

Introduction

1. INTRODUCTION

These *Design Guidelines & Construction Standards* are intended to create a consistent basis for the design, construction, maintenance, renovation and general care of facilities. The standards are the result of the collective experience and recommendations of WVU Facilities Management Staff and other University stakeholders. They form the preference and knowledge base for all facilities on the campuses. It should be clearly understood that these standards are not specification documents. Design and document preparation continue to be the design professional's responsibility. Means, methods, techniques, and procedures remain the Contractor's responsibility.

These *Guidelines* represent the preferred construction products, materials, details and systems to use in the development of programs, plans, specifications and construction documents. The intent of these standards is *not to limit creative solutions*. The University will consider requests for substitutions or variances as provided in the Guidelines. When these standards refer to a single manufacturer, it is not intended to exclude all other alternatives for all projects, *unless specifically stated*.

2. RESPONSIBILITIES

These guidelines are not intended to be directly reproduced in any specifications and construction documents unless specifically noted or without the prior written permission of Facilities Management. Any such written permission shall specifically refer to the requirements of this section.

3. REGULATIONS:

West Virginia University uses as a basis of design the requirements of all applicable codes, requirements, standards, regulations and accepted industry practices.

- National Fire Codes and WV State Fire Marshal Code
- NFPA 101, Life Safety Code
- International Building Code (IBC) – New and Existing OSHA Standards
- Morgantown Utility Board Storm Water Ordinance and Management Program (Morgantown Campus)

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- The Americans with Disabilities Act (ADA)
- The Secretary of the Interior's Standards for The Treatment of Historic Properties, 1995, US Department of the Interior, National Park Service <<http://www2.cr.nps.gov/TPS/secstan1.htm>>
- West Virginia Department of Environmental Protection (WVDEP) regulations
- US Environmental Protection Agency (EPA) Regulations
- International Energy Conservation Design Standard for Buildings
- National Electric Code
- International Mechanical Code
- International Plumbing Code
- ASHRAE Handbooks
- SMACNA Handbook
- American Concrete Institute (ACI)
- American society for Testing and Materials (ASTM)
- CRSI Handbook of Recommended Practice for placing reinforcing bars, bar supports, specification and nomenclature
- National Ready-Mixed Concrete Association Publication: Concrete Plant Standards and Truck Mixer and Agitator Standards
- West Virginia State Code
- WVU Approved Bidding and Contracts Forms

In all cases, the Professional shall use the most current published edition unless otherwise specifically stated. It is the responsibility of the design professional to develop the construction documents in compliance with all applicable codes, statutes and regulations. The West Virginia State Fire Marshal is the authority having jurisdiction over University projects. Where an applicable code, statute or regulation addresses the requirements set forth in these standards, the most stringent requirement shall be included in the construction documents. If any requirement of these standards is deemed to be in conflict with applicable codes, statutes, regulations or other WVU standards, immediately notify in writing WVU project representative.

Nothing in these standards is intended to be specific to the conditions of any particular project. It is the design professional's responsibility and liability to determine that the specific project requirements have been included within the design and the construction documents. The design professional is liable to the extent provided by law for all design decisions regarding any specific project and neither these standards, the review by University representatives, nor the approval of the design by the University shall constitute a waiver or disclaimer of liability of the design professional.

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It is the responsibility of the design professional to ensure that the standards are followed in the development of the design and the preparation of the documents. During the construction phase, it is the responsibility of the contractor and University construction personnel to ensure that the facility is built in accordance with the documents and these Standards. If there is to be a variance to using a Standard on a project during the design phase(s), it is the responsibility of the designer to bring it to the attention of the WVU Project Representative in writing. If such a variance is proposed during the construction phase, it is the responsibility of the contractor or University construction personnel to bring it to the attention of the WVU Project Representative in writing.

4. MODIFICATION PROCEDURES

These Design Guidelines & Construction Standards are intended to be a continually evolving document. As new systems, components and techniques become available and they are deemed appropriate for use as a standard at West Virginia University, they will be incorporated into these Standards. As standard details and systems are tested in the field and modification is deemed appropriate, those changes, refinements and modifications will be incorporated into these Standards. The revision number and date will be indicated on the footer of all associated documents.

5. STATUS OF THE DESIGN AND CONSTRUCTION STANDARDS

These Design Guidelines & Construction Standards are the property of West Virginia University at all times and are intended solely for projects on University campuses.