



# Index

# A

A/E. See Architect/engineer teams

ABAAS. See Architectural Barriers Act Accessibility Standard

Accessibility design standards Architectural Barriers Act Accessibility Standard, 28 courthouse facilities, 267–268, 269

Acoustics

- acoustical isolation for mechanical systems, 151–152 courthouse facilities requirements, 268 design criteria, 75–80 HVAC system performance in courthouse facilities, 279–280 in renovated buildings, 103
- ADP areas. See Automated data processing areas

ADPI. See Air diffusion performance index

AHERA. See Asbestos Hazard Emergency Response Act

AHU. See Air-handling units

AI. See Articulation index

**AIHA.** *See* American Industrial Hygiene Association

Air conditioning systems. See Heating, ventilating and air conditioning systems

Air diffusion performance index, 137

Air distribution, 136–138

Air-handling units, 126, 134–135

Air intakes, 123, 254

Air quality, indoor, 19, 121, 123

Alarm systems, 255

Allowable Stress Design, 112

### Alteration projects

acoustics, 103 code requirements, 100–101 concept, 333–335 construction documents, 342–347 design development, 336–341 design process definitions, 331–332 electrical systems, 101, 103 elevators, 103 evaluation of existing systems, 100 exterior closures, 103 historic buildings, 99–100, 166–168 levels of, 99 mechanical systems, 101, 103, 166–168 re-roofing, 103 space planning, 103 structural design, 115–116 uncommon products, 104

Alternative designs, 3

### American Industrial Hygiene Association, 19

Archeological testing, 32

### Architect/engineer teams

life cycle cost requirements, 5–6 role in building commissioning, 16

Architectural Barriers Act Accessibility Standard, 28, 267–268

Architectural design. See also Building design

submission requirements, 309–310, 314–316, 324, 333, 337, 343

Architectural lighting, 196

### Architectural woodwork, 93

Archive centers fire protection, 227

Areas of refuge HVAC systems, 130

### Articulation index, 77

Artwork

Arts-in-Architecture Program, 7, 88, 90 lighting standards, 176

### Asbestos-containing materials, 19

Asbestos Hazard Emergency Response Act, 19

ASD. See Allowable Stress Design

ASHRAE Handbook of Fundamentals, 121, 123, 124, 136, 147

Assistance stations, 258

# Atriums

design of, 64–65 fire protection, 229

Audio/visual requirements in courthouse facilities, 289

Auditoriums HVAC systems, 129

Automated data processing areas, 63 Automatic sprinkler systems, 224–225

# В

Background noise, 76 Backup control center, 257 BACnet controls, 135, 139, 140, 142, 144 Ballast requirements, 191 Ballistic windows, 247 BAS. See Building Automation System

Base isolation, 113

Basic Safety Objective, 115-116

Battery rooms, 133, 185, 204

Bicycle racks, 46

BIM. See Building information models Bird roosts, 81–82

Blast resistant design, 250

BLCC. See Building Life Cycle Cost

**BOCA.** See Building Officials and Code Administrators International, Inc.

Boilers, 141-142

**BOMA.** See Building Owners and Managers Association

BPP. See Building Preservation Plan

### Brick masonry, 81

Bridges

life cycle cost analysis, 104

BSO. See Basic Safety Objective

Building Automation System. See also Mechanical systems automatic temperature and humidity controls, 155 design requirements, 154–155 energy management and conservation, 156 level of integration, 155 location of, 70 maintenance scheduling, 156 minimum control and monitoring points for HVAC equipment, 157 setpoint reset controls, 155–156 system design considerations, 156 water meters, 35

Building codes, 11

Building Commissioning Guide, 15

Building design. See also Design principles; Site design; Structural engineering acoustics, 75–80 alterations in existing buildings, 99–104 basic principles, 51–62 building circulation, 53 building elements, 81–91 building enclosure systems, 270–271

Building energy analysis, 124–125

Building engineer's space, 70, 98, 185

Building entrances. See Entrances

Building guides, 14-15

Building information models, 294-295

**Building Life Cycle Cost**, 22

Building lobbies. See Lobbies

**Building materials** 

asbestos-containing materials, 19 lead-based paint, 18–19 prohibited materials, 18 recycled-content products, 18

Building Officials and Code Administrators International, Inc., 11

Building Owners and Managers Association, 55 Building Preservation Plan, 99, 115

Building pressurization, 121

**Building separation requirements, 33** 

# C

CAC. See Ceiling attenuation class CAD standards, 293–294 Cafeteria kitchens, 98 Carpets, 91–92, 94 Cast-in-place systems, 112 CCTV. See Closed circuit TV Ceiling attenuation class, 77 Ceilings in courthouse facilities, 271–272 for elevator and escalator lobbies, 95 for elevators, 96 for general office space, 94 height, 63 for public corridors, 97

for stairways, 97

suspension systems, 87

### Cement specifications, 110

**CERCLA.** See Comprehensive Environmental, Response, Compensation, and Liability Act

Certificate of occupancy, 212

CFR. See Code of Federal Regulations

Chemical fire extinguishing systems, 226

Chemical laboratories fire protection, 230

Child care centers design of, 70 fire protection, 231

Chilled water systems, 144–147

Circulation design, 37–39

Circulation systems, 53

Closed circuit TV, 258, 262

Code of Federal Regulations, 22

Codes and standards building design, 11–14 communications systems, 172 electrical systems, 172 mechanical systems, 120 structural design, 110

### Commercial Energy Standards, 21

Commissioning

acoustical requirements, 80 architect-engineer role, 16 commissioning team, 16 defined, 15 fire protection compliance, 213–215 identifying requirements, 16 performance goals, 72 security issues, 242

### Common areas, 55, 56

**Communications closets** 

placement of, 53, 65 receptacle placement, 198 space planning, 68–69

Communications rooms HVAC systems, 133

Communications systems. See also Electrical systems clean power systems, 203–205 codes and standards, 172 design requirements, 171 emergency communications, 261–262 security issues, 255 service coordination, 179 space conditions, 184–185 voice and data distribution system, 200 Community development issues, 7

Comprehensive Environmental, Response, Compensation, and Liability Act, 19

Comprehensive Procurement Guidelines, 18, 73, 74

Computer rooms

HVAC systems, 130–131 power distribution unit, 204–205

Concealment areas, 241

### Concrete masonry, 81

Concrete specifications, 110

Condensation resistance factor, 83

Conduits, 255

Conference rooms finishes, 95 lighting, 194 receptacle placement, 198 space planning, 63

**Confinement areas** fire protection, 229

Construction documents, 322–330, 342–347

Construction Excellence Program, 4-5

Construction projects fire safety, 213

Construction signs, 47

Control centers, 70, 98, 185, 222, 257

Conveying systems. See Elevators; Escalators

Cooling systems, primary, 144–147. See also Mechanical systems

Cooling towers fire protection, 230

### Cornerstones, 86

Corridors

design, 65 finishes, 95, 97 receptacle placement, 197

**Cost estimates,** 313, 319, 321, 330, 335, 341, 347

### Costs

building maintenance, 6 estimating requirements, 297–300 life cycle, 5–6, 22–26, 104–106, 127–128 operations, 6 security, 236–237

Counterpoise, 207

### Courthouse facilities

accessibility, 267-268, 269 acoustic requirements, 268, 279-280 audio/visual requirements, 289 building enclosure systems, 270-271 ceiling systems, 271-272 commissioning, 72 conveying systems, 58-60 daylight and view access, 73, 75 design criteria, 265 electrical systems, 282-290 fire protection, 231, 281 floor systems, 271 furniture, 272-274 HVAC systems, 129, 277-281 infrastructure, 268 interior finishes, 91-97, 106, 216 interior wall systems, 271 life cycle cost analysis, 104-106 lighting systems, 288-289 mechanical systems, 277-281 planning for future requirements, 266 planning grids, 53 security issues, 60-62, 239-241, 290 signage, 274 space allocations and classifications, 54-55 space measurement, 55-58 space planning, 63-72 special considerations, 73-80 structural systems, 275-276 support spaces, 98-99 technology infrastructure, 53-54 use of recycled-content materials, 73, 74 Courts, outdoors security issues, 62

CPG. See Comprehensive Procurement Guidelines

**CPTED.** See Crime Prevention Through Environmental Design

CRF. See Condensation resistance factor

Crime Prevention Through Environmental Design, 235

Curbs site design, 39

Custodial spaces, 67, 98

# D

Data distribution system, 200 Daylighting, 73, 75, 192 DDC. See Direct digital control Dedicated outdoor air ventilation systems, 125–126

Desiccant cooling, 128

Design awards program, 307, 330

### Design calculations and narratives, 296

Design criteria

acoustics, 75–80 court facilities, 265 electrical systems, 173–176 escalators, 60, 61 mechanical systems, 121–125

Design development

submission requirements, 306, 313–322, 336–341

**Design Excellence Program**, 4-5

### Design guides, 20

Design principles. See also Building design; Site design alternative designs, 3 arts-in-architecture policy, 7 building maintenance, 6 community development, 7 energy performance, 5 excellence, 4-5 First Impressions Program, 7 flexibility and adaptability, 5 Historic Buildings program, 6 Integrated Workplace program, 7 life cycle costing, 5-6 operations costs, 6 quality, 4, 8-9 sustainability, 5 urban design, 7 WorkPlace 2020 Program, 7

Design process

alteration projects, 331–332 **Design quality,** 4, 8–9

Design quality reviews, 297

**Design submission requirements.** *See* Submission requirements

Differential settlement, 352

Dining areas, 70

Direct digital control, 154, 155

Dishwashing areas HVAC systems, 129–130

District chilled water, 144

**DOAVS.** See Dedicated outdoor air ventilation systems

# 356 FACILITIES STANDARDS FOR THE PUBLIC BUILDINGS SERVICE

### Doors

for elevators, 96 exterior, 85 finishes, 94, 95, 96, 97 for general office space, 94 interior, 87 for public corridors, 97 security issues, 240 for stairways, 97

### Drawings

lettering, 293 scale, 293-294 security requirements, 294 size, 293

### Drinking fountains, 88

Drop-off areas

# site circulation design, 38

Ductwork classification, 136 design requirements, 136-139 insulation, 150 noise control, 152 performance testing, 158 recommended duct velocities, 137

### Duress alarms, 258

# E

Earthquake zones seismic design for mechanical systems, 152

Eating areas, outdoor, 71

Economizer cycles, 128, 147

### Egress design requirements, 217-218

EIS. See Environmental Impact Statements

### Electrical closets

fire protection, 228 placement of, 53 space planning, 68

### Electrical equipment rooms

fire protection, 228 placement of, 65 receptacle placement, 198 space planning, 67, 184

### Electrical spaces lighting, 194 security issues, 62

Electrical systems branch wiring distribution systems, 197-199 clean power systems, 203-205

### codes and standards, 172 in courthouse facilities, 282-290 daylighting systems, 192 design criteria, 173-176 design requirements, 171 distribution system alternatives, 181-183 emergency power systems, 201-202 exterior lighting systems, 196-197 grounding systems, 206-207 interior lighting systems, 189-195 lightning protection systems, 207 in renovated and rehabilitated buildings, 101, 103 secondary branch power distribution, 186-188 security issues, 254-255 security systems, 208 short circuit and coordination study, 208 space conditions, 184-185 submission requirements, 312-313, 320-321, 329, 335, 341, 347 utility coordination, 177-180 **Electronic facilities**

fire protection, 228-229

### Electronic security, 257-258

Elevator lobbies design, 65 finishes, 95

### Elevators

capacities, 60 finishes, 96 fire protection, 228 freight, 96 life cycle cost analysis, 106 machine rooms, 133 placement of, 65 planning principles, 51, 58-59 power distribution, 186-187 in renovated buildings, 103 security issues, 59, 62, 261 traffic analysis, 59-60

## Emergency evacuation route signage, 91

Emergency generators, 133, 201-202, 255

## Emergency lighting, 194, 231

Emergency power systems, 201-204, 231, 254-255, 283

## Energy analysis, 124-125

**Energy conservation** certification requirements, 330

# **Energy performance**

conservation standards, 21 design principles, 5, 17 site planning considerations, 33 Energy Star Buildings Program, 21 Engineers. See Architect/engineer teams

### Engineer's space, 70, 98, 185

### English measurement references, 27

Entrances

design considerations, 63-64 forced entry, 240, 244 HVAC systems, 129 interior finishes, 95 security issues, 32, 61, 240, 241 vehicular, 39

Environment Protection Agency Comprehensive Procurement Guidelines, 18, 73, 74

### **Environmental Impact Statements**, 20

### Environmental noise, 76, 77, 79

### Environmental policies

building materials requirements, 18-19 compliance with National Environmental Policy Act, 20 energy performance, 17 indoor air quality, 19 site planning considerations, 33 soil contamination, 19 sustainable design, 17 underground storage tanks, 20

### EPA. See Environment Protection Agency

### Equipment placement, 68

### Equipment spaces

communications systems, 184 design of, 67-68, 98 electrical systems, 184 HVAC systems, 132-133 security issues, 241 for telecommunication equipment, 111

design criteria, 65 finishes, 95

design criteria, 60, 61 life cycle cost analysis, 106

### Exit signs, 194, 231

### Exterior construction

cladding, 81-82 closures, 81, 103 cornerstones, 86 doors, 85 roofing, 85-86 skylights, 86

### soffits, 82 sun control devices, 82 thermographic testing, 86 wall construction, 81, 105, 243-244 windows, 82-83, 105, 244-248

Exterior lighting systems, 196-197

# F

FAR. See Federal Acquisition Regulations

FCC. See Fire Command Center

Federal Acquisition Regulations, 5

Federal codes, 11

Federal Emergency Management Agency, 110, 115-116

### Federal Technology Service, 68, 171

FEMA. See Federal Emergency Management Agency

Field impact insulation class, 77

FIIC. See Field impact insulation class

Fine arts program, 90

Finishes. See Interior finishes

Fire alarm systems, 219–222

Fire apparatus access, 38-39

Fire Command Center, 185, 222, 257

**Escalator** lobbies

Escalators

articulation, 81-82 sloped glazing, 86

Fire protection building construction requirements, 216 certificate of occupancy, 212 commissioning, 213-215 during construction and renovation projects, 213 for courthouse facilities, 281 emergency lighting, 231 emergency power, 231 exit signage, 231 fire alarm systems, 219-222 fire department hose outlets, 226 fire hydrants, 36 fire protection engineer responsibilities, 211-212 historic structures, 232 interior finish requirements, 216 means of egress, 217-218 non-water based fire extinguishing systems, 226 occupancy classifications, 217 portable fire extinguishers and cabinets, 227

security enhancements, 256

smoke removal systems, 256 special requirements, 228–231 standpipes, 226 for storage facilities, 227 submission requirements, 312, 319–320, 328–329, 335, 340, 345–346 water based fire extinguishing systems, 224–225

Firing ranges HVAC systems, 129

First Impressions Program, 7

Flagpoles, 48

Flood plain requirements, 33

Flooding, 352

Floor area. See Space allocations

Floor vibration, 113

### Flooring

carpets, 91–92, 94 in courthouse facilities, 271 for elevators, 96 finishes, 95, 96, 97 for public corridors, 97 raised systems, 54, 94, 198 resilient, 93 for stairways, 97

### Flow measuring devices, 153

Food service areas design of, 70, 98 in renovated buildings, 103

Freight elevators, 96

FTS. See Federal Technology Service

Fuel oil systems, 166

Fuel storage, 254-255

Functional objectives matrix, 301–303

Furniture

for courthouse facilities, 272–274 for outdoor spaces, 46

## G

Garages door openings, 72

> HVAC systems, 131 security issues, 241

General Services Administration Building Commissioning Guide, 15 Construction Excellence Program, 4–5 Design Excellence Program, 4–5 Office of the Chief Architect, 3 Project Managers, 3 Generator systems, 133, 201–202, 255

Geologic hazard report, 350–352 Geotechnical engineering

structural considerations, 114 Geotechnical investigation and

engineering report, 349–350

Glazing, windows, 83, 244–248

Good engineering practice guidelines, 252–253

Grading requirements, 34

Graphics. See also Signage in courthouse facilities, 274 requirements, 90

Green Building Rating System, 17

Ground shaking, 352

Ground water control, 81

Grounding systems, 206–207

GSA. See General Services Administration

Guides, 14-15, 20

Guiding Principles for Federal Architecture, 4, 5, 8–9

# Н

Harmonic generation, 205 Heat recovery equipment, 139 Heating, ventilating and air conditioning systems. See also Mechanical systems alternative components, 127-128 automatic temperature and humidity controls, 155 baseline system, 125-127 components, 134-139 for courthouse facilities, 277-281 energy calculations, 124-125 energy management and conservation, 156 in historic buildings, 167-168 load calculations, 124 maintenance scheduling, 156 mechanical space requirements, 131-133 minimum control and monitoring points, 156-157 service space requirements, 131-133 special area systems, 129-131 testing and balancing, 158 Heating systems, primary, 141-143.

See also Mechanical systems

High rise occupancies fire alarm messages, 221–222

Historic buildings acoustics, 103 alterations, 99–100, 166–168 fire protection, 232 security issues, 249 structural upgrading, 115–116

Historic Buildings program, 6

Historic preservation submission requirements, 311, 316–317, 324, 334, 337–338, 343

Hot water heating systems, 141-143

Housekeeping pads, 132

Housing units fire protection, 230

Humidification and water treatment systems, 140. See also Mechanical systems

Humidity controls, 155

HVAC. See Heating, ventilating and air conditioning systems

IBC. See International Building Code ICBO. See International Conference of Building Officials ICC. See International Code Council Indoor air quality, 19, 121, 123 Indoor design criteria mechanical systems, 121-123 Information systems, 255 Information technology systems in courthouse facilities, 281 Innovative methods and materials, 112-113 Insulation, underslab, 81 Integrated design process, 51 Integrated Workplace program, 7 Interior construction, 87, 106 Interior design security issues, 240-241, 261 Interior finishes, 91-97, 106, 216 Interior lighting systems, 189–195 Interior windows, 248

Internal heat gain, 123

International Building Code, 111

International Code Council, 11 International Conference of Building Officials, 11 International System, 27 Irrigation, landscaping, 44

# J

Janitor's closets, 67

# K

K-Rated Transformers, 205

Kitchens finishes, 98 HVAC systems, 129–130 ventilation equipment, 139

Laboratories fire protection, 230 space planning, 71

Lamp requirements, 191

Land port of entry facilities fire protection, 231

Landscape design elements of, 41–42 general principles, 40–41 irrigation, 44 lighting, 45 maintenance considerations, 40 plant materials, 42–43 security issues, 239 submission requirements, 309, 313–314, 322–323, 333, 336, 342 sustainable design, 40–42

### Landsliding, 351

LCC. See Life Cycle Costing

Lead-based paint, 18–19

Leadership in Energy and Environmental Design, 17

Lease Construction, 12

Lease Construction with Government Option to Purchase, 12

Leased buildings seismic requirements, 116

LEED® Certification, 17

358 FACILITIES STANDARDS FOR THE PUBLIC BUILDINGS SERVICE

### Life Cycle Costing

analysis, 104-106 applications, 22 formulas, 24-25 HVAC baseline system alternatives, 127-128 methodology, 22 procedures, 22-23, 26 purpose of, 5-6, 22

### Life Safety. See also Fire protection code, 11

defined, 115

### Lighting

ballasts, 191 circuiting, 192 constraints, 194-195 controls, 192-193, 197 in courthouse facilities, 288-289 daylighting, 73, 75, 192 design criteria, 189, 196-197 emergency, 231 exterior, 196-197 interior, 189-195 lamps, 191 landscape lighting, 45 loads for equipment sizing, 173-174 luminaires, 191 requirements by space type, 190 safety lighting, 194 site lighting, 238, 255 standards, 261 switching, 192

Lightning protection, 176, 207

Limestone veneer, 81

Load Resistance Factor Design, 112

Loading berths, 69

Loading docks, 69, 133, 240, 248

Loads, structural, 111

### Lobbies

design considerations, 64-65 elevator and escalator lobbies, 65 HVAC systems, 129 security issues, 61-62, 239, 240

Local governments building codes, 11 consultation, review, and inspections, 13 - 14

### Locker rooms, 67, 98

LONWORKS controls, 135, 139, 140, 142, 144

LRFD. See Load Resistance Factor Design

### Luminaire requirements, 191

# Μ

Mailrooms security issues, 240, 248

Maintenance costs, 6 Maintenance shops, 98, 198

Manholes, 179

Marble veneer, 81

Master Label, 207

Means of egress requirements, 217-218

### Mechanical noise, 79 Mechanical rooms

receptacle placement, 198 security issues, 257 space planning, 67, 132

Mechanical spaces

lighting, 194 requirements, 131-133 security issues, 62

### Mechanical systems

acoustical isolation, 151-152 alterations in existing buildings, 166-168 alternative components for the HVAC baseline system, 127-128 building automation systems, 154-157 codes and standards, 120 in courthouse facilities, 277-281 design criteria, 121-125 diffusers, 280 flow measuring devices, 153 gauges, 153 humidification and water treatment, 140 HVAC baseline system, 125-127 HVAC components, 134-139 mechanical space requirements, 131-133 meters, 153 performance requirements, 119 plumbing systems, 159-166 primary cooling systems, 144-147 primary heating systems, 141-143 pumping and piping systems, 147-149 in renovated and rehabilitated buildings, 101, 103 security issues, 254 seismic design, 152 service space requirements, 131-133 special area HVAC systems, 129-131 submission requirements, 311-312, 318-319, 325-327, 334-335, 339-340, 344-345

testing and balancing, 158 thermal insulation, 150-151 vibration isolation, 151-152

MERV. See Minimum Efficiency Reporting Values

Metric standards, 27

Minimum Efficiency Reporting Values, 121, 123, 135

Modernization projects design development, 313-330 design process definitions, 304-307 final concept, 309-313 preliminary concepts, 307-308 site analysis, 307-308

Motor control centers, 186 Moynihan, Daniel Patrick, 4, 8-9

# Ν

National codes and standards, 11-14

National Electric Code, 11

National Elevator Industries, Inc., 60 National Environmental Policy Act, 20, 51

National Fire Protection Association, 11

National Historic Preservation Act, 6, 51 National Institute for Occupational

Safety and Health Technology, 19

National Institute of Standards and Technology, 19, 22

National Roofing Contractors Association, 81, 85

Natural gas systems, 165

NEII. See National Elevator Industries, Inc.

NEPA. See National Environmental Policy Act

New construction projects. See also Building design design development, 313-330 design process definitions, 304-307 final concept, 309-313 preliminary concepts, 307-308 site analysis, 307-308

NFPA. See National Fire Protection Association

NIC. See Noise isolation class

NIOSH. See National Institute for Occupational Safety and Health Technology

### NIST. See National Institute of Standards and Technology

Noise isolation for mechanical systems, 151-152

Noise isolation class, 77, 79-80, 268

Noise reduction. See also Acoustics common mode, 205

Noise reduction coefficient, 77

NRC. See Noise reduction coefficient NRCA. See National Roofing Contractors Association

# Π

Occupancy controls, 192-193

Office areas

finishes, 94 receptacle placement, 197-198 in renovated buildings, 103 security issues, 239 space measurements, 57

Office of the Chief Architect, 3

**Operational control center**, 257

**Operations costs**, 6

**Operations manual**, 330

Outdoor design criteria mechanical systems, 121

Outdoor eating areas, 71

Outleased space, 71

Outlets, power for courthouse facilities, 282, 284-288 placement of, 197-198

# Ρ

Paint, lead-based, 18-19

Panelboards, 199

### Parking

circulation design, 39 drive aisles, 71 layout, 71 lighting, 197 ramps, 72 security issues, 248, 259-262 vehicle stalls, 71-72 walkways, 72

Partitions, 87, 271. See also Walls

Passive energy dissipation systems, 113

### Pavements

site design, 39 PBS. See Public Buildings Service

PDUs. See Power distribution units

Pedestrians parking area walkways, 72 site circulation design, 38

Peer professionals, 5

Peer review, 304

Performance expectations matrices, 301–303

Performance measures, 51

Perimeter pressurization system, 127

Perimeter protection zones, 238, 261

Photo control systems, 193

Piping systems. See Pumping and piping systems

Places of confinement fire protection, 229

Planning grids, 53

Plant materials, 42–43 Plazas

security issues, 62

Plumbing noise, 79

Plumbing systems. See also Mechanical systems domestic water supply systems, 159–162 fuel oil systems, 166 natural gas systems, 165 plumbing fixtures, 165 rainwater drainage system, 163–165 sanitary system, 162–163 thermal pipe insulation, 151 vent system, 162

Post-tensioning, 112

Power company coordination, 177

Power distribution systems, 181–183, 186–188

Power distribution units computer center, 204–205

Power outlets for courthouse facilities, 282, 284–288 placement of, 197–198

Pre-tensioning, 112

Precast concrete design, 81

Precast systems, 112

Pressure gauges, 153

Pressurization system, 127 Proficiency in Analytical Testing, 19 Program goals matrix, 302 Progressive collapse, 243, 249 Project Managers, 3, 13–14 Protective finishes. See Interior finishes Public Buildings Amendments of 1989, 11

**Public Buildings Service,** 3. See also General Services Administration

Public corridors finishes, 97

Public spaces, 63-65

Public transportation site circulation design, 37

Pumping and piping systems. See also Mechanical systems commercial standards for piping material, 149 design requirements, 147–148 insulation, 150 performance testing, 158

## R

R/U ratios, 55, 56, 57 Radiant heating systems, 143

Radio telemetry, 255

Rainwater drainage system, 163–165

Rainwater harvesting systems, 37 Raised floor systems, 54, 198

RCRA. See Resource Conservation and Recovery Act

Receptacle loads, 175

Receptacles for courthouse facilities, 282, 284–288

placement of, 197–198 Record centers

fire protection, 227

## Recovered Materials Advisory Notices, 18

Recycled-content materials Comprehensive Procurement Guidelines, 18, 73, 74 structural design specifications, 110

Refurbishment. See Alteration projects

Regions of High Seismicity structural considerations, 113 Registry builders and designers, 91

Rehabilitation defined, 100 placing mechanical and electrical systems, 101, 103

### Reimbursable Work Authorization, 55

### Relative humidity, 121

Renovations. See also Alteration projects building code requirements, 12 energy performance goals, 21 fire safety, 213 placing mechanical and electrical systems, 101, 103

Rental space allocation, 55-57

Residential housing units fire protection, 230

Resilient flooring, 93

Resource Conservation and Recovery Act, 18, 73

Restoration. See Alteration projects

Restrooms. See Toilets

Retail spaces security issues, 62, 240, 248

Return plenums, 138–139

Reverberation time, 77

RMANs. See Recovered Materials Advisory Notices

Roadways lighting, 197

Roofs access to, 85, 241 alternative roofing systems, 105 drainage, 85 insulation, 85 re-roofing, 103–104 roof-mounted equipment, 85–86 waterproofing, 81

RWA. See Reimbursable Work Authorization

# S

SAA. See Sound absorption average

Safety lighting, 194

Sanitary sewers, 36

Sanitary system, 162–163

**SBCCI.** See Southern Building Code Congress International, Inc.

### Security

access control, 236 acquiring adjacent sites, 236 building design issues, 60-62, 239-241 building entrances, 32, 61 capability to increase or decrease, 235 communications systems, 255 control center, 70, 98, 185, 257 costs, 236-237 in courthouse facilities, 60-62, 239-241, 290 Crime Prevention Through Environmental Design, 235 drawing requirements, 294 electrical engineering issues, 254-255 electronic, 236, 257-258 elevators, 59, 62, 261 emergency communications, 261-262 existing construction modernization, 249 fire protection engineering, 256 interior design, 240-241 landscape design, 239 lighting, 194 mechanical engineering issues, 254 multidisciplinary approach, 235-236 new construction requirements, 243-248 parking, 248, 259-262 performance goals, 242 site design, 31-32, 237-238 site requirements, 236 stairways, 240, 261 structural engineering issues, 250-253 system requirements, 208

Seismic design for mechanical systems, 152

Seismic instrumentation, 113–114

Seismic requirements for leased buildings, 116 structural upgrading, 115–116

Service entrances security issues, 241

Service space requirements, 131-133, 239

Service traffic site circulation design, 37

Sewers, 36

SFO. See Solicitation for Offers

Shipping and receiving areas security issues, 240

SI. See International System

Sidewalks site design, 39

# 360 FACILITIES STANDARDS FOR THE PUBLIC BUILDINGS SERVICE

Revised March 2005 – PBS-P100

### Signage

construction signs, 47 in courthouse facilities, 274 design, 261 emergency evacuation route, 91 exit, 194, 231 graphic standards, 47, 90 site signage, 238

### Site analysis requirements, 32–33 submission requirements, 307–308

Site design. See also Building design; Design principles building separation, 33 circulation design, 37-39 energy conservation, 33 environmentally sound practices, 33 flagpoles, 48 furniture, 46 grading, 34 landscape lighting, 45 landscaping irrigation, 44 lighting, 238 pavements and curbs, 39 plant materials, 42-43 preservation of existing features and vegetation, 33 security issues, 31-32, 61, 237-239 signage, 47, 238 site analysis, 32-33 sustainable landscape design, 40-42 utilities, 35-37

Site lighting, 196-197, 255

### Site planning

submission requirements, 309, 313–314, 322–323, 333, 336, 342

### The Site Selection Guide, 32

Site surveys, 32, 348-349

### Skylights, 86

Sloped glazing, 86

Slopes. See Grading requirements

Smoke detectors, 220

Smoke removal systems, 256

Soffits, 82

Soil contamination, 19

Soil liquefaction, 351

Solicitation for Offers, 116

Sound absorption average, 77

Sound transmission class, 77, 268 Southern Building Code Congress International, Inc., 11

### Space allocations

communications systems, 184–185 electrical systems, 184–185 mechanical space requirements, 131–133 for planning purposes, 57–58, 59 policies, 54–55 in renovated buildings, 103 for rental purposes, 55–57 service space requirements, 131–133

### Speech privacy, 75–76, 77

### Sprinkler systems, 224–225

## Staging areas, 69

Stairways finishes, 97 location of, 53 photoluminescent safety markings, 218 pressurization, 217 security issues, 240, 261

### Standards. See Codes and standards

Standpipes, 226

### State governments building codes, 11 consultation, review, and inspections,

13–14 STC. See Sound transmission class

Steam heating systems, 141 Storage facilities

fire protection, 227

Storage rooms, 67

Store areas, 57

Storm drainage systems, 36–37, 163–164 Storm equipment, 164–165

Storm water detention, 34

### Structural engineering

alterations in existing buildings, 115–116 codes, 110 for courthouse facilities, 275–276 design loads, 111 security issues, 250–253 seismic requirements for leased buildings, 116 standards, 110 structural considerations, 112–114 submission requirements, 109, 311, 317–318, 324–325, 334, 338–339, 343–344

Structured parking, 71–72, 197

### Submission requirements

alteration projects, 331–347 building information model, 294–295 cost estimating requirements, 297–300 design calculations, 296 design narratives, 296 design quality reviews, 297 drawing scale, 293–294 drawings, 293 modernizations, 304–330 new construction, 304–330 specifications, 295–296

### Substructure design, 81

Sun control devices, 82, 105

Superfund. See Comprehensive Environmental, Response, Compensation, and Liability Act

Support spaces design of, 65–71, 98–99

Surface fault rupture, 351

Surveys, site, 32, 348-349

Sustainability matrix, 303

Sustainable design energy performance and, 5, 17 landscape, 40–42

### Т

TBC. See Total Building Commissioning Technology infrastructure, 53-54 Telecommunication closets space planning, 184 structural loads, 111 Telephone enclosures, 88, 257 Telephone service, 255 Temperature controls, 155 Temperatures, indoor, 121 Terminals, fan-powered, 135-136 Tertiary power, 255 Testing stations, 153 Thermal insulation, 150-151 Thermal storage systems, 145 Thermographic testing, 86 Thermometers, 153 Thermostatic control zones, 124 Time clocks, 192

### Toilets

accessories, 66 emergency lighting, 66 general use, 98 number of fixtures required, 66 partitions, 66 placement of, 65–66, 239 receptacle placement, 198 security issues, 239

### **Total Building Commissioning**, 15

Track files fire protection, 229

Training rooms finishes, 95 lighting, 194 space planning, 63

### Trash containers, 46

Trash rooms, 69-70

Tunnels life cycle cost analysis, 104

Turnover documents, 295-296

24-Hour spaces HVAC systems, 130

# U

Underfloor raceway systems, 198–199 Underground storage tanks, 20, 166 Underslab insulation, 81 Uninterruptible power systems, 68, 133, 185, 203–204, 283 UPS. See Uninterruptible power systems

Urban design issues, 7

**Urban sites** building planning principles, 51 circulation design, 37–38

U.S. Green Building Council, 17

U.S. Marshal Service areas fire protection, 231 HVAC systems, 129

Usable areas, 57

UST. See Underground storage tanks

### Utilities

sanitary sewer, 36 security issues, 254, 255 services, 35 storm drainage, 36–37 water, 35–36 Utility closets security issues, 257 Utility coordination, 177–180

V

### Value engineering, 306

Variable air volume terminals, 135–136 units, 126–127

Variable frequency drives, 187

VAV. See Variable air volume

Vehicle garages. See Garages Vehicular control, 238

Vehicular drives site circulation design, 39

Vehicular inspection, 238

Vent system, 162, 248, 280

Ventilation systems. See Heating, ventilating and air conditioning systems

Vertical shafts, 69

Vestibules design, 63–64 finishes, 95 HVAC systems, 129

VFD. See Variable frequency drives Vibration isolation for mechanical systems, 151–152

View access, 73, 75 Voice distribution system, 200

Voluntary Laboratory Accreditation Program, 19

# W

Walkways parking areas, 72

Wall base, 93

Wall coverings, 92

### Walls

in courthouse facilities, 271 for elevator and escalator lobbies, 95 for elevators, 96 exterior, 81, 105, 243–244 life cycle cost analysis, 106 for public corridors, 97 for stairways, 97

Waste removal equipment, 87-88

Water supply domestic, 159–162 for fire protection, 35–36, 223, 256

Water treatment systems. See Humidification and water treatment systems

Waterflow switches, 220

Waterproofing, 81

Wetlands Impact Management Deskguide, 34

Whole Building Design Guide, 17, 119

Window coverings, 88

Window washing equipment, 87

Windows, 82-83, 105, 244-248

Wiring. See Electrical systems

Woodwork, architectural, 93

WorkPlace 2020 Program, 7

# X

Xeriscape<sup>™</sup>, 40

# Ζ

Zoned protection systems, 235

# 362 FACILITIES STANDARDS FOR THE PUBLIC BUILDINGS SERVICE