

# Facilities Services Design Manual



UNIVERSITY OF WASHINGTON

**FACILITIES SERVICES**

*Serving today...preserving tomorrow*

## **Introduction**

The Facilities Services Design Guide is for the use by design professionals to facilitate design and construction of University facilities. The manual was written in response to problems that have occurred during design, construction and operation of University facilities in an attempt to avoid historical problems, to allow flexibility for future alterations and ease of operations and maintenance.

Other University departments, such as the Capital Projects Office, Classroom Support Services, Environmental Health & Safety and UW Technology, independently develop and maintain their respective design guides.

It is recognized that all design guides contained herein are not universally applicable to every project. With the wide variety of facilities, varying life expectancies and program requirements, the Facilities Services Design Guide has to be correctly applied to each project. Further, the design guide does not replace professional design analyses. Consultants shall conduct independent evaluations. Applications of proven technologies and systems to provide cost effective alternate design concepts are encouraged. Deviations from the Facilities Services Design Guide may be acceptable and shall be discussed with and approved by Facilities Services prior to implementation. Exceptions to the Facilities Services Design Guide shall be defined by the consultants and approved by the University during the technical programming phase. Consultants shall document the exceptions in the technical program.

It is further intended that these design guides represent a sustainable and life cycle cost-effective application of proven systems that provide functional facilities that satisfy the University's program requirements and are efficient to operate and maintain. Suggestions for improving this guide should be addressed to the Assistant Director, Campus Engineering. Revisions will be issued on a periodic as-needed basis.

## **Facilities Services Design Guide Organization and Use**

The Facilities Services Design Guide provides architects and engineers with the information for each phase of the project from technical programming through construction documents and commissioning. Each design guide section contains a *Design Information* component. *Guide Specification* and *Reference Drawing* components supplement the *Design Information* as needed. *Guide specifications* are included when a specific system and/or product is restricted because of spare parts inventories, prior experiences of the University, staff training on sophisticated equipment and/or to match existing systems. The *Reference Drawings* are intended to be used as shown or with slight modifications. The *Reference Drawings* are available from [Campus Engineering - Records](#) in CAD format and are referenced by the SD number on the Drawing.

Each section includes a table of contents and a page verification sheet to verify all pages are the current version. The page verification sheet functions as a check that all participants are using the identical design guide to avoid conflicts. The page numbering system uses the old CSI divisions as chapter numbers for a logical framework of design guide section organization.

## **Facilities Services Design Guide Disclaimer**

This manual is not intended to replace codes, other design standards or the services of a professional design team. This document is copyrighted by the University of Washington. Use of this document for University of Washington official business is permitted. Contact University of Washington Campus Engineering to request approval for any other purposes. Do not reproduce any part of this document that contains the University name or logo.

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- *Classroom Support Services Design Guide*
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- *Environmental Health & Safety (EH&S) Design Review & Guides*
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