

## APPLICATION OF STANDARDS

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**General Comments:** The University of Illinois at Urbana-Champaign is charged by the State of Illinois, to enhance the lives of citizens in Illinois, across the nation and around the world through leadership in learning, discovery, engagement and economic development. Facilities & Services supports the University's mission by providing and maintaining a physical environment that is conducive to learning, discovery, engagement, and economic development.

The University of Illinois at Urbana-Champaign Facility Standards (here-in referred to as the Standards) represent the interests of the students, faculty, staff, and administration and are intended to provide minimum design and construction guidelines to consultants, contractors and in-house personnel, for the University of Illinois at Urbana-Champaign campus only. These are important guidelines that reflect features unique to this campus. The Standards are to be followed along with all required codes and regulations applicable to the project. These Standards do not replace professional design responsibilities and may not be used as contract documents unless edited to the specific project.

Where these Standards are in conflict with regulations, codes or government authority, the laws shall take precedence. Where these Standards conflict with the Professional Services Agreement, the deviation shall be formally identified by the consultant and approved by the Variance Committee. These Standards shall be applied for all remodeling and new construction at the University of Illinois at Urbana-Champaign campus.

**Capital Development Board Funded Projects:** The consultant shall refer to the most current published edition of the Capital Development Board Design and Construction Manual for requirements pertinent to CDB funded projects.

1. Reference *Directory of Illinois Building Related Requirements*, [www.cdb.state.il.us](http://www.cdb.state.il.us).
2. CDB funded projects shall be designed in accordance with the *CDB Energy Code* in compliance with the *ASHRAE 90.1* and the *Federal Energy Policy Act*.
3. CDB projects at the U of I shall conform to *NFPA 101, Life Safety Code*. The—U n i v e r s i t y shall be the "Authority having Jurisdiction."

4. Statutory Requirements apply to State funded projects at the U of I.

**These are updated Standards:** The Standards are updated periodically. This Edition of the Standards supersedes all previous editions. These Standards are intended to achieve value to the University that is consistent with an institute of higher education. Where these Standards exceed minimum Code and/or CDB requirements, the Standards shall apply. Where the Standards and CDB Requirements are silent on a design issue, the International Building Code shall serve as the design standard.

**Standards in Force:** Standards in force on the date that the consultant signed contract shall apply through the life of the consultant's contract.

1. Updates will periodically be incorporated into the main text of the *Standards*.
2. Variance requests shall be reviewed by the University and granted on a case-by-case basis. Variances pertain only to a single project and do not constitute a change to the Standards.

### **Use of Standards in Contract Documents:**

The Consultant shall be responsible for incorporating these *Standards* into Contract Documents.

*Clarification: These Standards do not cover all aspects of construction and are not intended to be a coordinated and comprehensive construction documents. The Consultant shall apply and edit the Standards for each project, consistent with good practice.*

*Clarification: The Consultant may use the Standard reference details as long as they are modified for each project.*

### **Limit of Application:**

These Standards shall apply to both Permanent and Temporary state-owned facilities.

*Exceptions: These Standards may not apply to buildings and areas within buildings that are not currently or projected to be serviced and/or maintained by the University.*

1. These Standards address State owned,

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permanent systems and facilities. Unless otherwise stated all facilities shall be considered permanent.

2. Temporary systems and facilities are defined by the University as systems and buildings with a service life of 60 months or less. Temporary facilities shall be designed and constructed to these Standards unless the Project Program Statement specifically designates the facility to be Temporary and not maintained by the University.
3. Facilities that are not in compliance with the Standards shall be brought into compliance with these Standards at the time of acquisition, renovation or conversion.
4. In general, Work in existing University facilities shall be brought into compliance of these Standards.  
*Exception: If a renovation project is less than 50% of the building GSF, only that scope of the renovation shall be required to comply with these Standards.*
5. If the Project Program Statement designates a facility as Tenant and Lease Space, all improvements shall comply with these Standards.

### **General and Special Facilities:**

1. These Standards apply to GENERAL University facilities, classified as OFFICES, MIXED USE, CLASSROOMS, LECTURE HALLS, LIBRARIES and LABORATORY buildings.
2. Special Facilities: Facility types that are found on campus that incorporate additional features / systems / requirements that these Standards may not specifically address:

Airports  
Archives  
Athletic facilities  
Broadcast facilities  
Central Chiller plants  
Central Data Processing facilities  
Central Heating plants  
Child Day Care facilities  
Clean Room facilities  
Electrical distribution substations  
Farm facilities  
Fire stations  
Fire Training facilities  
Food service facilities  
Greenhouses  
Hazardous Material facilities  
Health care facilities  
Hotels / Conference Centers  
Historic buildings  
Ice Arenas  
Large Assembly facilities  
Maintenance facilities  
Microelectronics facilities  
Museums  
Observatories  
Performing Arts facilities  
Recreational facilities  
Residences  
Retail Sales facilities  
South Farms research facilities  
Storage facilities  
Vehicle Service facilities  
Veterinary facilities  
Warehouses  
Waste Handling facilities

General design of these facilities shall conform to the Standards with specific features designed to recognized industry standards.

### **Standards, Point of Contact**

1. REVISIONS: Corrections, additions and/or other suggested improvements should be sent by any convenient means to the Standards editor via email at [facilitiesstandards@Illinois.edu](mailto:facilitiesstandards@Illinois.edu), for appropriate action.