

## CUSTODIAL SPACE REQUIREMENTS

The purpose of this specification is to dedicate appropriate space to custodial functions to provide a clean safe environment for building staff, students and visitors in which to work, study, teach and perform research.

### Wet Closet

The basic custodial closet is 36 square feet. There should be at least one wet closet per floor. Keeping in mind that the general rule of thumb for custodial square footage assignment is approximately 25,000 square feet, we can draw the following conclusions:

- Up to 25,000 sq. ft. per floor requires 1 wet closet.
- 25,001 to 50,000 sq. ft. per floor requires 2 wet closets.
- 50,001 to 75,000 sq. ft. per floor requires 3 wet closets.
- For each additional 25,000 sq. ft. per floor, add 1 wet closet.

The space should contain adequate storage shelving to hold a supply of paper products, cleaning supplies, chemicals and equipment. Each floor should have a minimum of one custodial closet.

### Dry Storage

A dry storage closet for janitorial supplies and equipment consisting of 100 square feet is needed for every 50,000 square feet of total building space. Shelving for a back stock of paper products, chemicals, supplies and equipment should be included. Hence, the following conclusions can be drawn:

- Up to 50,000 sq. ft. per building requires a 100 sq. ft. room.
- 50,001 to 100,000 sq. ft. per building requires a 200 sq. ft. room.
- For each additional 50,000 sq. ft. per building, add 100 sq. ft.

### Cost

A cost of \$100 per sq. ft. is basic. This cost may vary for different types of building construction.

### Notes

All space should be dedicated strictly for janitorial usage so that the space can be secured and OSHA violations can be avoided. There should be no space in the closet designated to any electrical, mechanical or communications function.

Janitorial closets should not be positioned so that the janitor needs to go into a rest room to access them. This prevents assigning work from a gender viewpoint.

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