

007100B03 PROGRAM Custodial Closet and Storage Space Design Criteria

1. Custodian Closets

Passageways, mechanical equipment rooms, pipe chases, etc., shall not serve as custodian closets; nor should elevator controls, electrical panels, telephone equipment, roof access hatches, etc. be located in custodian closets.

Custodian closets should not be less than 60 square feet in size and should have the smallest dimension greater than six (6) linear feet. Provide one (1) custodian closet for each 15,000 - 18,000 square feet of building floor space with a minimum of one for each floor. Custodian closets shall be centrally located. They shall not be located at the dead end of a corridor, on a stair landing, inside another room, under stairways, or in narrow spaces.

2. Each custodian closet should have:

Positive ventilation facilities.

Space for a 6' 0" stepladder.

Pegs for storage of rotary brushes.

Mounting board for hangers for wet mops over floor receptors (Provide 20" x 3/4" plywood anchored to wall).

Hangers for mops, dust mops, and brooms, furnished and installed.

Hard surface walls.

Adjustable shelves.

A 36" door that swings out, not into the room (Where the door must swing into the room a minimum of 80 square feet is required).

Hot and cold water (Faucet must be threaded for a hose connection and mounted 36" above service sink).

A service sink 24 x 24 x 10 inch high white molded stone, floor mounted, with one inch wide shoulders, stainless steel strainer.

A floor drain.

A grounded duplex receptacle in "open" wall.

Floor space for large machine.

Space for trash cart (Cart will be 40" high x 26" wide).

Service sink:

A service sink shall be located in one corner of custodian closet preferably on the floor beside the entrance door. This sink shall be Bowl: 24 x 24 x 10 inch high white molded stone, floor mounted, with one inch wide shoulders, stainless steel strainer. The remainder of the floor area in the closet may be trowel finished concrete. A waterproof membrane should be provided under the entire floor, and floor should be pitched to a floor drain.

Trim: ANSI A112.18.1; exposed wall type supply with lever handles, spout wall brace, vacuum breaker, hose and spout, strainers, eccentric adjustable inlets, integral screwdriver stops with covering caps and adjustable threaded wall flanges; 5 ft. of 1/2 inch diameter plain and reinforced plastic hose, hose clamp, mop hanger.

Mop and Broom Holder/Utility Shelf:

Each custodial closet shall have a combination Mop and Broom Holder/Utility Shelf unit with 18 gauge (.050") Type 304 stainless steel shelf with 1/2" returns, 16 gauge (.062") support brackets for wall mounting, provide 16 gauge stainless steel hooks for wiping rags on front of shelf, together with spring loaded rubber cam type mop/broom holders; 1/4" diameter stainless steel drying rod suspended beneath shelf. Provide 36" long unit with 4 mop/broom holders and three hooks. This unit shall be mounted over the Service Sink.

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3. Supply Storage Room for Custodians:

In addition to custodian closets, every building of 40,000 square feet or larger must have a supply storage room provided for central custodian supplies. The room should not be less than 200 square feet in size, should be located near the service entrance for the building, have a 36" door, and should have shelving on at least one wall. Passageways, mechanical equipment rooms, pipe chases, etc., shall not serve as custodian storage; nor should elevator controls, electrical panels, telephone equipment, roof access hatches, etc. be located in custodian storage.