

Facilities Standards & Guidelines

C.03 Custodial Facilities Guidelines

Revision 1

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Section 1 – General Requirements

- 1.1 The objective for providing Custodial Facility Standards is to achieve a coherence, continuity, and compatibility for all buildings managed and operated by BAE Systems. The design standards set forth here are intended to assist designers and contractors in providing a design which is conducive to supporting BAE’s operational, maintenance, and life-cycle needs.
- 1.2 All custodial closets shall be designed to comply with current building and fire code requirements adopted by the local AHJ.
- 1.3 Remodeling activities are not to result in the reduction of available custodial space below the minimum space standards outlined below. To the extent possible, remodeling projects shall be viewed as opportunities to improve substandard custodial facilities.
- 1.4 Custodial closets or custodial equipment storerooms may not double as building storage for noncustodial materials. Building support systems such as electrical, telephone, HVAC controls, or computer network shall not be located within custodial closets or custodial equipment storerooms.
- 1.5 Newly constructed areas that are over 70% cleared space require separate custodial closets for in-house staff and contracted cleaning staff.

Section 2 – Specific Design Requirements

- 2.1 **General – Custodial Closets**
 - 2.1.1 A minimum of one (1) custodial closet per 25,000 square feet of total area shall be provided. Room shall be a minimum of 56 square feet and clear dimensions shall be no smaller than 8’-0” x 7’-0”.
 - 2.1.2 Minimum of one custodial closet shall be located within 50 feet of the primary restroom area.
 - 2.1.3 Closets shall not be accessed by passing through any other building service space. All custodial closets shall be accessed directly from a corridor or open support space. Where possible, closets should not be entered from carpeted spaces.
- 2.2 **General – Custodial Equipment Storerooms**
 - 2.2.1 New buildings greater than 100,000 square feet shall provide space for a custodial equipment storage room and a housekeeping supply holding room no smaller than 150 square feet, preferably square in plan dimensions.
- 2.3 **Architectural**
 - 2.3.1 Ceilings should remain open to structure above to allow for maneuvering of ladders and equipment. Where dropped ceilings are required (cleanrooms, etc.), provide ACT at minimum 9’-0” above finished floor.

- 2.3.2 Doors shall be a minimum of 36" wide with outward swing into hallway/circulation. Closing devices are not permitted.
- 2.3.3 Wall assemblies shall include appropriate substrates for wet conditions such as water resistant gypsum board.
- 2.3.4 Finished floor to be sloped minimum 1% to ensure proper drainage.

2.4 Room Finishes

- 2.4.1 Flooring to be water resistant. Acceptable materials include:
 - 2.4.1.1 Resilient vinyl sheet flooring
 - 2.4.1.2 Vinyl composition tile
 - 2.4.1.3 Sealed concrete
- 2.4.2 Waterproof backsplash shall extend at minimum to 48" above finish floor both walls. Adjacent to mop sink. Acceptable materials include:
 - 2.4.2.1 Fiber reinforced plastic (FRP); white or light color.
- 2.4.3 Wall paint to be light colored, semi-gloss exterior enamel.
- 2.4.4 Wall base to be coved where possible. Acceptable materials include:
 - 2.4.4.1 4" rubber or vinyl base

2.5 Specialties & Accessories

- 2.5.1 Four (4) mop hangers at 42" above finish floor shall be located over the floor / mop sink. Four (4) additional mop hangers shall be provided at 72" above finish floor within the room.
- 2.5.2 Three (3) heavy duty clothes hooks.
- 2.5.3 One (1) hose/bracket combination; 30" long cloth reinforced hose with ¾" chrome coupling and stainless-steel bracket.
- 2.5.4 One (1) stainless steel utility shelf; Bobrick B-295x24
- 2.5.5 Custodial Closet Shelving: Minimum five (5) each adjustable shelf shall be provided per closet. Shelves shall be minimum of 40 linear feet x 18 inches deep and shall support. A minimum of 50 lbs. per sq. ft. Shelves shall be a minimum of ¾" thick. The maximum shelf height shall be 72" as measured from the floor. Each shelf is to allow a minimum of 12" clear height to next shelf.
- 2.5.6 Custodial Equipment Storeroom Shelving: Same design criteria as above; minimum 72 linear feet of shelving.

2.6 Mechanical

- 2.6.1 All closets and equipment storerooms are to be provided with the appropriate HVAC supply and exhaust with consideration to cleaning solution storage and/or battery charging equipment.

2.7 Plumbing

- 2.7.1 Minimum of one (1) floor drain per closet.
- 2.7.2 Mop basin shall be a molded stone floor service sink at least 24" x 24" x 12" high, with stainless steel strainer, anti-siphon valve, and cleanout; Fiat MSB2424
- 2.7.3 Faucet to be chrome-plated wall-mounted service type with 6" spout, integral vacuum breaker and check arms, adjustable centers, and ¾" threaded hose connection.
- 2.7.4 Custodial closets within cleanrooms require faucets to be connected to deionized (DI) water.

2.8 Electrical

- 2.8.1 Minimum of two (2) 20-amp outlets located on separate walls. All outlets must have GFCI protection.
- 2.8.2 LED lighting to be controlled by occupancy sensor; provide lens/lamp protection to prevent damage from mop handles.

2.9 Signage

- 2.9.1 All room signage and references on design drawings shall use the label 'Custodial Closet,' and not 'Janitor Closet'.

Supplemental Document Information

The following resource documents should be referenced for execution of the standards and guidelines described above.

Document Number	Document Title

Revision Log

Revision	Release Date	Description of Changes
0	5/6/2022	Initial Release
1	03/28/2024	Branding update to BAE Systems