

Maintenance Operation Requirements **01.93.00**

Description:

The purpose of the section is to highlight the current applicable UMCP Design Standards for accommodating the maintenance operations departments at the UMCP campus.

Related Sections:

- TBD

Effective Date:

- July 10,2009

Applicable Standards:

- TBD

General Requirements:

- Adequate space is required in and around each building for the following maintenance and operation functions:
 - Elevator Shafts
 - Elevator Mechanical Rooms
 - Duct and Service Shafts
 - (Building) Equipment and Boiler Rooms
 - Telecommunication Closets for Switching Equipment
 - Electrical Closets
 - Housekeeping Closets
 - Maintenance Storerooms
 - Maintenance Shop
 - Loading Dock
 - Service Parking Spaces (minimum of 3-5) near Building Entrances
 - Dumpster/Dumpster Pad adjacent to Building Loading Dock
- Parking for Service Vehicles shall be provided as follows:
 - Space for buildings with 25,000 GSF or less.
 - 1 additional space for each additional 50,000 GSF. Maximum of 5 spaces.
- All interior spaces shall be identified by name and number.
- All maintenance spaces shall have (as a minimum) concrete floors which have been painted and covered with an epoxy sealer to achieve a non-slip finish.
- Floor drains are required in building equipment and boiler rooms. Floors in these rooms shall be sloped to the floor drains. Interior floor drains shall drain to the sanitary sewer system. Areaway drains shall drain to the storm system.
- Coordination with Facilities Management is required to determine the ultimate discharge location (i.e. sanitary vs. storm sewer) for floor drains in rooms where hazardous materials or other liquids are stored.
- Electrical equipment shall be installed on housekeeping pads.
- Mechanical and electrical rooms should be accessible from the exterior of the building via 8' exterior double doors and directly accessible from hallways for ease of access by Facilities Management personnel. Entrances through other rooms are not acceptable.