

Version Number	Date	Description
1.0	10-04-2013	Space Standards

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# Revision Chart

Version	Primary Author(s)	Description of Version	Date Completed
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1.0

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## Scope:

This document has been developed to keep all space uniform using standard practices. This SOP assumes you have knowledge of all Saint Louis University policies and have the right to edit such information.

## Purpose:

The purpose of this document is to explain SLU standards for any space.

## Standards:

- x Building Definition – A building is defined as a roofed structure with walls attached to a foundation and is serviced by a utility. It is a permanent shelter of persons, animals, plants, materials, or equipment.
- x Building Identification – Unique identification of buildings is critical to space documentation and tracking methods.
  - o Building Name – This is the primary name of a building as defined by Facilities Planning and Construction .
  - o Building Abbreviation – This is the abbreviated name of a building as defined by Facilities Planning and Construction .
  - o Building Number – This is the unique building ID number as defined by Facilities Planning and Construction .
  - o Building Address – This is the address assigned to a building by the United States Post Office.
- x Floor Definition – A floor is defined as a structure consisting of a space on a single level along a vertical scale. If there is a significant change in elevation across the floor with stairs and ramps, it is left to the discretion of Saint Louis University Facilities Management as to whether they constitute the same floor or should be identified separately.
- x Floor Identification – Unique identification of floors is critical to space documentation and tracking methods.
  - o Floor Number – This is a numerical description of the floor and/or how Facilities Services refers to the floor. Floors above or at grade are numbered sequentially in ascending order, starting with 01, 02, 03, etc. The floor below 01 is 00 and any floors that are below 00 are given SB designations and are numbered sequentially in ascending order, starting with SB, SB1, SB2, etc.
  - o Floor Name – This is a text description of the floor that correlates to floor number and/or how Facilities Services refers to the floor.
- x Room Definition – A room is an area usually defined by walls or other built construction, such as built in desks. It may or may not be a fully enclosed space, but must have an enclosed physical boundary represented as a closed polygon in the AutoCAD drawing. Furniture does not define a space. Therefore a cubicle is not a room and seating arrangements in a corridor does not define a lounge.
  - o Assignable Space – This is space that is assigned to a department.
  - o Nonassignable Space – This is space that is typically assigned to Facilities, and serves

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**Room Identification** – Unique identification of rooms is critical to space documentation and tracking methods. Unique room numbers must be generated based on signage when existing. If numbering or renumbering is required please follow the standards below for creating a new unique room number:

- Assignable Space Room Numbers

Primary Room Number – Any assignable space that has direct access to a public corridor should have a unique three or four digit number with the first number representing the floor it is located on. **NOTE:** Drop the leading zero for floors 1 through 9. **NOTE:** Sub-Basement room numbers may have 5 alphanumeric characters and a dash character (-) is used to separate the floor and the room.

- Ex. 350                      room number (room 50)  
                                    floor number (third floor)
- Ex. 1125                     room number (room 25)  
                                    floor number (eleventh floor)
- Ex. SB-38                    room number (room 38)  
                                    floor number (sub-basement)

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**Space Allocation and Use** – These standards for space allocation and use are designed to assist in decision-making for the most effective, efficient use of University space.

- Equitable Space Allocation – For all users and all categories of space, space standards will be used to assess space needs. These space standards may be adjusted in accordance with the total amount of space available. In this way, an overall space shortage or surplus can be handled appropriately. Any reallocation, renovation, or provision of new building space shall conform to the University’s space standards as closely as possible.
- Effective Use of Space – The space allocated to a department or a user shall be used efficiently over time. A space that is used infrequently may require introduction of a similar and compatible approved University use to increase its utilization to a level that is more consistent with utilization across the University.
- Sharing of Space and Function – To avoid duplication of space, equipment, and staff services, and to avoid unnecessary costs, space must be shared whenever possible. This principle applies specifically to space functions with high associated costs, such as meeting and conference facilities, classrooms and auditoriums, break areas, computer facilities, machine shops, electronics shops, animal rooms, and audio-visual areas. When space is shared, procedures should be developed by users for priorities of use, if necessary.
- Access to Space – Three categories of space access are required:
  - General Access Space – Includes classrooms, lounges and other general University facilities that are shared by all departments, students, and staff.
  - Limited Access Space – Includes classroom laboratories, meeting rooms, study spaces, etc. that can be made available to users on a limited basis.
  - Restricted Access Space – Includes research laboratories, offices, and specialized support areas (i.e. facilities’ equipment rooms) are only available to certain individuals or to particular groups. When a space allocation is made to an academic or business unit, it will be designated as limited or restricted access.

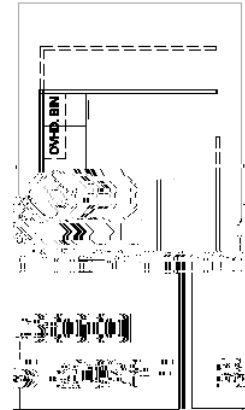
**Room Size** – Standard room sizes are based on room function and number of full-time equivalent occupants. The room type definitions are compatible with the National Center for Education Statistics’ Postsecondary Education Facilities Inventory and Classification Manual, current edition. All space within newly constructed buildings and renovation areas will conform to these standards, wherever possible. **NOTE:** Standard room sizes are based on simply shaped rooms with few architectural features. Certain existing conditions and/or features may dictate adjustments to these space standards. No office shall be constructed with less than 100 SF. If an office is requested to be less than 100 SF a cubicle is to be used.

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- Office Type 31010: Shared Workstation – When multiple part-time employees share a cubicle or desk workstation, 65-80 square feet (SF) will be allocated for each 1.0 FTE.

This space is appropriate for positions with job codes:

- Federal Work Study
- Grad Assistant/Trainee
- PT/Temp Support Staff
- Salaried Undergraduate
- Student Worker

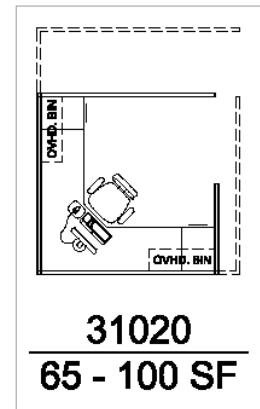


<b>EEO</b>	<b>EEO SKILL CATEGORY</b>
5B -Sr Level Admin Assts Grade 430	Clerical
5C -Mid Level Assts Grade 420	Clerical
5D -Bookkeepers/Clerks Grade 410	Clerical
5E -Entry Level Clerks	Clerical
6B -Mechanics/Carpenters	Craft
7B -Lab Assts/Med service staff	Service
7C -Protective Services	Service
7D -Housekeeping/Food Srvs	Service

- Office Type 31020: Single-User Workstation, Support Personnel – For a cubicle or desk workstation, 65-100 SF will be allocated for a single occupant with FTE of 0.75 or higher.

This space is appropriate for positions with job codes:

- Graduate Assistant
- Salaried Undergraduate
- Support Staff, FT
- Support Staff, PT/Temp



<b>EEO</b>	<b>EEO SKILL CATEGORY</b>
5B -Sr Level Admin Assts Grade 430	Clerical
5C -Mid Level Assts Grade 420	Clerical
5D -Bookkeepers/Clerks Grade 410	Clerical
5E -Entry Level Clerks	Clerical
6B -Mechanics/Carpenters	Craft
7B -Lab Assts/Med service staff	Service
7C -Protective Services	Service
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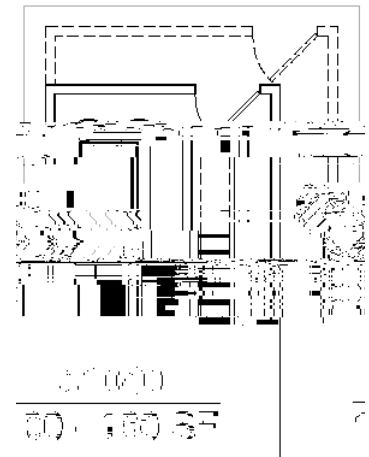


- Office Type 31030: Single-User Workstation within a Shared Room, Faculty or Professional – For a cubicle or desk workstation, 80-100 SF will be allocated for a single

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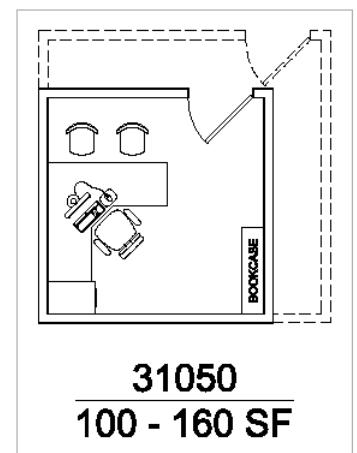
- Office Type 31040: Private Office, Professional, Assistant or Associate Director – For a private office, 100-160 SF will be allocated for a single occupant with FTE of 0.75 or higher. This space is appropriate for positions with job codes:  
Professional Staff, Flex, FT  
Professional Staff, FT

<b>EEO</b>	<b>EEO SKILL CATEGORY</b>
1E -Asst & Assoc Directors	Managerial
1F -Managers	Managerial
1H -Supervisors	Managerial
3A -Student Srv Prof/Coaches	Professional
3B -Accountant/Degree Professional	Professional
3C -Public Relations Professional	Professional
3D -Counselor/Psychologists/Clergy	Professional
3E -Library Professional	Professional
3F -Registered Nurses	Professional
3G -Health Care Professional	Professional
3H -Research Assistant-Non Student	Professional
3I -Academic Support Professional	Professional
3L -Info. Technology Professional	Professional
4A -Supv only Technical Staff	Technical and Paraprofessional
4B -Comp Programmers/Operators	Technical and Paraprofessional
4C -LPN/Dieticians	Technical and Paraprofessional
4D -Medical/X-ray/Lab Techs	Technical and Paraprofessional
5A -Supv only Clerical Staff	Clerical
6A -Supv only skilled & Semi-skill	Craft
7A -Supv only Service Staff	Service



- Office Type 31050: Private Office, Faculty/Researchers – For a private office, 100-160 SF will be allocated for a single occupant with FTE of 0.75 or higher. This space is appropriate for positions with job codes:  
Faculty, 9/11-Month, FT  
Faculty, 12-Month, FT

<b>EEO</b>	<b>EEO SKILL CATEGORY</b>
2B –Faculty	Faculty
2D -Allied Health Disciplines	Faculty
2E -Arts, Fine & Performing (A&S)	Faculty
2F -Basic Sciences	Faculty
2G -Clinical Sciences	Faculty
2H -Engineering & Technology	Faculty
2I –Humanities	Faculty
2J –Law	Faculty
2K -Public Health	Faculty
2L –Librarians	Faculty



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- Office Type 31080: Private Office, Provost or Vice President – For a private office, 200-300 SF will be allocated for a single occupant with FTE of 0.75 or higher. This space is appropriate for positions with job code:  
Major Administrator

**EEO**  
1A -Administrator

**EEO SKILL  
CATEGORY**  
Managerial



## Questions about this Procedure

If you have questions about this procedure, please contact the Facilities Planning and Construction department [ksmit172@slu.edu](mailto:ksmit172@slu.edu). Failure to follow this procedure can result in disciplinary action as provided in the Staff Employee Handbook, any Student Worker/Intern employment information and Faculty Handbook. Disciplinary action for not following this procedure may include termination, as provided in the applicable handbook or employment guide.

## Approval and Amendments

Changes to this procedure may be necessary from time to time. At a minimum, this procedure will be reviewed and approved annually. All changes to this procedure will be approved by the Planning Manager. This procedure, associated policies and documentation, including a record of all changes to any charters (if applicable), will be maintained by the Facilities Planning and Construction department and available for inspection.

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