

Interior Architecture, Materials and Finishes

A. Walls

1. Use 5/8" minimum thickness gypsum board unless specific job conditions require different thickness. Specify high impact gypsum board in high traffic areas and with budget input. Specify moisture resistant gypsum board for areas subject to moisture and for construction sequencing where dry in and schedule are a concern.
2. When using light gauge metal framing, use 25-gauge at 16" minimum; use 20-gauge minimum for framing adjacent to doorways, windows or cased openings.
3. Wall surfaces -Use coatings which can be easily cleaned. Avoid flat paints and avoid use of vinyl wall covering. (See also: Wallcoverings 09952 for list of approved materials.) If wall covering is used on interior walls only, specify heavy weight material that is easily cleaned.
4. Rounded corners in heavy traffic areas are recommended.
5. Wall base - use resilient material rubber base, terrazzo, natural stone or glazed porcelain tile for base.
6. Provide corner guards at all outside corners of drywall or plaster walls in heavy use areas. Corner guards may be plastic cover or stainless steel. Corner guards shall start at the top of wall base. If there is no base, start at floor level. Corner guards are required to be full height of the wall they are attached to.
7. Confirm fire extinguishers/water fountains are in recessed wall cabinets and installed as per ADA.

B. Flooring

1. General recommendations for flooring locations are as follows:
 - a. Lobbies – Hard surfaces only. 1st choice terrazzo, 2nd choice porcelain tile.
 - b. Corridors – Terrazzo, LVT or carpet for Academic Spaces and High Traffic Areas.
 - c. Office space – Carpet
2. Hard Surface Flooring
 - a. Strongly prefer hard surface flooring. Terrazzo, Luxury Vinyl Tile and Vinyl Composition Tile (VCT) are preferred.
 - b. Stone, marble/terrazzo or ceramic tile shall have a dark colored grout.
 - c. Prefer 12" x 12" unglazed porcelain tile for flooring and walls with dark colored grout.
 - d. Auditorium or tiered classrooms shall have flooring under the seating areas which can be damp mopped and does not require wax.



- e. 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.
- f. 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

3. Soft Flooring

- a. Carpet: Provide impermeable backing membrane, preferably vinyl, and must be mildew resistant with dense, low, looped pile.
- b. Carpet tile must be used unless location warrants broadloom. Type 6,6 Nylon is preferred.
- c. No solid or light colors, nor deep pile, (pile height no higher than ¼”) are recommended.
- d. In new construction and renovations install dense, low pile. Within the same space or suite, carpet needs to be continuous.

4. Stair Veneers

- a. No raised disc soft vinyl or rubber flooring in stairwells or entrances.
- b. Nosing of resilient stair treads to be glued with epoxy caulking as recommended by flooring manufacturer to face of resilient stair risers.

C. Paint & Coatings

1. Transparent Finishes:

- a. Prior to preparation of Bid Documents, the Designer shall submit a list of brand names to the Project Manager for approval. Confirm proper sealers are used for all transparent finishes as part of a manufacturer's systems, including UV stabilized sealers for all exterior finishes or interior finishes subject to UV exposure.

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