

BASIS OF DESIGN

Project: _____ Date: _____

Submitted by: _____ Project Manager: _____

2.1 Project program and major relationships

2.2 Proposed deviations from CUF Design Requirements and justification

2.3 Schedule and Budget

2.4 List of required permits and applications

2.5 Code Summary						
Governing Code Version (year)	Building					
	Plumbing					
	Electrical					
	Mechanical					
	Fire					
Area	Gross Floor Area					
	Project Area					
Occupancy Classification						
Construction Type						
Occupancy Load (full floor)						
Room #	Room Name	Floor Area	Occ. Group	SF/Occ.	Calc. Load	Actual Load
Totals						
Fire Suppression System (describe)						
Egress Width Stairs (calculate)						
Travel Distances						
Plumbing Fixture Count						
Assembly A-3	Water Closets		Male (1 per 125)			
			Female (1 per 65)			
	Lavatories		1 per 200			
Business	Water Closets		2 for the first 50 + 1 per 50 thereafter			
	Lavatories		2 for the first 80 + 1 per 80 thereafter			
Other (describe)	Water Closets					
	Lavatories					

2.5 Code Summary (continued)

WHERE GOVERNING CODE IS OTHER THAN 2014, describe the Project Approach for the 18 exceptions – these building elements are required to meet 2014 codes regardless of the code under which the project is being filed. Provide a narrative of the recommended or agreed approach to each of these elements.

1	Fuel, gas, plumbing and mechanical work	
2	Fire protection systems	
3	Elevators, conveyors	
4	Safety during construction operations	
5	Accessibility	
6	Encroachments into the public right of way	
7	Administration and enforcement	
8	Special inspections	
9	Materials	
10	Security grilles	
11	Energy efficiency	
12	Roof coverings and replacements	
13	Handrails	
14	Guards	

15	Areas of special flood hazard	
16	Structural	
17	Emergency and standby power	
18	Parking garages/parking lots (LL 130/2013)	
2.6 Systems and Utilities – provide a narrative of system description, proposed connection points, and impact to utilities infrastructure.		
Chilled Water:		
Steam and Condensate return systems:		
Perimeter Heating Hot Water:		
Domestic Water:		
Electrical:		
Natural Gas:		
Emergency Power:		
Sprinkler:		
Ducted Air Systems:		
Fresh air intake / exhaust discharge locations:		
General Exhaust:		
Laboratory / other industrial exhaust:		
Lab Services (process chilled water, compressed air, vacuum, back-up power):		

2.7 Sustainability /LEED approach

2.8 Architectural and Structural Systems

2.9 Fire Life Safety

2.10 Audio Visual

2.11 Telecommunications

2.12 Security and access control

2.13 Facility Condition Assessment Requirements
2.14 Outline of Commissioning Scope of Work