with felt-tipped markers made from sustainable material.

Chalkboards shall be porcelain enamel steel with matte writing surface and minimum 1/4" thick hardboard backing.

Tack boards shall be cork surfacing on minimum 1/4" thick hardboard backing.

Marker boards and chalkboards generally shall have aluminum trim and continuous



chalk troughs.

TOILET COMPARTMENTS – 10 21 13

Partitions and doors shall be made of recycled phenolic material and shall be anchored to the floor or ceiling mounted and provided with overhead bracing and an approved handrail. (Side panels and door panels shall be a minimum 1" thick. Stainless steel plinths (movable for cleaning) on pilasters shall be provided.)

TOILET AND BATH ACCESSORIES – 10 28 00

Toilet Accessories (tissue dispensers, towel dispensers and soap dispensers and sanitary napkin disposals) will be provided by the Owner and installed by the General Contractor.

Other toilet or bath accessories provided and installed by the General Contractor shall be made of stainless steel, with provision for concealed mounting.

Tissue dispensers must be mounted so they are clear of the compartment's grab bars and "door swing," and should not be mounted with screw heads visible on the wall of adjacent compartments.

Bath accessories in residence halls may be Contractor supplied and installed. Consult with University Housekeeping on length of stocked shower curtains and confirm required overlap prior to mounting rod.

Provide blocking in walls as necessary for mounting of equipment.

LOCKERS – 10 51 13

Metal lockers shall consist of a minimum of 16 gauge bodies and doorframes of cold rolled, recycled steel with baked enamel finish. Lockers shall be placed on a concrete base, or approved alternative and shall have sloped tops or built into the wall and provision for padlocks. Number plates and interior coat hooks shall be furnished.

In some instances, wood lockers with melamine interior and laminated plastic exterior finish shall be considered.

Coordinate keying scheme and labeling of lockers jointly with department and University Lock Shop.



SIGNAGE – 10 14 23

Larger projects may require the use of a building directory, which shall be a type in which information can be changed without special tools. Directional signage shall be considered part of the signage system for each project. In some instances, the use of cast bronze plaques with raised letters is required for a dedicatory function. The Owner shall furnish text for the plaque.

A uniform system of signs for the Campus is necessary for ease of maintenance and replacement. American University has adopted exterior and interior sign standards. All campus signage projects must follow the current sign standards. The designer should consult with Planning and Project Management.

FIRE EXTINGUISHERS/CABINETS – 10 44 13, 10 44 16

The Owner will provide standard ABC fire extinguishers, to be installed by the General Contractor. The General Contractor will supply and install specialty suppression equipment, canisters or extinguishers. Cabinets will be provided and installed by the GC.

Although not required by code, pantries and kitchen areas should have small extinguishers. A fire extinguisher shall be provided in each pantry or common kitchen area where a microwave or other heating appliance is installed.

Fire extinguishers are required in mechanical rooms and elevator rooms.

All contractor supplied fire extinguishers and suppression equipment will be certified prior to Occupancy. Testing of equipment and associated alarms, especially those integrated with the fire alarm system or the HVAC system is required.

END OF DIVISION 10