

12 Furnishings

GENERAL

Designers shall verify that all applicable portions of these standards are incorporated into the project's design, drawings, specifications and final construction. Requests for variances from these standards shall be submitted in writing to the DCM Project Manager, using the KU Standards Variance Request Form found in [Appendix A1.1](#), for review and written approval or rejection as indicated on the form.

RELATED DOCUMENTS & REQUIREMENTS

Refer to the following for requirements that also apply to work of this section.

- [Division 1 - General Requirements](#)
- [Section 11610 - Equipment, Laboratory Fume Hoods](#)

PLASTIC LAMINATE CASEWORK (SECTION 12304)

General: Plastic laminate casework may be used in lower abuse areas, such as offices and reception areas. Solid polymer tops are recommended for kitchenette areas. All hardware shall be heavy-duty.

LABORATORY CASEWORK & EQUIPMENT – DESIGN GUIDELINES

General: Laboratory casework and equipment are considered fixed equipment and shall be bid as a part of the construction project. The layout of lab equipment shall include accessible stations in both teaching and research laboratories.

- EHS Approval:** All laboratory designs must be reviewed and approved by the Director of KU's Environmental Health & Safety Office (currently: Mike Russell).
- Lab Classification:** Laboratories at the University of Kansas are generally classified as Class "B", rather than Class "H" spaces, and do not require an out-swinging door. Verify rating with DCM & EHS; modify door swings accordingly.
- Exits:** All laboratories shall have two exits, even if less SF than codes would require to have two exits. This prevents future citations and additional remodeling work, if more hazardous materials are used within the space at some point in the future.

WOOD LABORATORY CASEWORK – 12348

General: KU's laboratory casework shall be of wood or metal construction, as appropriate to the casework function.

- ❑ **Tops:** Chemical-resistant tops are required; sand-based epoxy resin tops are preferred type. All countertops are to be mechanically attached, not just secured with silicone sealant.
- ❑ **Cabinets:** Wood cabinets shall be constructed of solid hardwood and hardwood veneer materials. Particle board materials are NOT permitted.
- ❑ **Bases:** Ventilation of base cabinets is not required. Provide coved base on all cabinets to floor.
- ❑ **Chases:** Provide 8" chase space between all tall or base cabinets and walls, or between back-to-back cabinets, for routing of plumbing lines.
- ❑ **Doors & Drawers:** Provide number plates on each door and drawer. Verify with user group if keyed locks are required on doors &/or drawers. If required, verify if doors &/or drawers are to be keyed alike or separate, and number of keys required for each.
- ❑ **Reagent Racks:** Provide in resin materials only. Wood, plastic laminate or metal are NOT acceptable.
- ❑ **Hazardous Materials Fire-Rated Storage Cabinets:** Verify types of materials to be used and stored within each lab space with users; review with EHS and provide types of storage cabinets directed by EHS.

FLOOR MATS AND FRAMES – DESIGN GUIDELINES

General: Recessed mats with an open design that collects debris and dirt are desirable at all major building entrances. They shall be provided with a recessed frame, set so their top surfaces are flush to the adjacent finish flooring materials.

WINDOW TREATMENTS – DESIGN GUIDELINES

General: Window treatments shall be bid as a part of the Construction Documents. The method of light control on windows will depend upon the design and program requirements.

Typical KU Window Treatment: Aluminum 1-inch mini blinds. One color shall be selected building-wide for consistent appearance from exterior of building.

Draperies: It is possible that draperies will need to be provided in special areas.

Light Control: Provide additional light control for windows when necessary to create appropriate environments for video projection and similar functions. KU has had better

experience with vinyl-type cellular and folding light-control shades. Metal-framed, roll-up blackout shades are discouraged due to past operating and maintenance problems.

FURNISHINGS – DESIGN GUIDELINES

General: All loose equipment, furnishings and landscape partitions shall be shown on construction drawings, even if to be provided by Owner (show dashed). The project design shall coordinate the accessibility and egress requirements of the space, mechanical and lighting systems with these loose furnishings and equipment.

Accessibility Compliance: Space planning shall consider handicapped accessibility when locating fixed and movable equipment and furniture.

- All drawings that indicate movable equipment shall comply with ADA guidelines for accessible routes and other accommodations.
- Where critical ADA compliance's must be met as part of the loose furnishings for the project, those criteria shall be noted, shown and dimensioned on the project drawings.
- University user groups shall comply with ADA guidelines when selecting, purchasing and placing loose furnishings within spaces.
- Reception desks shall be provided with 36" high x 36" wide accessible counters in at least one location.

Furnishings Procurement: The University will be responsible for purchasing movable equipment and furniture, through it's Purchasing Department.

- The DCM Project Manager and user group reps shall meet with the Director of KU Purchasing at the DD and early CA stages to review and coordinate the procurement and delivery of all loose furnishings.

Exits and State Fire Marshall Compliance: Loose furnishings shall not be shown or placed within exit passageways or corridors.

- If loose furniture is desired to be placed within or near those areas, it shall be secured in-place so it cannot be moved and block the code-required exit paths. If it is not, the University &/or State Fire Marshall's reps shall cite the offenses and issue an order for the condition to be corrected. If not corrected within a specified time, KU will have FO correct it and bill the department.
- Landscape partitions shall be coordinated with code-required exit sign locations, so they are visible from appropriate locations in the exit pathways, in coordination with the height of the partitions.

FIXED AUDIENCE SEATING – 12610

General: Tablet arms or fixed lecture tables are generally required in assembly classroom areas. Provide lecture tables with modesty panels. Verify data and power requirements with each user group, DCM and NTS, as well as the KU Media Committee.

- Tablet Arms: If provided, tablet arms shall be oversized.

INTERIOR PLANTS AND PLANTERS – DESIGN GUIDELINES

General: The University typically discourages the provision of interior planters and live plants as part of University projects, due to high maintenance demands that the University's FO Housekeeping staff cannot provide as part of their usual service.

- If provided at all, interior planters for live plants should be limited to those areas where departmental staff from the building occupants will be committed to care for them.