**APPLICATION OF STANDARDS**

**Purpose of Standards:** The University of Illinois is charged by the State of Illinois to enhance the lives of its citizens as well as the broader scope of the nation and world through leadership in learning, discovery, engagement and economic development. It is the purpose of these *UIUC Facilities Standards* (herein referred to as the *Standards*) to support this mission by ensuring a physical environment conducive to learning, discovery, engagement and economic development. Application of these Standards ensures optimal quality and functionality of campus facilities in keeping with the University’s position as a premiere institute of higher education. These Standards support the interests of students, faculty, staff, and administration by providing design and construction guidelines and directives to consultants, contractors and University personnel whose work impacts University facilities.

**Content of Standards:** To a large degree the Facilities Standards are based upon “lessons learned” by University service staff over many years of operating and maintaining campus facilities. Additionally, the Standards identify and address issues that are unique and/or specific to the UIUC campus. Beyond this the Standards are written to ensure high quality industry-standard design and construction that might otherwise fall short.

**Application of Standards:** These Standards apply to all University facilities. They apply to new construction work as well as renovation, remodeling and alteration of existing facilities. In addition to campus buildings they apply to the developed outdoor campus environment including grounds, streets, sidewalks, wayfinding, lighting as well as utility distribution systems. They apply to both Permanent and Temporary campus facilities. Unless otherwise identified all facilities shall be considered permanent. Temporary facilities and systems are defined by the University as systems and buildings with a service life of 60 months or less. By default, temporary facilities shall be designed and constructed in compliance with the Standards unless a project specific Program Statement indicates otherwise. If a facility is designated as Tenant or Lease Space all improvements and alterations shall comply with these Standards.

**General and Special Purpose Facilities:** The Facilities Standards have broadest application to facilities that are general in purpose such as offices, classrooms, laboratories and open venues. They have more narrow application to “special purpose” facilities with features, systems and/or requirements not specifically addressed within the Standards. Regardless of facility type, all aspects of design and construction addressed by the Standards shall be in compliance with the Standards. Aspects of a facility not specifically addressed by the Standards shall be designed to industry standards with guidance from University staff. Guiding principles shall include quality, functionality, reliability, maintainability and sustainability.

**Compliance:** It is the intent of these Standards to maintain consistency with applicable codes and government regulations. However, where Standards conflict with such, codes and regulations shall take precedence.


CDB funded projects shall comply with the requirements of the *CDB Energy Code*. As such it shall be in compliance with *ASHRAE Standard 90.1 and the Federal Energy Policy Act*. CDB projects at UIUC shall conform to NFPA 101, *Life Safety Code*. The University shall be the *Authority Having Jurisdiction*. Where these Facilities Standards exceed minimum 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.

**Use of Standards in Contract Documents:** Professional Consultants are held responsible for incorporating requirements of these Standards into contract documents. The Standards shall not be used to reduce or replace professional design responsibilities. The Standards are not to be used broadly as design or construction documents unless University Project Management directs such usage for a specific project or purpose. Drawing details and text sections may be copied and incorporated into documents but shall be edited as appropriate for each project. When Standards do not speak to a specific aspect of facility design guidance shall be provided by UIUC staff. The Standards do not address all aspects of...
facility design. As such, they are not intended to function as a comprehensive “master spec”.

Standards in Force: The Standards are updated periodically. Each edition supersedes all previous editions. For a given project the Professional Services Consultant is contractually obligated to follow throughout the course of the project the edition of the Standards in force at the time of contract initiation. Updates to the Standards that occur during the course of a project may be incorporated into the project design at the discretion of the Consultant. To ensure compliance it is necessary for Consultants to review current Standards prior to commencing design rather than relying upon familiarity with past editions.

Variance: Any variance from the Standards must be approved prior to implementation. As developed elsewhere within these Standards a formal variance process has been established to facilitate this. If a proposed design or product is deemed non-compliant with the Standards the variance process must be implemented to gain approval of the variance. This requirement applies to all work on campus, regardless of methodology of design, project management or construction. Variances shall be submitted and reviewed on a case-by-case basis. Approval of an individual variance applies to the specific project and does not constitute a permanent change to the Standards.

Point of Contact
Suggested corrections, additions and other improvements are welcomed and encouraged. These shall be forwarded by any convenient means to the Standards editor via email at facilitiesstandards@illinois.edu, for appropriate action.