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UNIVERSITY OF
C A TE R URY
Te Whare Wānanga o Waitaha
CHRISTCHURCH NEW ZEALAND

Section 2
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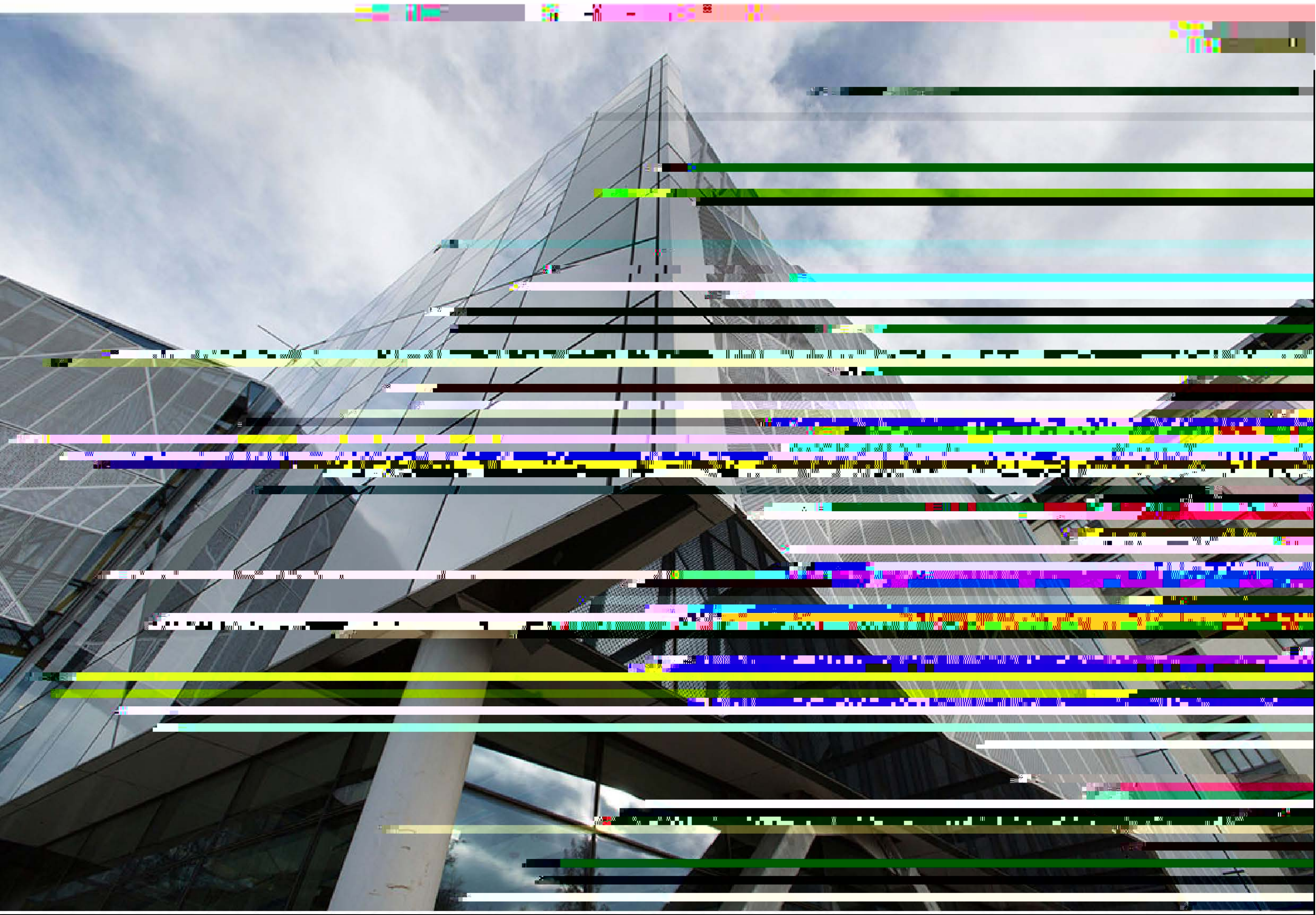

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2.2 Space Planning

Ease and efficiency in the maintenance of plant and equipment is a key requirement for the University. To facilitate this all Plantrooms are to be sufficiently sized to allow unhindered access to all equipment by maintenance personnel and contractors. Plant rooms shall be fully integrated both aesthetically and functionally into the building design.

Plant rooms are required to provide protection for mechanical plant and equipment from mechanical damage, weather or tampering by unauthorised personnel.

Location of plant rooms within buildings shall take into consideration the most direct point of vehicular access which can be achieved without the introduction of extensive service road connections.

Stairway and/or full door access shall be provided to upper level plant rooms. Roller door and/or full door access shall be provided to ground level plant rooms. Access shall enable existing and future equipment to be removed and installed.

Plant in ceiling spaces or confined spaces will only be permitted with University approval, and must comply with Occupational Health and Safety requirements.

Basement plant rooms are not approved due to possibility of flooding.

Plant room floors shall be well graded to drain and provided with any
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2.2 Space Planning

A ceiling is not required in communication rooms.

Walls to communication room are to extend to the underside of the floor above. Finish to all communications room walls is screw fixed 12mm v-joined plywood, paint finish.

Communications room floor is to be paint finish

2.3 General Design Considerations

The recommended ambient sound levels for design are outlined in the following table. The table should be read with consideration of the following notes:

- Where sound levels will increase at a later date due to conversion from heating and ventilation to full air-conditioning the design objectives apply to that later time.
- Ambient sound should be free from distinctive characteristics such as tones or fluctuations

Type of Space	[redacted]	

2.4 Numbering & Labelling

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All doors must be capable of interfacing to the access control system. If access control is not fitted to the door, a key operated mode switch mounted at 1200mm AFL will be required.

If the door is connected to the access control system, in event of a fire the door is to unlock and power open.

After hours when a valid card or the exit button is operated, the door shall power open for 10 ±20 seconds.

The lock control module shall provide outputs to indicate door position and door locked.

A wall mounted push button or emergency door release shall be provided on the inside of the building adjacent to the sliding door.

Automatic door controllers shall be Assa Abloy Entrance Systems Besam units complete with integrated security board and fire alarm with an automatic reset, electric motor locking system and battery backup which must also comply with the ability to be manually locked and remain secure in the event of a power outage lasting several days.

Automatic sliding doors shall be the framed glass type. Frameless doors are not acceptable.

Electromagnetic locks and double action swing entrance doors shall not be used with entrance doors.

2.4.5.3 External doors

All external entrance doors shall be recessed into foyers sufficient to provide protection from prevailing wind pressure when opened. These shall also be able to be hand locked.

Floors of entrance door recesses shall slope away from

2.4 Numbering & Labelling

2.4.5.17 Kick plates

Kick plates are required in the following locations: circulation spaces, stairs where no hold-open provision is provided, and plant rooms.

Kick plates shall be 150mm high x nominal full door width, 0.9mm thick 304 No 4 satin stainless steel, glued and screw fixed with stainless steel raised head screws to both sides of each door.

Where timber doors are subject to excessive damage from up each door.

2.4 Numbering & Labelling

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Project Name:	Date:
Submitting Consultant:	Design Stage:

Section 02 ±Architecture

Compliance Checklist

	Complies	Does Not Comply	Not Applicable	Comments:

Compliance Checklist

Project Name:	Date:

Submitting

2.3 General Design Considerations