BSD Technical Standard
Division 13: Special Construction

1. PURPOSE

This is the Beaverton School District's (BSD's) Technical Standard for Special Construction. This document shall be used as part of BSD's General Design Standards, which are comprised of the BSD Educational Specifications and BSD Technical Standards. The information contained herein is intended for use by Project Design Teams for the design and construction of special construction at new or remodeled facilities. For day-to-day maintenance of existing facilities, these standards may be utilized as noted or at the BSD's discretion.

2. SECLUSION ROOMS

2.1. STANDARD REFERENCE

2.1.1. Prior to design and/or alteration(s) of seclusion rooms, verify this standard complies with the most current version of OAR 581-021-0568, and/or, with the BSD Special Education (SPED) Administrator.

2.2. DOORS AND HARDWARE (SEE DIVISION 8 FOR GENERAL REQUIREMENTS)

2.2.1. Metal or wood doors per project design. If wood, provide hollow metal relite kit. Re-lite kit should have no sharp edges.

2.2.2. Door swing: 180° outward to wall stop with wood backing in wall

2.2.3. Relite window: Half window relite, or consult BSD SPED Administrator; .030 tempered laminate safety glass

2.2.4. Latches: Provide Locknetics 625 RD pushbutton latch operators and magnetic locks rated for 1,000 pounds with Locknetics 653 keyed switch with cores suitable for keying to the building classroom key

2.2.5. Frames: Hollow metal

2.2.6. Hinges: 4 (four), 5" x 4.5" NRP

2.2.7. Handle: Door pull on outside, no handle on inside

2.3. FINISHES (SEE DIVISION 9 FOR GENERAL REQUIREMENTS)

2.3.1. General

2.3.1.1. Seclusion rooms must contain no protruding, exposed or sharp objects. All fasteners and hardware to be tamper-proof and flush.

2.3.1.2. Flooring, walls and ceilings must be solidly and smoothly constructed, to be cleaned easily, and have no rough or jagged portions.

2.3.1.3. All seams and corners (wall to floor, wall to wall, wall to ceiling) to be sealed with security sealant/caulk. Sealant applied on edging before butted.

2.3.1.4. All adhesives, glues and sealants to be low-to-no Volatile Organic Compounds (VOCs). Verify paint colors and sheen with BSD SPED Administrator.

2.3.2. Flooring

2.3.2.1. new construction: polished concrete

2.3.2.2. renovation: slip-resistant sheet vinyl, no seams

2.3.2.3. no wall base or coving

2.3.3. Walls and Ceilings

2.3.3.1. ½" MDF panel over 5/8" mold-resistant gypsum board. Primed with appropriate bonding paint on front edges, plus 3" around backside perimeter

2.3.3.2. ceilings to be impact mold resistance gypsum board

2.4. SPECIALTIES

2.4.1. Security mirror: non-fracturable, 18" half dome. Locate mirror so entire room is visible from the door relite.

2.5. PLUMBING

2.5.1. Fire sprinkler: fully recessed tamper-proof (if site is not conducive to fully recessed, then provide cage or pop down that meets state standard)

2.5.2. Floor drain: install with safety screws and safety grate

2.5.3. Hose bib: locate nearby, but outside of the seclusion room, in flush-mounted lockable cabinet to aid in clean-up

2.6. HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

2.6.1. HVAC diffuser: perforated cover with louvers behind

2.6.2. Thermostat: ceiling-mounted (not wall-mounted), white, flat plate sensor with security screws

2.7. ELECTRICAL

2.7.1. No outlets, switches or exposed electrical boxes in seclusion room.

2.7.2. No fire alarm strobes or horns inside room; needs to be outside of seclusion room, visible from the seclusion room door relite. Confirm with local AHJ for current code requirements.

2.7.3. Lights: manual, flicker-free dimming, recessed, shatterproof safety fixture

2.7.4. Switch: manual dimmer switch, located outside of seclusion room in proximity to door

REVISION HISTORY

Rev 1: 2/29/20

Note: **Bold** indicates new text; ~~strikethrough~~ indicates removed text; plain text indicates unchanged text; *italics* indicate summarized information.

Section	Section Title	Revision
II.B.2.	SECLUSION ROOMS; FINISHES; Walls and Ceilings	½" ~~FRP~~ **MDF** panel over 5/8" mold-resistant gypsum board.

Rev 2: 1/2025

Section	Section Title	Revision
All	All	Renumbered all sections of the Technical Standard; included other minor formatting and edits for clarity.