

TABLE OF CONTENTS

TITLE PAGE

TABLE OF CONTENTS

SCOPE OF DESIGN AND CONSTRUCTION STANDARDS AND REQUIREMENTS

DIVISION 1: SITE CONSTRUCTION

DIVISION 2: EXISTING CONDITIONS

DIVISION 3: CONCRETE (Reserved)

DIVISION 4: MASONRY (Reserved)

DIVISION 5: METALS (Reserved)

DIVISION 6: WOOD AND PLASTICS (Reserved)

DIVISION 7: THERMAL AND MOISTURE PROTECTION (Reserved)

DIVISION 8: DOORS AND WINDOWS (Reserved)

DIVISION 9: FINISHES (Reserved)

DIVISION 10: SPECIALTIES

DIVISION 14: ELEVATORS (Reserved)

DIVISION 21: FIRE AND SMOKE EQUIPMENT

DIVISION 23: HVAC

DIVISION 26: ELECTRICAL

DIVISION 27: COMMUNICATION

DIVISION 31: EARTHWORK (Reserved)

Note: All products used on FSW State College projects must be in compliance with the most current applicable edition of the Florida Building Code.

DISCLAIMER

FSW State College uses its best efforts to promulgate guidelines for the benefit of those parties involved in providing services to FSW State College in light of available information and accepted industry practices. FSW State College does not guarantee, certify, or assure the safety or performance of any products, components, or systems tested, installed, or operated in accordance with FSW State College guidelines, or that any tests conducted under its guidelines will be non-hazardous or free from risk.

INTRODUCTION

The guidelines set forth in these documents are intended to serve as design and construction guidelines for the FSW State College. As such, they reflect the planning, design, construction, and maintenance expertise of the College personnel. The guidelines have been compiled and edited by the Department of Facilities Planning and Management.

As guidelines for the College, this information is to be applied to renovation, remodeling and new construction from the very first planning and design stages through actual construction and facilities maintenance and management. The information included within each guideline section contains suggested procedures to be followed, materials to be used, or design guidelines which we at FSW State College have found to be appropriate to assure the quality desired at the College now and through our future maintenance of these facilities. Facilities personnel within the College, as well as outside architects, consultants, and contractors should become familiar with these guidelines. All design for FSW State College projects must be in compliance of “Florida Safe School Design Guidelines”

http://www.firn.edu/doe/edfacil/pdf/fl_ssg.pdf

SCOPE OF THE GUIDELINES

The guidelines included herein shall serve as a code of quality for all campus-wide design, construction, and maintenance procedures. The level of quality deemed by any one guideline is determined on the basis of reliability, serviceability, safety, and cost (including design, construction, inventory, operating, and maintenance costs). The information contained in these guidelines is not specific to any one project, but common to all Facilities projects.

GUIDELINES VERSUS SPECIFICATIONS

Guidelines shall form the basis from which to create specifications. All of the concepts and procedures included are for the use of designers and consultants. The use and inclusion of these guidelines in bid documents does not relieve the consultant or architect of the responsibility and legal liability for any bid documents created from these guidelines.

A DYNAMIC DOCUMENT

Guidelines from all areas of design and construction are continually being developed. As changes and new sections are ready for inclusion, changes will be made to this Web Site.

Note: All products used on FSW State College projects must be in compliance with the most current applicable edition of the Florida Building Code.

This document will never be published, but remains a “living” document keeping abreast of new and better procedures or materials as we become aware of them.

AVAILABILITY

These guidelines were developed and are maintained by the Department of Facilities Planning and Management. We appreciate any feedback you would like to give on the content of the guidelines or format of this site.

The Facility Design Guidelines (FDG) is a set of guideline design documents, technical specifications, and detail drawings to be used by architects, consultants and contractors in the design and construction of new, renovated and remodeled buildings and infrastructure on the FSW State College campus. FSW College's intent is to build cost effective buildings and infrastructure without restricting the Consultant's latitude for innovation. **Architects and other designers are encouraged to propose innovative and cost-effective variations that meet or exceed the Guidelines; however, any deviation must be brought to the attention of the Owner for review prior to incorporation into the project.**

Architects, design consultants, contractors and construction managers engaged by FSW State College shall be fully responsible and liable for their designs and construction, regardless of the extent to which the Facilities Design Guidelines are used or followed in the project, and regardless of any approvals or acceptance of design or construction documents by FSW State College or its personnel. **Architects, design consultants, contractors and construction managers shall be responsible for obtaining approval of all construction products and methods specified in the project, and not pre-approved by the Florida Building Code, to be evaluated and approved in compliance with Rule 9B-72 FAC. All such approved products and methods must be brought to the attention of the Building Code Administrator for approval prior to incorporation into the project.**

Please address all comments, questions, and requests for current guidelines not on this site to FSW Facilities Planning Department.

Note: All products used on FSW State College projects must be in compliance with the most current applicable edition of the Florida Building Code.