

UC SANTA CRUZ  
HOUSING GUIDELINES

March 1, 2016

**STUDENT HOUSING**

**A. GENERAL**

The following supplemental guidelines apply to Student Housing projects and are in addition to the related Campus Standards and Design Guide (CSDG).

**B. BUILDING ENVELOPE**

Building envelope shall be designed for efficiency, maintainability, security, and privacy.

1. Provide covered or recessed entries at all buildings.
2. Provide easily readable, indirectly illuminated building names or numbers at each building's exterior main entry. Housing will provide building names or identification.
3. Buildings shall have sliding windows.
4. Provide screens at all operable windows.
5. Security screens are required on all residential windows within 6' of grade.
6. Exterior hose bibs: Provide commercial grade hose bibs in a hydrant box (Zurn or equal) in convenient locations around the perimeter of each building for maintenance purposes.
7. Roofs shall not be easily accessible from student rooms or spaces.
8. Arrange windows in adjacent buildings and within the same building so that windows do not look directly into each other at close range.
9. Avoid public walkways near bedroom or bathroom windows, and try to buffer public activity and circulation areas from buildings.
10. All skylights, and bathroom windows shall use translucent glass.

**C. ACCOUSTICS**

1. Building design shall take into consideration limiting the amount of noise transfer in the buildings. Space bedroom doors so that neighboring rooms do not have directly adjoining doors, and that doors on opposite sides of corridors or hallways do not face each other directly; bedroom doors facing stairwell or bathroom doors are not allowable.
2. Stack bathrooms on multi-floor buildings; bathrooms above or below bedrooms are not permitted.
3. Avoid placing mechanical rooms, as well as lounges, bathrooms, stairwells, laundries, and any other communal noise generating areas next to bedrooms (including above and below bedrooms at multi-floor buildings).
4. Caulking with acoustical caulk (except where fire caulk is required) is required at the perimeter of the first layer of gypsum board at required sound walls, at the floor, and at all wall penetrations (such as pipes, electric outlets recessed medicine cabinets, etc.)
5. Acoustical separation is required where recessed light fixtures, fire extinguisher cabinets, or any other recessed features are used in bathrooms, bedrooms and lounges. The required sound-rated ceiling or wall must extend behind these recessed elements.
6. Stagger all electric outlets on alternate sides of rated wall one stud space minimum. Provide outlet gaskets behind all outlets in rated walls.
7. Avoid any noise-making equipment (such as janitor or laundry sinks, drinking fountains, etc.) on any bedroom wall.
8. Avoid plumbing walls whenever possible next to bedroom (sleeping) walls.

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9. Separate opening sections of adjacent bedroom and bathroom windows the maximum distance away from one another. Minimum STC ratings for walls as follows:
  - a. Bedroom / All rooms STC 50
  - b. Bedroom / Corridor STC 45
  - c. Bedroom / Stairs STC 60
  - d. Mech. Room / Bedroom STC 60
  - e. Bathroom / Corridor STC 40
10. Minimum STC ratings for Floor /Ceiling Assemblies
  - a. All locations STC 60

#### D. BEDROOMS

Bedrooms shall be in double and single occupancy configuration with the ability for double occupancy bedrooms to be converted to triple occupancy. All bedrooms shall have carpet tiles with carpet base, overhead lighting, IT standards which are compliant with the *UCSC Telecommunications Master Plan*, window blackout shades (Mecho or comparable), door peep holes [apartment front doors and residence hall bedroom doors], , towel hooks, and fire evacuation signage. All bedrooms shall be designed without closets. Bedroom wall plugs on all side walls shall be Hubbell 4-plex "diamond configuration" #HBL420W White 20 amp, 125 volt, 3-pole wired grounded "quads" with Hubbell 4APW white 4-plex adapter plate, or equal.

1. Single bedroom minimum clear width is 8'-6". Minimum 90 usable square feet.
2. Double bedroom minimum clear width is 11'-0", minimum length is 14'-6". Minimum 160 usable square feet
3. Provide space and suitable arrangement for one twin bed 38" x 84", one desk 42"x24", and desk pedestal 18"x19" (fits under desk) one carrel (fits on top of desk), one chair, one wardrobe 37" x 24" x 56", per student. All furniture is supplied by the University.
4. Doors shall be 1 3/4 inch solid core.
5. Residence hall and apartment front doors shall have viewfinders that are 9/16 inch in diameter with 190 degree viewing radius.
6. Door stops/bumpers shall be wall mounted at elevation where doorknobs would otherwise hit walls. Door stops/bumpers shall be 2 3/8 inch diameter with concave rubber bumpers.
7. Solid blocking is required behind all accessories.
8. Window sills shall have a solid wood sill.
9. Window blackout shades "mecoshade" or equal are required at all bedroom windows.
10. Provide a white board outside of each Residence Hall bedroom door. (Coordinate size with Housing)
11. Double bedroom windows shall be located in the center of the room (or provide 2 windows)
12. Ceiling height to be minimum 9'-0". Soffits below 8'-0" are not allowed.
13. Structural columns, convectors, or other features are not allowed within the minimum bedroom dimensions.
14. Residence Hall bedroom doors shall be located in center of the wall. If this is impractical then additional space shall be added to the room to make up for layout inefficiencies.

**E. RESIDENCE HALL RESTROOMS**

1. Provide operable windows.
2. All plumbing waste lines shall be cast iron.
3. Solid surface "Corian" or equal countertops with integrally molded sinks.
4. Provide a mirror at each sink. (Prefer large single mirror over all lavatories)
5. Toilet and shower partitions shall provide privacy with no site lines between doors and walls. Partitions shall measure 6'-8" to the top of the partition measured from the floor. The space below partitions shall not exceed 8".
6. Shower stalls shall be 3' x 3' minimum with a 3'x3' dressing space. A 6' tall shower curtain shall divide the shower stall and dressing area.
7. The dressing area shall include a lockable partition, 2 hooks, and a bench seat.
8. Shower and restroom flooring shall be epoxy "Stonhard" or equal. Floors shall have a 6" minimum covered base.
9. Provide hook on back of toilet partition door.
10. Shower walls shall be solid surface "corian" or equal and include walls and ceilings. The solid surface shall extend 6" minimum beyond shower. Solid surface walls shall overlap epoxy flooring by 1/2" minimum.
11. Moisture resistant gypsum board (greenboard) shall be used on all walls and ceilings of restrooms including showers
12. Restroom floor shall slope to a self-priming floor drain.
13. Provide hose bib.
14. Exhaust fan in continual operation.
15. Toilets shall be wall hung.
16. Each restroom shall have an appropriate plumbing shutoff valve to allow maintenance without shutting down other facilities.
17. Each lavatory shall have 1/4 turn angle stop.
18. Provide GFCI receptacle between each lavatory.
19. Ceiling height to be 8' at a minimum.
19. See campus standards for toilet accessories. All accessories shall have solid blocking.

**F. APARTMENT BATHROOMS**

1. Apartment bathrooms that serve more than 1 resident shall be compartmentalized in order to maximize the number of residents that can be served at one time. One compartment shall provide a separate shower room. Another compartment shall provide a separate toilet room. Lavatories may be ganged and shall be located outside of the shower or toilet rooms
2. See project specific program for number of bathrooms per apartment. Provide 2 towel bars and 1 hook in shower compartment.
3. Outside of shower compartments, adjacent to the lavatory, provide 1 towel bar per student resident. Total number can be divided by the total # of bathrooms.
4. Moisture resistant gypsum board (greenboard) shall be used on all walls and ceilings of restrooms including showers.
5. Provide a surface mounted toilet paper holder (with solid blocking) in toilet compartment.
6. Waste lines shall be cast iron.
7. Provide ceiling exhaust vent in shower and toilet compartments. Vents shall run continuously.
8. Bathroom flooring including shower compartment shall be epoxy "Stonhard" or equal.
9. Bathroom floor shall slope to a self-priming floor drain

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10. Shower walls and ceilings shall be "Corian" or equal. Extend walls 6" past shower. Solid surface walls shall overlap epoxy flooring by ½" minimum.
11. All painted surfaces to use epoxy paint.
12. Toilets shall be floor mounted

#### **G. APARTMENT UNIT DESIGN REQUIREMENTS**

Apartments should be designed incorporating an open floor plan. Each apartment shall have an entry area with closet, Living/Dining area, Bedrooms, kitchen, and Bathroom(s) with linen closet. Maximize sunlight into the units and provide cross ventilation. Other features include:

1. A minimum of a 4' covered (or recessed) exterior entrance is required.
2. Living area design shall accommodate one 6 ft. sofa, 2 lounge chairs, coffee table, 2 end tables, and location for TV.
3. Dining area shall accommodate a table and 4 chairs. See program detail for additional requirements.)
4. Kitchen shall include space for 34" refrigerator, 32" double sink, 30" range, 30" hood vented to the exterior, 8 lineal feet minimum of counter space (island design is acceptable to meet lineal foot requirements and is preferable.), 40 lineal feet of built in adjustable upper and lower cabinet shelving. All cabinets shall have doors. Provide minimum 3 GFCI outlets for small appliances.
5. Kitchen and entry floors shall be a hard surface.
6. Living room floors to be determined by program.
7. Bedrooms floor—carpet tile is preferred
8. Stairs within an apartment shall be broadloom carpet.
9. Ceiling height to be minimum 9'-0". Soffits below 8'-0" are not allowed.

#### **H. CRE APARTMENT UNITS**

One per apartment complex or residence hall complex minimum. See project program for additional requirements. Coordinator for residential education apartments shall have the same requirements as student apartments with the following exceptions:

1. Apartments shall contain 2 bedrooms. (Master & secondary)
2. Each bedroom shall contain 6 lineal feet of closet minimum.
3. Provide dishwasher and washer/dryer. Washer/dryer may be stacked.
4. Provide 1 non-compartmentalized bathroom containing 1 lavatory, 1 tub/shower, and 1 toilet.

#### **I. LOUNGES**

Residence Hall Lounges shall be provided at the rate of 1 lounge per 20-25 residents and shall have a minimum of one lounge per floor. See specific project scope for lounges & meeting spaces in apartment complexes.

#### **J. LAUNDRY ROOMS**

Laundry rooms shall have the following features.

1. The University or a University vendor furnishes washers and dryers. Size Laundry Rooms to accommodate 1 washer/dryer per 21 students.
2. Each dryer to have a dedicated 4" vent. Place vent away from windows and doors.
3. Vents shall be easily accessible for easy cleaning.

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4. Provide one 24" x 60" counter (solid surface) at each Laundry Room.
5. Each Laundry room to have a floor drain. Slope floor toward drain.
6. Floor surface to be epoxy "Stonhard" or equal.
7. Provide hose bib.
8. Provide exhaust fan with continuous operation.
9. Provide data connections for Machines. Coordinate with University Vendor.
10. Provide a utility sink.

#### **K. SECURITY AND LOCKSETS**

1. Networked hard-wired access system "C-Cure" with key pad and local alarms shall be used as follows:
  - Residence hall exterior entrance doors
  - Apartment building exterior entrance doors [note: individual apartment units do not need Ccure]
  - IT closet doors
2. Stand alone battery operated card access system "Onity" shall be used on the following doors:
  - All interior doors in residence halls except IT closets, and elevator machine rooms.
  - Apartment unit front doors
  - Laundry room doors.
3. Entrance locksets Schlage ND 53PD shall be used at apartment bedroom doors
4. Passage lockset shall be Schlage ND10S shall be used at apartment storage closet doors.
5. Privacy locksets Schlage ND 40S shall be used on apartment bathroom and bedroom doors.

#### **L. BOTTLE FILLING STATIONS**

Provide ELKAY Easy H2O non-refrigerated touch free water filter system or equal including the following features; filter status indicator, unit shall be integrated into water fountain basin, include automatic counter to indicate quantity of water dispensed. Stations shall be used wherever drinking fountains are provided.

#### **M. BUILDING TRASH / RECYCLING AREAS**

1. Trash/recycling area shall be sized according to the project requirements.
2. Provide enclosure that visually conceals the trash and recycling areas from public view.
3. Provide hose bibb.
4. See campus standards

#### **N. VENDING**

Vending rooms if any shall be sized and located according to the project requirements.

#### **O. BUILDING SIGNAGE**

See campus standards Apartment bedrooms shall be designated using letters. Label bedrooms in a counter clockwise direction.

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#### **P. PAINT SCHEDULE**

- |                    |                  |
|--------------------|------------------|
| 1. Restrooms       | Epoxy paint      |
| 2. All other rooms | Latex semi gloss |

#### **Q. PLUMBING FIXTURES**

- |                       |  |
|-----------------------|--|
| 1. Res. Hall Toilets: | American Standard Afwall 1.28 gpf  |
| 2. Flush Valve:       | Sloan manual flushometer 1.28GPF w/1.1 gpf                                     |
| 3. Apartment Toilets: | Toto Drake II two piece toilet, 1.28 GPF                                       |
| 4. Shower Valve:      | Symmons "Temptrol" Commercial Series   |
| 5. Tub/Shower valve:  | Symmons "Temptrol" Commercial Series   |
| 6. Lavatory Faucet:   | Delta Single Handle 100LF-HDF  |
| 7. Hose bibb:         | Chicago Faucet 387,w/e27 integral vandal proof vacuum breaker<br>w/ loose key. |

### **END HOUSING GUIDELINES**