1. GENERAL REQUIREMENTS
   
   a. Purpose
   The Exterior Design Standards for Existing Buildings were developed by the Office of the Campus Architect (OCA) under the direction of the Vice Chancellor for Administrative Services in the effort to maintain the original character and design intent of University of Illinois at Chicago buildings.

   b. Application
   The Exterior Design Standards for Existing Buildings are applicable to minor repair and renovation work on existing buildings at the University of Illinois at Chicago. This includes minor work on building facades and all roof and exterior MEP work. Major repair and renovation projects that impact more than 10% of vertical facades must follow exterior design standards for new buildings and major renovations.

   c. Sustainable Design
   All materials are chosen with sustainable design as a determining factor. Sustainable design seeks to improve efficiency, health, comfort of users and reduce negative impacts on the environment. Through sustainable design decisions we seek to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive campus environments.

   d. Coordination Responsibility
   The Office of the Campus Architect (OCA) is responsible for the development and interpretation of the Standards. Only materials, products and applications meeting the Standards will be allowed on existing buildings at UIC. Proposed alternatives to the basis of design must be reviewed in advance by the OCA to determine if they meet the design intent of the Standards. Please contact the Office of the Campus Architect at oca@uic.edu with questions.

   Project Managers (PM) from the Office for Capital Programs (OCP) and Physical Plant Construction (PPCON) will be responsible for ensuring compliance with the Standards. If there are questions about compliance then the PM shall schedule a design review meeting with the OCA and provide drawings and finish samples for review. It is the responsibility of the PM to highlight proposed deviations from the Standards and to bring them to the attention of the OCA. The OCA reserves the right to deny or modify any deviation from the Standards.

   e. Submittals
   Depending on the material or product submitted for review, physical submittals are strongly recommended. Drawings and finish samples should be submitted and approved by the Office of the Campus Architect prior to purchasing of products and materials. Please contact the Office of the Campus Architect at oca@uic.edu with any additional questions regarding submittals.
2. ARCHITECTURAL/HISTORICAL CONTEXT OF CAMPUS
   a. East Side
      i. Construction of UIC’s East campus began in 1963 with the goal of creating a new 4-year university campus for veterans and young adults in the heart of Chicago. The planning of the campus was done by the Chicago architecture firm, Skidmore Owings and Merrill, led by the internationally known architect and planner, Walter Netsch. Following his design, the campus buildings are grouped by function, following a metaphor of a stone dropped in a pond; the most essential and trafficked buildings occur at the center of campus (library, lecture halls and student center) with the administrative support buildings located farther out like ripples. Six core architectural principles informed the campus layout and building design:
         • Structural members were to be concrete and of uniform strengths. Differences in strengths were to be expressed in form.
         • Materials were to be indestructible – concrete, granite and hard surfaced brick, although textures varied from fine to coarse.
         • Each major building had its own scale, and its own “structural spatial module” suited to its internal needs.
         • Mechanical and lighting systems were exposed, eliminating the need for dropped ceilings.
         • Windows were opaque enough to eliminate the need for blinds, thereby permitting slide projection.
         • Proportions were to conform to the golden section ratio in order to give consistency to the overall campus.
      During the second phase of the campus’ construction, the Architecture and Art building was built, which was Netsch’s first attempt at Field Theory, his signature contribution to architecture. Field theory consisted of rotating simple squares into complex geometric elements radiating outward from central cores. The Behavioral Sciences Building and the Science and Engineering South building exemplify Netsch’s Field Theory.
   b. West Side
      i. The earliest buildings on the West side of the University of Illinois at Chicago were designed with the Collegiate Gothic style utilizing red wire-cut Illinois brick and Indiana limestone.
      ii. The materials were selected for their elegance, durability, and low maintenance requirements.
      iii. The buildings were substantial and durable and together created a cohesive ensemble. The College of Medicine East and West towers, which dominate the west campus skyline, were designed by Schmidt, Garden and Martin, Granger and Bollenbacher Architects. These buildings were constructed of brick accented with limestone arches and recessed entrances, a characteristic of Collegiate Gothic style, while vertical lines and curvilinear ornamentation add distinctive Art Deco details. This design approach featured on many of the oldest campus buildings aid in creating an elegant first impression while masking the buildings’ fundamentally utilitarian function. After the Collegiate Gothic period, the design of buildings transitioned to the Art Deco style. Additional materials, such as pink granite and cast metal were introduced. After the war, the buildings were designed in a more functional and economical approach and precast concrete was introduced as a building material.
   c. South Campus
      i. The South campus of UIC represents the University’s change from a commuter school to a quasi-residential campus. With the goal of creating space uses that would attract students, faculty, staff and community residents to the campus, the University created a mixed-use development with residential, retail, office and recreational spaces. UIC’s South campus adaptively reused 21 existing buildings and facades and unified them with a design featuring neo-traditional brick facades on upper floors and large storefront windows located at the ground floor.
   d. Historical preservation of buildings
      i. Goals
         1. Respect the aesthetic of the original architecture.
2. Promote unity between the original architecture and repair and renovation work.  
ii. Architectural building assessment  
   1. Prior to designing renovation or repair projects that impact building exteriors, professional  
      service consultants should complete a building assessment in order to record specific  
      characteristics of the existing building’s exterior envelope and submit this along with schematic  
      design drawings to the Office of the Campus Architect. The following information should be  
      documented:  
      a. Timeline  
         i. Time of original construction  
         ii. Time and scope of subsequent alterations  
      b. Scale/Proportions: Proportions or ratio of size relationships on the building’s facade  
      c. Materials: Type, size of units on the building façade  
      d. Color: Color of materials  
      e. Texture: Type, size and finish of materials  
      f. Ornamentation: Description and characteristics of decoration used to embellish parts of  
         a building.

3. REPAIR AND RENOVATION WORK
a. Facades/Exterior Walls (Buildings and Parking structures)
   i. Walls
      1. Solid Materials
         a. The repair and renovation work on existing buildings must replicate the original aesthetic of the structure. If not possible, the design must be reviewed and approved by the Office of the Campus Architect. The following materials are commonly used on UIC buildings:
            i. Unit masonry
               1. Unit Size - Unit masonry must match existing masonry dimensions. In the event that custom masonry sizes are not obtainable, alternate masonry requires pre-approval from the Office of the Campus Architect.
               2. Unit Color - Unit masonry must match existing masonry in color, finish, and surface texture. If the existing units vary in color, then new units must have similar variation in color. Samples representative of the color are to be submitted to the Office of the Campus Architect for approval.
               3. Grout/Mortar color - Grout/mortar used in masonry construction must match existing grout/mortar in color. Samples representative of the color are to be submitted to the Office of the Campus Architect for approval.
               4. Grout/Mortar Finish - Mortar finishing technique or joint profile must match existing conditions.
               5. Coatings - Only clear sealers are allowed to be applied on unit masonry. The use of colored sealers and paint on masonry is prohibited without pre-approval from the Office of the Campus Architect.
               6. Joints - Joint filling materials used in masonry construction must match existing conditions. Samples representative of the color are to be submitted to the Office of the Campus Architect for approval.
               7. Flashing Details - Flashing details and material samples are to be submitted to the Office of the Campus Architect for approval.
      ii. Concrete
         1. Color - Concrete installed for repair or renovation work must match the existing building concrete in color. Cured samples representative of the final material color are to be submitted to the Office of the Campus Architect for approval. Mockups at the existing building may be required.
         2. Texture - Concrete installed for repair or renovation work must match the existing building concrete in texture. Samples representative of the cured texture of the concrete are to be submitted to the Office of the Campus Architect for approval. This includes, but is not limited to surfaces that are smooth, acid etched, coarse with exposed aggregate, exposed formwork board finished, or finished with anchor tieback holes. Mockups at the existing building may be required.
         3. Coatings - Only clear sealers are allowed to be applied on concrete. The use of colored sealers and paint on concrete is prohibited without pre-approval from the Office of the Campus Architect.
         4. Joints - Joint filling materials used in concrete work must match existing conditions. Samples representative of the color are to be submitted to the Office of the Campus Architect for approval.
         5. Flashing Details - Flashing details and material samples are to be submitted to the Office of the Campus Architect for approval.
      iii. Metal panel
         1. Size – Panel size must match existing panel dimensions and/or proportions.
         2. Edge Detail - Metal panel edges must be formed in a manner that prevents water infiltration. Should the existing building metal panel edge detail not
prevent infiltration, a new proposed detail and sample must be submitted to
the Office of the Campus Architect for approval.

3. Color - Metal panels must match existing metal paneling in color and finish
(matte, gloss, perforated, etc.). Samples of material color and finish are to
be submitted to the Office of the Campus Architect for approval.

4. Joints – Joint sizes between adjacent panels must match existing
dimensions. Joint components and filling materials used for metal paneling
must match existing conditions. Samples representative of the color are to
be submitted to the Office of the Campus Architect for approval

5. Flashing details - Flashing details and material samples are to be submitted
to the Office of the Campus Architect for approval.

ii. Windows/Window Walls
1. Mullions
   a. Material – Repairs to existing mullions in a window wall must match existing material. If
      entire window wall is to be replaced, then aluminum mullions should be utilized.
   b. Profile - Mullions installed as part of repair or renovation work must match the profile of
      the existing mullion system in dimension and shape. Alternate designs require pre-
      approval from the Office of the Campus Architect.
   c. Color - Mullions must match the color and finish of the existing mullion system. When
      applicable, painted mullions are to be factory powder coated with a UV fade inhibitor

2. Glass
   a. Color – Repairs to existing glass must match existing glass color. If an entire window
      wall or glazing on the entire building is to be replaced, clear, low iron glass must be
      used.
   b. Reflectance - Reflective coatings or films must match existing glass
   c. Frit Patterns – Ceramic frit patterns on glazing require pre-approval. Samples
      representative of pattern, size, and color are to be submitted to the Office of the
      Campus Architect.
   d. Coatings (low E) – Coatings on glazing require pre-approval. Samples are to be
      submitted to the Office of the Campus Architect.
   e. Joint - Glazing joint components and details are to match existing conditions. Joint
details must be submitted to the Office of the Campus Architect for approval.

3. Sealant
   a. Color - Sealants are to match the original color of existing window/window wall sealants.
      Samples are to be provided to the Office of the Campus Architect for approval.

4. Operability
   a. Fixed Windows - Fixed windows must match existing fixed windows in material, finish
      and detailing.
   b. Operable Windows - Operable windows must match existing operable windows in
      material, finish and detailing.
      i. Window hardware should match existing building conditions in color and finish.

iii. Doors
1. Metal
   a. Material – Doors are to be painted steel
   b. Color - Metal doors must match in color and finish to the building’s existing metal doors
   c. Hardware – Door hardware type and finish is stipulated by the UIC Lock Shop and
      varies by building. Contact the UIC Lock Shop for door hardware requirements by
      building.

2. Glass
   a. Type – Refer to section 3.a.ii.2 for glass requirements
b. Dimensions – Glass doors are to match the building’s existing glass doors in metal finish and glazing type.
   i. Stile Dimensions – Glass doors with medium width stiles should be used. Top, right and left stiles should be 5” wide. The bottom stile must be 10” in height. Intermediates stiles should not be used so the glazing runs the full height of the door.

c. Hardware – Door hardware type and finish is stipulated by the UIC Lock Shop and varies by building. Contact the UIC Lock Shop for door hardware requirements by building.

iv. Ornamentation
   1. Permanent ornamentation for building exteriors requires pre-approval from the Office of the Campus Architect. This includes ornate cornices, moldings, artwork, etc.

v. Signage and banners
   1. Signage mounted to buildings
      a. General – Buildings with existing signage mounted to facades may replace the signage according to the criteria below, but no new signage may be mounted on building exteriors
      b. Text Size – The signage on existing buildings can be replaced with lettering that is the same height or smaller than the current lettering
      c. Mounting Type – Attachment methods must minimize the number of attachment points to the building. It may not be permissible to anchor each individual letter to the building façade. The proposed mounted method must be reviewed by the OCA
      d. Illumination – Wall-wash lighting or back-lit letters require approval from the OCA
      e. Logos and Emblems – New logos and/or shields or emblems cannot be mounted to the building exterior but could be affixed to the 1st floor glass near building entries using vinyl sheet products. See the Glass Mounted Wall Graphics section below.
   2. Historical Building Signage – Alterations or repairs made to historic building signage requires pre-approval from the Office of the Campus Architect.
   3. Address Signage – Building address signage must match exterior signage standards for font, color, and material.
      a. At minimum, building address signage must measure 4” in height. At buildings with no existing address signage, designs for new address signage require pre-approval from the Office of the Campus Architect.
   4. New Signage - New signage at existing buildings require pre-approval from the Office of the Campus Architect and the Office of Marketing and Brand Management. Unless approval is given from the Campus Architect, new signage is not permitted to be mounted to building facades.
   5. Banners – Banners are considered temporary graphics intended to communicate University information. Banner design, size, placement, and installation method must be pre-approved by the Office of the Campus Architect and the Office of Marketing and Brand Management. Banners are not permitted to be mounted to building facades.
   6. Glass Mounted Wall Graphics - Wall graphics applied to glass are considered temporary graphics that require pre-approval by the Office of the Campus Architect and the Office of Marketing and Brand Management. Graphic design, material, size, placement, and installation method must be submitted for approval.

vi. Vegetation
   1. Vines
      a. The use of vines and plant species capable of climbing and attaching to exterior walls are prohibited.
      b. Methods and materials used for the removal of existing vines must not damage the existing facade or nearby plant material.
2. Living/Green Walls
   a. Living and Green walls require pre-approval from the Office of the Campus Architect. Submissions should include the design intent, location, species of vegetation, and maintenance information.

vii. MEP Infrastructure
   1. Vertical MEP Runs
      a. Vertical runs of exposed piping, conduit, or ductwork are prohibited on building exteriors.
      b. When no other options are available, vertical runs at building exteriors are permissible when enclosed in a chase. Design, location, materials, and detailing of exterior chases require pre-approval from the Office of the Campus Architect.

viii. Cleaning
   1. Cleaning methods for building exterior surfaces including concrete, masonry, and metal require pre-approval from the Office of the Campus Architect.

b. Roofs
   i. Membranes and Built-Up Roofs
      1. Color – Roof membranes on existing buildings must be topped with a white granular cap sheet. Other colors require pre-approval by the Office of the Campus Architect. Additionally, cap sheets and roofing systems must satisfy the requirements of the 2012 International Energy Conservation Code (IECC)
      2. Ballasted Roofs – Ballasted roofs are to consist of white/grey ballast stone
      3. Flashing Details – Flashing details and materials that are exposed to view require pre-approval from the Office of the Campus Architect. Flashing details should match existing conditions and materials when present.
   ii. Metal roofs
      1. Color – Metal roofing must match in material and finish to the building’s existing metal roofing
      2. Seams – Seams on metal roofs must match the seaming of the existing metal roof system. In the event that the existing seam detail is inefficient or has failed, alternate seam patterns must be pre-approved by the Office of the Campus Architect
   iii. Green roofs
      1. Green roofs require pre-approval from the Office of the Campus Architect. Submittals for approval should include design intent, location, species of vegetation and maintenance plan.
   iv. Skylights
      1. Skylights installed at existing buildings must follow the stipulations identified under section 3.a.ii. for windows/window walls and glazing.
   v. Drainage system
      1. Roof Drains – Roof drains are to be capped with drain covers, matching existing roof drain covers in material and finish.
      2. Roof Scuppers – When installed at buildings with existing roof scuppers, new roof scuppers must match in material, finish, profile and dimension.
         a. At existing buildings with no existing roof scuppers, new scupper locations and details require pre-approval from the Office of the Campus Architect.
   vi. MEP Infrastructure
      1. Exposed Rooftop Equipment
         a. Exposed MEP equipment on rooftops must be setback a minimum of 10’-0” from roof edges and provide clear access for maintenance and service.
            i. Equipment that remains visible from the ground, despite setbacks, must be screened. Roof screen systems, materials and finishes require pre-approval from the Office of the Campus Architect.
      2. Exposed Rooftop Horizontal Distribution Lines
a. Proposed paths, height and mounting/support details for horizontal MEP distribution lines require pre-approval from the Office of the Campus Architect.
b. Horizontal MEP distribution lines are prohibited from being installed directly on roof surfaces and must be supported with appropriate curbs.
c. Horizontal distribution lines are to be setback a minimum of 10'-0" from roof edges.
d. Horizontal distribution lines that can be viewed from the ground or adjacent buildings are to be screened. Roof screen systems, materials, and finishes require pre-approval from the Office of the Campus Architect.

c. Canopies
   i. Design
      1. Canopies at existing buildings typically must conform to the design of the existing building. However, if the canopy design breaks from the aesthetic of the existing building, the new canopy design requires design review and approval from the Office of the Campus Architect.
   ii. Vertical Support Columns
      1. Materials, color, and texture for vertical support columns for canopies at existing buildings are to abide by the stipulations made in section 3.a. Facades/Exterior Walls.
   iii. Horizontal Surfaces
      1. Exposed horizontal structural elements and canopy soffit (underside surface) are to abide by the stipulations made in section 3.a. Facades/Exterior Walls based on the building material type.
      2. Rooftop surfaces of canopies are to abide by the stipulations made in section 3.b. Roofs or section 3.a.ii. for glazing.
   iv. MEP infrastructure
      1. Vertical roof drain lines exposed to view are to match in finish, shape, and spacing to existing exposed vertical drain lines.
      2. In the event that no exposed vertical roof drain lines are present at an existing building, an enclosure should be constructed to conceal the drain line(s). Enclosure materials and construction must match the aesthetic of the structure and must abide by the stipulations made in section 3.a. Facades/Exterior Walls, based on material type.