

Standards of Design
March 2004 Revisions

Deletion:

00150 A.

- In housing for elderly residents, because of glare, windows shall not be placed at the end of corridors.

Additions:

00150 A.

- All units shall have a local area network connection in the living or dining room. (Refer to 16740.1)
- Units with three or more bedrooms shall have a clothes washer and dryer in the unit.

16740.1 Local Area Network

All dwelling units shall be provided with a Local Area Network connection in the living or dining room, capable of providing a high speed Internet connection.

Changes:

16200

Emergency generator

A natural gas powered emergency generator shall be provided in any MSHDA building with an elevator or fire pump.

Emergency Generators shall provide automatically transferred power for the full operation of all loads essential for the safety of human life as defined in N.E.C. and Life Safety Code 101. In addition, the system shall include but not be limited to:

lighting in egress routes, one elevator (with cab size capable of handling a stretcher horizontally), emergency call systems, outlets in common areas, and boilers.

Changes:

11250 Water Softeners*

Any domestic water supply with hardness in excess of 200 milligrams/liter of Calcium Carbonate shall be treated by water softening the domestic hot water. This determination will be made by MSHDA Design and Technical Resource staff and will be based upon water quality data provided by the Drinking Water and Radiological Protection Division of the Michigan Department of Environmental Quality.

Domestic hot water only shall be treated. Where it is economically infeasible to treat only the hot water the domestic cold water may also be treated. (Refer also to **15250**.)

15250 Water Softeners and Water Conditioning*

Any domestic water supply with hardness in excess of 200 milligrams/liter of Calcium Carbonate shall be treated by water softening domestic hot water. This determination will be made by MSHDA Design and Technical Resource staff and will be based upon water quality data provided by the Drinking Water and Radiological Protection Division of the Michigan Department of Environmental Quality.

Domestic hot water only shall be treated. Where it is economically infeasible to treat only the hot water the domestic cold water may be treated. (Refer also to **11250**.)

*Note: The change in the Standard from a maximum of 250 milligrams/liter to 200 milligrams per liter was actually made prior to the last overall revision of the MSHDA Standards of Design in November 2003. It has been enforced at the 200 milligrams per liter by Bruce Jeffries in his Environmental Reviews since that time but the text in the MSHDA Standards of Design was never changed to the 200 milligrams/liter.

Changes:

02780.3 Lighting Levels**

Exterior lighting levels for parking and walkways shall be a minimum of $\frac{1}{2}$ foot candle. Lighting shall be even, and “hot” spots are to be avoided. Switched light fixtures under the control of residents may not be used in the foot-candle calculation. All designs should consider the character and location of the development. (See also Appendix C.)

** Changed typographical error of “2 foot candle” to “ $\frac{1}{2}$ foot candle”.