Finishes: General Requirements

GYPSUM WALLBOARD

Use 5/8” minimum thickness unless specific job conditions require different thickness.

When using light gauge metal framing, use 25 gage at 16”), use 20-gauge minimum for framing adjacent to doorways, windows or cased openings.

PAINTING

Paint Specifications shall be based on ICI Paint and Sherwin Williams; no other brands will be used without special permission.

PAINTING – TRANSPARENT FINISHES

PRIOR to preparation of Bid Documents, the Designer shall submit a list of brand names to the Project Manager for approval.

MECHANICAL ROOM FLOORS

• All Mechanical Room finished floors above occupied space shall be Dexotex or approved equal.
• All Mechanical Room finished floors, not over occupied space shall be epoxy.

FLOOR SURFACES

• First choice for flooring is dependent on location.
  ○ Lobbies – 1st choice terrazzo, 2nd choice porcelain tile, 3rd choice LVT.
  ○ Office space – carpet is used.

• Within the same space or suite, carpet needs to be continuous; no mixing of carpet and other surface.

• Carpet needs impermeable backing membrane, and mildew resistant.

• Carpet tile must be used unless location warrants broadloom.

• No solid or light colors, nor deep pile, (pile height no higher than 1/4”) are recommended.

• In new construction and renovation install dense, low pile.

• VCT tile floors are to be scrubbed and waxed with four (4) coats of S.C. Johnson Wax Brand floor finish during the construction cleanup process. The scrubbing and application of four (4) coats of finish is to be completed at the end of the construction work and immediately before releasing the building for occupancy. This does not include any prior cleaning and finish application that may be performed to prepare the building for inspections during the construction process.

• No raised disc soft vinyl or rubber flooring in stairwells or entrances.
• Nosing of resilient stair treads to be glued with epoxy caulking as recommended by flooring manufacturer to face of resilient stair risers.
• Prefer 12” x 12” unglazed porcelain tile for flooring and walls with dark colored grout.
• Use glazed porcelain tile in lieu of covering on walls.

WALL FINISHES

• Use coatings which are easily cleaned where heavy use is anticipated.
• Avoid flat paints that mark easily and are hard to clean.
• Avoid using vinyl covering on exterior walls. If used, specify heavy weight material, and type that is easily cleaned.
• Use corner guards in heavy traffic areas.
• Make sure fire extinguishers/water fountains are in recessed wall cabinets, and installed as per ADA.
• Use resilient or glazed porcelain material for wall base.