

# Maintenance Operation Requirements **01.93.00**

## **Description:**

The purpose of the section is to highlight the current applicable UMD design standards for accommodating the maintenance operations departments at the campus.

## **Related Sections:**

TBD

## **Effective Date:**

- January 1, 2023

## **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

Access to critical rooms/spaces/areas listed must be maintained during the active construction period. Any required access restriction to the critical maintenance must be reviewed and approved by UMD P&C.

- Parking for Service Vehicles shall be designed to provide areas 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 rooms/areas shall be identified by name and number.
- All designated maintenance rooms 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. Slope floor to drains. Interior floor drains shall drain to the sanitary sewer system. Exterior areaway drains shall drain to the storm system.
- Design coordination with UMD P & C 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' high exterior double doors and directly accessible from an adjacent hallway for ease of access by UMD FM personnel. Entrance access through other adjacent rooms is not considered an acceptable entrance into the room.
- Safe vehicular and pedestrian pathway access is required to be maintained with any adjacent parking areas directly associated with the project's site construction. Any temporary and/or fixed access restrictions are prohibited without coordinated review and prior approval by UMD Project Management.