



CRITERIA FOR CUSTODIAL CLOSETS

(A) Layout:

- (1) Custodial Closets shall be a minimum of 70 SF and no smaller than 5'-6" in any direction. The room shall be of sufficient size to provide adequate space for storage of supplies, two (2) utility carts, two (2) rolling trash cans, buffers, vacuums, etc. (Utility carts are 21" wide x 46" deep.)
- (2) Locate one (1) Custodial Closet on each floor of the building.
- (3) Provide a trash/recycling collection room on the ground floor. Size room to hold one day's worth of rubbish for the building. Locate near the service entrance.
- (4) Provide a small storage room with shelving on the ground floor for deliveries of housekeeping supplies. Locate near the service entrance.
- (5) Electrical panels, other building system equipment, and access to mechanical areas/roofs shall not be located in the Custodial Closet.

(B) Construction:

- (1) Specify all custodial rooms to have a smooth troweled concrete floor, finished with a high-performance coating/surface hardener. Floors shall slope to drain.
- (2) Walls and ceilings shall be scheduled as finished surfaces with paint and base. Walls adjacent to the mop basin shall be Fiberglass Reinforced Panels (FRP). Provide all trim as needed for finished appearance.
- (3) Door openings shall be a minimum of 36" in width. See Division 08 00 00 OPENINGS
- (4) Doors shall be keyed to the current FAMA keying system. See 08 71 00 DOOR HARDWARE
- (5) Provide the following accessories in each Custodial Room. See 10 28 00 TOILET, BATH, AND LAUNDRY ACCESSORIES
 - a. Shelving.
 - b. mop/broom holder.
 - c. hose cleat.
 - d. tackboard for posting Material Data Safety Sheets.

(C) Facility Services

Provide a floor drain, mop basin, and faucet with a pressure bleed device. See Section 22 40 00 PLUMBING FIXTURES.

- (1) See Division 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)
- (2) Each custodial room shall have at least two convenience outlets (120 v).
- (3) Room lighting shall provide a minimum illumination level of 30-foot candles at 30" AFF or as required by code and be controlled by motion detection.
- (4) Custodial rooms shall be equipped with smoke detectors connected to the building fire alarm system.