



UNIVERSITY OF  
**TORONTO**

# Facilities & Services

## **Caretaking design standard**

Revision 01

Last Updated: November 1, 2024

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## 11 81 01 – Space requirements

1. All space allocations shall be reviewed with the Client (Client is defined as University of Toronto).
2. This standard shall be read in conjunction with the Client's deliverable standard.
3. Buildings over 9,300 square metres (100,000 square feet) require:
  - A caretaking office – with electrical and data drops as described in this standard.
  - Male and female caretaking staff changing rooms with lockers (1 person per 2,300 square metres).
  - A lunchroom.
4. Buildings under 9,300 square metres (100,000 square feet) require:
  - A combination office, changing room/locker, and lunchroom – minimum 13 square metres (140 square feet) (1 person per 2,300 square metres) – with electrical and data drops as described in this standard.
5. All buildings require:
  - A supply and equipment storage room with a minimum 18 square metres (200 square feet). The room shall include electrical outlets, appropriate ventilation for charging equipment, shelving, and a floor-mounted slop sink. The room shall have direct access to both the loading dock and an elevator, with no stairs between them.
  - A recycling and waste area near the loading dock.
  - At least one janitor closet per floor, with a minimum size of 7 square metres (80 square feet). Each closet shall include a floor-mounted mop sink with a 150 mm lip above floor level, wall-mounted mop holders, and adjustable shelving. Doors shall swing outwards to maximize storage space for a mop bucket, polisher, and cleaning cart. Refer to Figure 1 for the required layout.
6. All painted surfaces shall be washable.
7. Permanent scrapper matting shall be installed at all entranceways, extending a minimum of 3 metres (10 feet) from the interior doors.
8. Hand Sanitizer shall be located close to all main entrances:
  - Standard of acceptance:
    - Purell White ES10 Hand Sanitizer Dispenser

## 11 81 01.1 – Electrical requirements

1. Receptacles shall be available in or near corridors, stairwells, and entrances.
2. All janitor closets shall be equipped with a minimum 15A GFI circuit and receptacles.
3. A suitably sized Morse KeyWatcher shall be installed. The capacity and size shall be reviewed with the Client.
4. A “Secure” data drop shall be installed adjacent to exterior of the Caretaking Office door for use with the electronic key box. Additionally, a receptacle shall be installed in the area at a height of 1.4 metres (4.5 feet) for use with the key box. The specification shall be reviewed with the Client.
5. Install a data drop and nearby receptacle in each Caretaking Office for use with a biometric scanner.
6. The design shall specify locations for charging stations and workstations, including plumbing and electrical requirements for autonomous vacuums, auto scrubbers, and washing machine.

## 10 1 13 – Toilet compartments

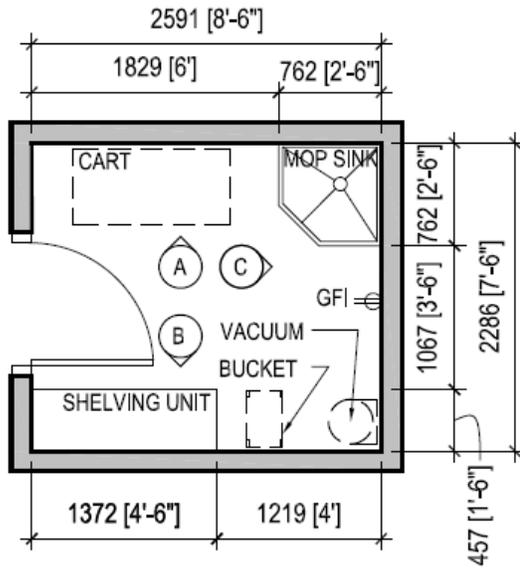
1. All washroom plans shall be reviewed by the Client. This standard shall be read in conjunction with mechanical design standard and facility accessibility design standard.
2. Partition walls shall be phenolic with a smooth solid surface.
3. Toilets shall be wall mounted in multi-stall washrooms.
4. In high use areas, washrooms shall be equipped with an adequate number of fixtures to meet peak demand, such as during lecture breaks, based on anticipated user numbers.
5. In large, high use washrooms, fixtures shall be grouped to allow for gating off half of the space for cleaning or maintenance during off-peak times, while keeping the other half operational.
6. Washroom floors shall be slip-resistant, seamless and waterproof.
7. Paper towel containers appropriately sized for the traffic volume shall be either free-standing or removable wall-mounted containers.

## 10 28 13 – Toilet accessories

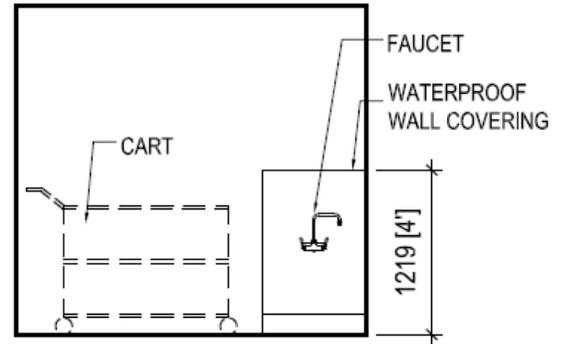
1. Toilet paper dispensers shall dispense from double roll dispensers.
  - Standard of acceptance:
    - Palmer Fixture RD0027-02F Twin Jumbo Tissue Dispenser
    - Bobrick B-2892 Surface-Mounted Twin Jumbo Roll Toilet Tissue Dispenser

- Frost Universal Jumbo Double Toilet Tissue Dispenser 169
- 2. Paper towel dispenser
  - Standard of acceptance:
    - Tork PeakServe Continuous Hand Towel Dispenser
- 3. If appropriate wall space is available, install an energy-efficient hand dryer.
  - Standard of acceptance:
    - Dyson Airblade V Hand Dryer (Low Voltage)
- 4. Soap dispenser
  - Standard of acceptance:
    - Purell Black ES10 Soap Dispenser
- 5. The waste receptacle for paper towel shall be appropriately sized and shall not be recessed into the wall.
  - Standard of acceptance:
    - Bobrick B-9279 Surface Mounted Waster Receptacle
    - Rubber Maid Vented Slim Jim® 23 Gal Gray FG354060GRAY
    - Frost 327 Wall Mounted Waste Receptacle
- 6. NC (no charge) Napkin/Tampon dispensers
  - Standard of acceptance:
    - Frost 618-3-Free-Push Button Free Feminine Product Dispenser
    - Bobrick B-4769C Napkin/Tampon Vendor, Free Vend Operation
    - Hospeco EV1SS-25 EvoGen® EV1 Menstrual Care Product Dispenser
- 7. All washrooms providing Napkin Tampon dispensers shall have a napkin disposal in each toilet stall
  - Standard of acceptance:
    - Frost 622 Surface Mounted Feminine Product Disposal
    - Bobrick B270 Surface-Mounted Sanitary Napkin Disposal
    - ASI® Roval™ Surface Mounted Sanitary Waste Receptacle 20852
- 8. Wall-mount hand sanitizer dispensers shall be installed at the entrance of all washrooms. If the entrances are close together, a single dispense may be shared between them.
  - Standard of acceptance:
    - Purell White ES10 Hand Sanitizer Dispenser

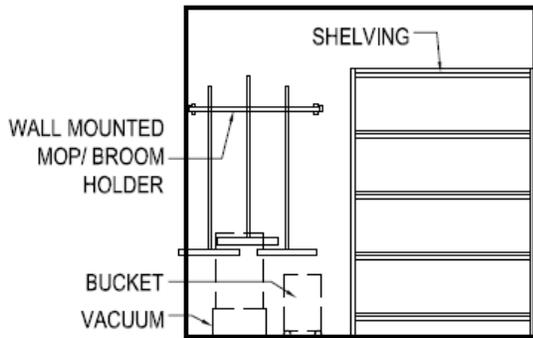
Figure 1 – Layout of janitor closet (--- Dashed line: by the Client)



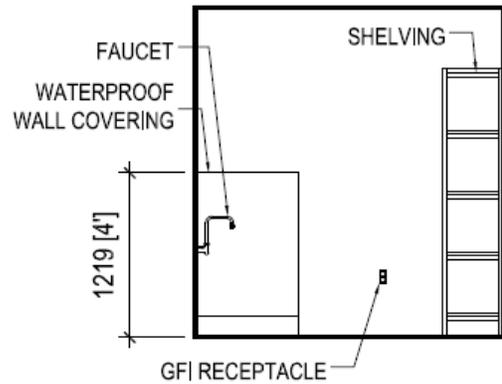
Floor Plan



Elevation 'A'



Elevation 'B'



Elevation 'C'