1.01 OVERVIEW

A. The Architect/Engineer (A/E) shall ensure that the Project design incorporates adequate provisions to protect life, health and property due to spread of fire, smoke and water.

PART 2 - DESIGN CRITERIA

2.01 SENSITIVE AREAS

A. When developing floor plans, the A/E shall consider functions on upper and lower floor levels to avoid subjecting “Sensitive” areas from potential drain pipe or equipment leakage. Neither drainage piping nor fan coil units shall be located within the ceilings or exposed above “Sensitive” areas. The following areas are considered “Sensitive” by Owner:

1. Operating Rooms
2. Invasive Procedure Rooms
3. Bone Marrow Transplant / Protective Environment Areas
4. Intravenous Procedure Rooms (Chemotherapy)
5. Intensive Care
6. Inpatient Recovery Rooms
7. Sterile Supply Storage
8. Sterile Processing
9. Pharmacy IV Admixture
10. Pharmacy Drug Preparation
11. Pharmacy Drug Storage
12. Food Preparation, Storage, Serving
13. Data Centers
14. Electrical Equipment Rooms
15. Telecommunication Rooms
16. Potable Water Storage Tanks

17. Any Room Containing Imaging Equipment that May be Damaged Due to Water Leakage (MRI, Cat Scan, etc.)

18. Animal Holding Rooms

19. Animal Procedure Rooms

20. Laboratory Clean Rooms

B. Clarification to Areas Defined as ‘Sensitive’:

1. Sensitive areas listed apply to human and animal occupancies.

2. This requirement is applicable only to locations where contract documents designate room names or functions as listed above.

3. Additional areas may also require omission of drain lines and fan coil units as determined by Owner for a particular project. The A/E shall coordinate with the Owner’s Project Manager during the schematic design phase of a project to identify sensitive areas not listed.

C. When the Planner/Architect/Engineer determines that it is unavoidable to locate new fan coil units, drainage piping, waste piping or sanitary vent piping above a Sensitive area, the Planner/Architect/Engineer shall notify the Owner’s Project Manager in writing, before or during the schematic design phase of a project and obtain a clear direction to proceed.

2.02 EXISTING CONDITIONS

A. Existing sanitary waste, sanitary vent and storm drainage piping within the Project boundaries that are located above Sensitive areas shall be provided with heavy-duty joint connections having a minimum 15 psi pressure rating and meeting the performance criteria of Factory Mutual 1680.3.

B. Existing piping within the Project boundaries that are located above Sensitive areas receiving cooling coil condensate, ice machine drainage or conveying contents having temperatures below 55 degrees F shall be insulated and vapor sealed to prevent condensation.

C. New and existing penetrations through rated partitions and floor slabs within the project boundary shall be sealed to provide a fire/smoke rating equal to or greater than the rating of the partition and floor slab.

D. New and existing penetrations through floor slabs within the project boundary shall be sealed watertight.
## ADDITIONAL LIFE SAFETY AND ASSET PROTECTION REQUIREMENTS

### PART 3 - DOCUMENT REVISION HISTORY

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