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## **PART 300**

### **CONSTRUCTION STANDARDS**

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#### **§ 300.1 Foreword.**

These construction standards are in compliance with subdivision 1 of section 375 of article 8-A of the State Education Law and are intended to serve as a guide for uniform construction of facilities for State University. Requirements of planning and construction presently serving satisfactorily in the operation of the State University program will supplement these standards.

#### **§ 300.2 Purpose.**

The purpose of these standards is to insure properly planned and constructed campus sites including buildings and all related utility services to serve the academic, residential, recreational and administrative needs of State University with maximum efficiency and economy.

#### **§ 300.3 Scope.**

These standards provide the basic performance objectives to be met in planning and designing all facilities to be constructed, rehabilitated and improved for State University.

#### **§ 300.4 Codes and regulations.**

(a) General. When questions arise as to interpretation of adopted building codes and detail standards, the State University Construction Fund shall submit a recommendation to the State University for concurrence.

(b) Building codes. All buildings and accessory structures (including equipment and mechanical services) shall be constructed in compliance with the requirements set forth in the Building Exits Code and the National Electrical Code recommended by the National Fire Protection Association and as set forth in the New York State Building Construction Code, except in specific instances where the State University may deem it necessary to require additional safeguards or stricter standards for particular purposes.

#### **§ 300.5 Planning standards.**

(a) Space requirements. Plans for all buildings and related facilities shall be developed from space requirements prepared by State University. The space requirements will list all of the required spaces to be included in the building or facility together with the required area and occupancy and description of use of each space. Information shall also be included concerning the functional interrelationship of spaces and as to expected future development and expansion. Any special requirements for related grounds improvements and services or utilities will also be included. The design or layout and development of plans shall be in substantial conformance with the space requirements.

(b) Site planning.

(1) Site planning by the State University shall consider existing and proposed facilities and services, natural topography, foundation conditions, future additions and economical maintenance.

(2) The relative advantages and economics of possible alternatives shall be considered.

(c) Architectural concept. In accordance with subdivision 5 of section 376 of article 8-A of the State Education Law, the architectural concept of facilities to be constructed shall be approved by the State University. The architectural concept of a project shall take into consideration the relation of the project to the developed site, the schematic solution of the space requirements, economic feasibility and general architectural character. An acceptable concept shall relate to the general character of existing buildings, not necessarily by copying them, but by being in harmony with them.

(d) Design study.

(1) The State University Construction Fund shall cause to be prepared design studies for each new State University project. These studies shall consist of architectural solutions of the requirements evidencing the relationship of the project to existing buildings, facilities and site conditions with related cost calculations.

(2) A design study consists of the following:.

(i) a graphic analysis of the program and/or space requirements showing the relationship of the units and/or groups to each other;

(ii) schematic drawings of floor plans showing the actual and required net areas for each space, small scale elevations, longitudinal sections through the building or buildings indicating floor heights and relationship to existing and proposed grades;

(iii) a location drawing showing the relation of the proposed new facilities to existing buildings, future buildings, topography, roads, walks, parking space and athletic fields. Programmed stages of development shall be included where necessary;

(iv) a schedule graphically showing the time required to plan and construct the project;

(v) scale models, renderings, and special reports when specifically requested by State University or required by the Construction Fund.

(e) Economic study.

(1) The State University Construction Fund shall cause to be prepared economic studies for each new State University project. These studies shall be related to, and developed in conjunction with the design studies.

(2) An economic study consists of the following:

(i) total costs analysis including unit cost calculations for buildings, site development, and utility work;

(ii) unit cost calculations for all building projects. These shall be made by preparing a square foot and cubage analysis using a standard adopted by the Construction Fund. In addition, unit costs for dormitories and dining halls shall be computed on a per bed or per seat basis;

(iii) a net to gross factor for each building computed as a basis for measuring the efficiency of a plan. For dormitories an equally important factor to be determined is the gross square feet per bed and for dining halls the gross square feet per dining room seat.

### **§ 300.6 Design standards.**

(a) Architectural.

(1) Exterior materials shall be related to the exterior of existing buildings. However, the use of new materials and methods of construction to effect better planning, design and economy in construction and maintenance of the building is encouraged.

(2) Interior materials shall satisfy the functional, aesthetic and economic requirements for interior spaces, but must also be durable and easily maintained.

(3) Fire protection. The building design shall conform to the requirements of the New York State Building Construction Code, the Building Exits Code and the National Electrical Code recommended by the National Fire Protection Association, except in specific instances where the State University may deem it necessary to require additional safeguards or stricter standards for particular purposes.

(4) Fallout shelter requirements and solutions shall be determined in the design of all buildings in accordance with State policy. In general, basement space not programmed shall be designed and excavated for consideration as fallout shelter area or some other future use.

(5) Ramps shall be provided for all academic and student activity buildings and selected dormitories and dining halls to permit access from the exterior to a floor serviced by an elevator.

(6) Acoustics. Acoustical treatment shall be provided where compatible with the designated use of the area or facility.

(b) Mechanical.

(1) Ventilation. Ventilation shall be provided to:

- (i) supply fresh air to the occupants;
- (ii) remove odors and noxious gases;
- (iii) provide cooling effect by circulating air during warm weather; and
- (iv) provide humidification as required for special areas.

(2) Air conditioning. In accordance with the policy of State University, air conditioning shall be provided in space used for instruction or related activities by large groups; by students, faculty or administration for long periods of time; and in space where the special nature of instructional or research activity requires temperature or humidity control.

(3) Heating plant. The design of each heating plant and the method of heat distribution shall be based on an economic study. The economic study shall take into consideration alternative solutions and all factors having an influence on the design at the particular institution and location, including existing and projected loads, fuel, reasonable staffing, maintenance and operation, integration with or replacement of existing heating facilities, distribution lines and service connections and specific site conditions.

(4) Utilities. In general, the supply of utilities, such as water, sewerage, electric, gas and telephone, should be provided by others, unless it can be demonstrated that the cost of such supply is uneconomical or that the existing system is adequate and the additional demand will not create an unusual hardship.

(c) Electric. Adequate electric service, light, power, emergency and signal distribution systems shall be provided to meet all needs of each project or site. All electric installations shall comply with the National Electrical Code.

(d) Elevators. At least one elevator shall be included in each multilevel academic building and selected dormitories for service in vertical transportation as well as material and equipment, and its location should allow for convenient use by the physically handicapped.