

ARCHITECTURE & DESIGN, PLAN REVIEW

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IHG MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS

DISCLAIMER

This document does not encompass or evaluate the technical performances of any proposed system and only provides direction for mechanical, electrical, and plumbing requirements in reference to Holiday Inn Express Brand Standards and IHG Brand Safety Standards. This document is intended for reference by the owner contracted project architecture, design, and construction teams prior to designing layouts, systems, and purchasing fixtures for all new construction and renovation hotels. This document encompasses aspects of the Holiday Inn Express Brand Standards and IHG Brand Safety Standards with the purpose of providing assistance to the intent of the mechanical, electrical, and plumbing systems and fixtures and are not direct transcripts of the standards. Therefore, this document, in no way, releases the Owner and Design Team from the responsibility for reviewing and complying with the Holiday Inn Express Brand Standards and the IHG Brand Safety Standards. If a conflict or inconsistency is found, bring it to the attention of the IHG Architecture and Design Plan Review Manager immediately so that clarification and resolution can be provided by IHG.

MECHANICAL

General:

- Heating, ventilation and air conditioning (HVAC) systems must provide mechanically heated and cooled air to ensure a comfortable atmosphere year round.
- Install carbon monoxide (CO) detection wherever fuel-fired mechanical equipment is present. Refer to the IHG Brand Safety Standards for more information regarding locations and acceptable detection devices
- Temperature, humidity and air exchange must be regulated by building systems in all areas of the hotel to provide a comfortable, malodor-free interior environment at all times.



Six Continents Hotels, Inc.
A Member of the InterContinental Hotels Group

*IHG Rewards Club not applicable to Kimpton® Hotels & Restaurants. To be included at a future date.

- Vertical package terminal air conditioning units, a centralized system or other system designed for multi-room heating, ventilation and air conditioning are permitted in multi-room guest rooms.
- Fresh make-up air must be provided and conditioned for temperature and humidity.
- All heating, ventilating, and air conditioning (HVAC) equipment and ductwork must be concealed from guest view in public spaces excluding the pool area.
- Exhaust systems venting to the exterior of the hotel are required as follows:
 - Exterior exhaust points located away from guest entrances and outdoor guest areas.
 - Provided from public restrooms.
 - Provided at all guest bathrooms.
 - Provided from all areas serving food.
 - Exhaust system must maintain acoustic privacy between adjacent bathrooms.
 - Guest room exhaust system shall be vented vertically.
- Utility supply lines such as ducts, pipes, chases, conduit, etc. must be concealed in an architectural manner where they occur in public areas of the hotel.
- Where Packaged Terminal Air-Conditioner Units (PTACs) are provided, they shall meet the following:
 - Positioned beneath the window.
 - Have full window width horizontal louvered grille.
 - Architecturally compatible and flush-mounted with the front face of the grill and unit not to exceed 7.6cm (3in) from the finished exterior face.

Exterior Areas:

- All ground mounted utility and mechanical equipment within view of guest must be architecturally screened.
 - Locations of electrical transformers, fire hydrants, utility poles, phone service pylons or other such utility services in public view should be located so as to not border the property entrances unless specifically directed otherwise by governing authorities.
 - Screening should coordinate with the building exterior.
 - Screening may include a decorative fence or wall. Chain link fencing is not permitted.
- Parking garages shall be equipped with mechanical or natural smoke ventilation. Refer to the International Mechanical Code for requirements for the mechanical ventilation for parking garages.

Public Areas:

Lobby, Great room, Check-in, Market, Public Restrooms and Business Center

- Heating, ventilation and air conditioning (HVAC) must be provided via a centralized system. Packaged Terminal Air-Conditioner Units (PTACs) and exposed surface mounted equipment are not permitted.

Meeting Rooms and Flex Meeting Space

- Heating, ventilation and air conditioning (HVAC) must be provided via a centralized system. Packaged Terminal Air-Conditioners (PTACs) and exposed surface mounted equipment are not permitted.
- Provide individual wall mounted digital thermostatic controls in each room and room subdivision.

- If there is a moveable partition. Duct work must not penetrate the wall above the partition.

Food & Beverage Areas:

- Heating, ventilation and air conditioning (HVAC) must be provided via a centralized system. Packaged Terminal Air-Conditioners (PTACs) and exposed surface mounted equipment are not permitted.

Recreational Areas:

Indoor Swimming Pool Enclosures

- Heating, ventilation and air conditioning (HVAC) must be provided via a centralized system. Packaged Terminal Air-Conditioners (PTACs) and exposed surface mounted equipment are not permitted.
- Dehumidification system is required.
- All pool equipment shall be stored in an equipment room.

Fitness Center

- Heating, ventilation and air conditioning (HVAC) must be provided via a centralized system. Packaged Terminal Air-Conditioners (PTACs) and exposed surface mounted equipment are not permitted. Provide wall mounted digital thermostatic controls.

Back of House Areas:

- Heating, ventilation and air conditioning (HVAC) must be provided in all colleague areas.

Guest Room areas:

Guest Corridors:

- Heating, ventilation and air conditioning (HVAC) must be provided via a centralized system. NOTE: Long corridors may require end corridor through-wall units in addition to the required centralized system, where permitted. Verify with IHG Design & Plan Review when necessary.

Guest Laundry:

- Heating, ventilation and air conditioning (HVAC) provided via a centralized system is preferred. Through-wall horizontal package terminal air conditioning (PTAC) units are permitted.

Stairwells:

- Use of electric units are permitted and must be UL listed, guarded, approved by local AHJ, and installed and maintained in accordance with manufacturer specs.
- Fuel-fired appliances are not permitted in exit stairwells.
- High rise buildings (75'-0" or greater from the level of fire department access to the highest occupied floor level) require mechanical pressurization in the stairwells or a smoke vestibule at the stairwell entrance. Refer to the IHG Brand Safety Standards for additional information.

Guest Rooms:

- A heating, ventilating and air conditioning (HVAC) system must be provided in each guest room.
 - All guest room heating, ventilating and air conditioning (HVAC) systems must have individual, in-room wall mounted digital thermostat control of heating and cooling year-round and on-demand.
 - Through-wall horizontal packaged terminal air conditioner (PTAC) units are acceptable for heating and cooling of single-room guest units that adjoin exterior walls.
- Heating, ventilation and air conditioning (HVAC) systems for multi-room guest units must meet the following:
 - Ductwork and wiring for multi-room heating, ventilation and air conditioning (HVAC) systems must be

concealed with an architectural enclosure in keeping with the finishes of the room.

- The partitioned KidSuites® and/or separate living and sleeping areas must be properly ventilated and at a comfortable temperature.
 - KidSuites® and/or separate living and sleeping areas that are enclosed with floor to ceiling walls, with a door separating the children's area from the rest of the suite, must be properly conditioned with a separate heating, ventilation and air conditioning (HVAC) unit, or a multi-room system with concealed ducting.
- A wall mounted digital thermostat must be provided in all guest rooms.
- Through-wall horizontal package terminal air conditioning (PTAC) units are permitted in standard guest rooms.

ELECTRICAL

General:

- Electrical cabinets must be concealed in an architectural manner where they occur in public areas of the hotel.
- Back to back wall penetrations are not permitted unless the acoustic and fire rating of the partition can be maintained where they are deemed to be necessary.
- Electrical outlets shall be located behind any installed appliances for concealment of power cords from guest view.
- "Emergency lighting" must be provided on all exit routes, in stairwells, in public areas greater than 150sq ft. (15sq m) and places of assembly, and in areas where employees could be expected to work. If there are no national standards for lighting levels, IHG's required standard is an average of 1 foot candle (10 lux) at the floor level and a minimum of 0.1 foot candle (1 lux) at any point. Operation of the "emergency lighting" must be automatic and provide a minimum of 60 minutes of illumination.
- "Ground fault circuit interrupters" ("residual current devices"), in the form of circuit breakers or protected outlets, are required in the following areas:
 - All electrical outlets in leisure areas within 40ft (12m) of the edge of the swimming pool.
 - Under water pool lighting other than low voltage lighting.
 - Electrical outlets exposed to the weather elements or that are within 20ft (6m) of a water source.
 - Guestrooms, bathrooms, restrooms, mechanical rooms, pool pump room, commercial and guest laundry, kitchens, vending areas and other interior areas within 3ft (1m) of a water source.
- Speakers for Brand Signature sound are required under the Porte Cochere and throughout the lobby and great room. Each area must have its own volume control. Reference the Holiday Inn Express Brand Hallmark Guide on www.ihgdesignconnect.com for more detailed information.
- Provide exit signs at all ground level doors designated as egress doors.
- Fluorescent or LED bulbs are required for all light fixtures. LED lighting is encouraged for energy savings. Provide Kelvin Temperature between 2700K and 3000K. Ensure all fixtures specified to provide similar temperature throughout all areas.
- All conduit and wiring for all lighting (interior and exterior) must be concealed from view.
- 2'-0" x 4'-0" size fixtures, Acrylic wrap-around, prismatic lenses or egg-crate type diffusers are prohibited for