

DIVISION 13 – SPECIAL CONSTRUCTION
13 20 00 SPECIAL PURPOSE ROOMS
13 20 82 CUSTODIAL ROOMS

PART 1 - GENERAL

1.01 CUSTODIAL SPACES

- A. Three types of custodial spaces shall be required:
1. Bulk Storage Area: In major buildings (25,000 square feet or larger) and existing buildings being remodeled, provide a 200 square foot room near loading dock to allow storage of case paper products and drum chemicals.
 2. Primary Working Closets: 120 square feet, serving the needs of the assigned area for each custodian (approximately 25,000 - 30,000 square feet).
 3. Supplemental Working Closets: 80 square feet, provided on each floor that does not include a Primary Working Closet. This closet will provide convenient access to water and serve as an additional working area.
- B. In major buildings, it is acceptable to alternate Primary Working Closets and Supplemental Working Closets on floors, maintaining an average assigned area of 25,000 to 30,000 square feet per custodian.
1. Large floors exceeding 30,000 square feet shall require both a Primary Working Closet and a Supplemental Working Closet.
- C. In the event that a Bulk Storage Area is not possible within the building, a Primary Working Closet shall be required on each floor to distribute bulk storage.
- D. Custodial closets shall not be located inside restrooms.
- E. Do not place utility panels (e.g., electrical circuit panels, lighting control, fire alarm control panels, etc.) in custodial closets.
- F. Do not place any mechanical equipment (e.g., water heaters, pumps, motors, valves, pipe chases, etc.) in custodial closets.

1.02 BULK STORAGE AREA

1. Dimensions: 200 square feet
2. Door width: 60 inches, swinging out
3. Lighting: LED or Fluorescent
4. Electrical: 110 volt duplex receptacle near door
5. Plumbing: Floor drain in center

DIVISION 13 – SPECIAL CONSTRUCTION
13 20 00 SPECIAL PURPOSE ROOMS
13 20 82 CUSTODIAL ROOMS

6. Ventilation: Provide outside air, supply air and exhaust per ASHRAE guidance and air balance negative relative to adjacent corridors or commons areas.
7. Shelving: Provide at least three shelves (with adjustable height), 16 inch deep, maximum width available in the room, maximum height of 4'-0" above finished floor.

1.03 PRIMARY WORKING CLOSETS

1. Dimensions: 10 feet by 12 feet
2. Door width: 42 inches, out swinging
3. Lighting: LED or Fluorescent
4. Electrical: Provide 110V GFCI-protected duplex receptacle near door.
5. Plumbing:
 - i. Provide a floor drain in floor near mop sink.
 - ii. Provide one floor-mounted mop/custodial sink made of porcelain or vitreous china-coated cast iron.
 - iii. Provide mop sink with splash shield on wall made of fiberglass reinforced plastic (FRP).
 - iv. Locate mop sink to allow easy access and also to provide space for moving custodial carts in and out of Custodial Room efficiently.
 - v. Include an eyewash station (can be sink mounted) in custodial Primary Working Closets where chemicals are stored.
6. Combination mop hanger/drying rack: Bobrick B-224, located near sink
7. Ventilation: Provide outside air, supply air and exhaust per ASHRAE guidance and air balance negative relative to adjacent corridors or commons areas.
8. Shelving: 16 inch deep adjustable-height; three rows (located at 3 feet-6 inches, 5 feet-0 inches, and 6 feet-6 inches above the floor); with brackets to the ceiling along full length of longest wall.
9. Storage:
 - i. Typical supplies and equipment will consist of: adequate paper supplies for 3-4 weeks, a wet/dry vacuum, a standard buffing machine, a canister vacuum, a high-speed polisher, a custodial cart, an upright vacuum, two mop buckets, up to 20 gallons of chemicals in plastic one-gallon containers, brooms, wet mops, spare dust mops, pails, and other cleaning supplies.
 - ii. Allocate space for work clothes, limited personal belongings and a chair to assist in changing clothes.

1.04 SUPPLEMENTAL WORKING CLOSETS

DIVISION 13 – SPECIAL CONSTRUCTION
13 20 00 SPECIAL PURPOSE ROOMS
13 20 82 CUSTODIAL ROOMS

1. Dimensions: 10 feet x 8 feet
2. Door Width: 42 inches, swinging out
3. Lighting: LED or Fluorescent
4. Electrical: Provide 110V GFCI-protected duplex receptacle near door.
5. Plumbing:
 - i. Provide a floor drain in floor near mop sink.
 - ii. Provide one floor-mounted mop/custodial sink made of porcelain or vitreous china-coated cast iron.
 - iii. Provide mop sink with splash shield on wall made of fiberglass reinforced plastic (FRP).
 - iv. Locate mop sink to allow easy access and also to provide space for moving custodial carts in and out of Custodial Room efficiently.
6. Combination mop hanger/drying rack: Bobrick B-224, located near sink - mount on wood locker.
7. Ventilation: Provide outside air, supply air and exhaust per ASHRAE guidance and air balance negative relative to adjacent corridors or commons areas.
8. Storage:
 - i. Typical supplies and equipment will consist of: tissues, towels, 20+ gallons of chemicals, pails, brooms, floor pads and scrubbing brushes, safety signs/traffic cones, vacuum accessories, extension cords, chalk, extra dustmops, spare waste receptacles, pick-up barrel, and other cleaning supplies.

1.05 CUSTODIAL UTILITY SERVICES:

1. Throughout the facility, provide 110V duplex receptacles for commercial grade custodial cleaning and polishing equipment. Circuits shall be served by 20 amp breakers, independent from circuits serving offices and laboratories. Receptacles shall not be blocked by furnishings. Locate receptacles as follows:
 - i. Corridors: 40 feet on center
 - ii. Entrances/exits: On both sides of the door opening, where equipment can be plugged in without becoming a direct tripping hazard.
 - iii. Stairways: At all floor landings
 - iv. Large public circulation areas: 40 feet on center along walls and on columns, located so as not to be blocked by furnishings.

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13 20 82 CUSTODIAL ROOMS

PART 2 - QUALITY (NOT APPLICABLE)

PART 3 - WARRANTY (NOT APPLICABLE)

PART 4 - TRAINING REQUIREMENTS (NOT APPLICABLE)

PART 5 - STOCK AND SPARE PARTS (NOT APPLICABLE)

PART 6 - PRE-INSTALL REQUIREMENTS (NOT APPLICABLE)

PART 7 - SPECIAL INSPECTIONS (NOT APPLICABLE)

PART 8 - SHOP DRAWINGS (NOT APPLICABLE)

PART 9 - SPECIAL INSTRUCTIONS OR PROVISIONS (NOT APPLICABLE)

END OF SECTION