

**APPENDIX – Mechanical Rooms**

Document revision history: 08/2019 – Original Publication

Date	Section	Description of Change

**PART 1 – GENERAL****1.1 Design Summary**

- a. Rooms are not to be utilized for other programs or functions such as custodial closets, storage or other non-mechanical operational related functions.

**1.2 Spatial Considerations**

- a. Locate access to allow for clear pathway to elevator.
- b. All below grade mechanical rooms shall have an access path and adjacent areaway of sufficient size to allow for the removal of the largest piece of equipment without significant disassembly of the equipment. Large equipment shall be removed via the areaway rather than elevator.
- c. Equipment layout and spacing to allow for removal of individual equipment or component.
- d. Size space to allow for 1 full change of filter media; to be dry and protected. Storage on the floor is not acceptable.

**1.3 Access**

- a. Doorway access to be minimum of 36 inches clear. Access to be provided to facilitate removal of ALL equipment or components within the space without disassembly.

**PART 2 – PRODUCTS****2.1 Finishes**

- a. Flooring
  - Epoxy or water proofed flooring extending a minimum of 6 inches above finished floor is required in all mechanical spaces, including penthouses.
- b. Walls
- c. Ceilings
- d. Equipment
  - Provide appropriate rigging to lift and remove heavy equipment (over 50 lbs).

**2.2 MEP Systems**

- a. Mechanical
  - Ventilation and temperature control required – at expanded temp ranges.
- b. Electrical
  - Receptacle's to be distributed throughout space to allow for servicing of equipment.
  - All receptacle's to be on standby power.
  - Lighting
    - i. Switching to be located at main entrance, and other access locations such as areaway or tunnel.
    - ii. No occupancy sensors allowed.
    - iii. All lighting to be on standby power.

- iv. 5 foot-candles of emergency lighting is to be provided and programmed to remain on at all times for safety.
  - v. All equipment to be adequately illuminated for maintenance.
  - vi. Existing mechanical / electrical rooms to be evaluated to determine lighting is adequate for new and existing equipment
- c. Plumbing
- Provide hose bibs.
  - Floor drains to be provided near hydronic equipment, with component drainage such as overflow pans, blowdowns, air separators...to be hard piped to drain.

## **PART 3 – EXECUTION**

### **3.1 Installation**

- a. Components requiring routine preventative maintenance to be installed below 7 feet. Overhead components such as ductwork or piping to be installed to provide minimum of 6 foot clearance.

### **3.2 Interface with other products**

- a. Elevator required for access to penthouse or other mechanical equipment located on roofs. Ladders are not acceptable for access.
- b. Provide spare data connection, and ensure adequate WiFi coverage.

### **3.3 Testing**

- a. Not applicable.

### **3.4 Training**

- a. Not applicable.