



SSFUSD Design Standards Intent & Instructions, Deviations and Updates

Welcome to the South San Francisco Unified School District Design Standards.

INTENT & INSTRUCTIONS

SSFUSD provides this information to establish design and construction consistency, operational efficiency and maintainability, while ensuring first class teaching and learning facilities. These standards represent the best value for expenditure and are aligned with the District's long range goals.

- ***Design Standards (DS)*** are directives and information for the design consultant. Please incorporate the information provided into the construction specifications for the contractor.
- ***File naming convention*** - Design Standards and/or Construction Specifications are populated within the appropriate division or section of this website. The file names communicate the document's content as follows:

division_section_section_title_version number_year_month_day

example: 14_20_00_Elevators_V1_2011_07_14

These Design Standards are intended to serve as a tool for design professionals, construction managers, planners, and other participants in capital improvement efforts. They clarify direction and streamline project execution.

- They represent the District's "strong preference" and should be applied, when possible, without compromising the creativity and/or ownership of the overall design. Each design standard document includes direction on whether equivalent substitutes are acceptable.
- They do not diminish or eliminate the standard of care owed by a consultant to SSFUSD or relieve, in any manner whatsoever, a consultant from any professional responsibility, duty or due diligence required toward the work.

SSFUSD uses the 2004 Construction Specifications Institute 50 division, Masterformat TM numbering system. Design professionals preparing specifications for SSFUSD are required to use the 2004 Construction Specifications Institute 50 division, Masterformat TM numbering system.

DEVIATIONS FROM DESIGN STANDARDS

The information within this document does not address every conceivable condition or owner decision point. Rather, it attempts to provide solutions where experience has indicated that problems commonly arise or a standard is appropriate.



South San Francisco Unified School District



Section 00 00 02

Version 1, 2011.9.30

- In the absence of a written design standard, the consultant will present options during the schematic design or design development phases to SSFUSD so that we can make an informed decision and provide design direction.
- In cases where the consultant, end user or District determines that the written design standard is not appropriate for the project, and wishes to deviate from the standards, they must seek approval prior to deviating from the written standard.

How decisions about deviations from design standards are reviewed

- There are times when a space type is unique or rare to SSFUSD's space usage (e.g., an art gallery, a fitness center, a concession stand, an aquatic center) and SSFUSD's typical design standards will not provide adequate guidance on design.
- In those instances, the design decisions must be reviewed to a higher degree of scrutiny, usually by a larger number of interested parties. The review and decision making process will vary by necessity depending on the nature of the facility, but generally will be required to undergo a process that includes the following elements:
 - Review by District to understand justification for digression from existing design standards. Incorporate as many design standards as possible into the proposed design in order to achieve the intent of design and construction consistency, operational efficiency and maintainability, bringing the best value for expenditure and alignment with the District's long range goals.
 - Review by District to ensure that design variances will be compatible with existing mechanical, electrical, plumbing, telecommunications, structural, architectural, life safety, building automated controls, security, finish and furniture systems.
 - Review by District to confirm that design variances will be serviceable by in-house maintenance personnel or outsourced service vendors.

UPDATES TO DESIGN STANDARDS

These Standards are dynamic and are updated as needed to reflect SSFUSD's needs. A Revisions Table is included below. Please refer to it to ensure that you are working with the most current version of each design standard or construction specification. As revisions and additions are made, a notification will be emailed to the appropriate parties to ensure projects reflect the most current information available.

SSFUSD Design Standards Revisions Table			
Division Number	Document Name	Revision Date	Summary of Change

End of Document