

Basis of Design

This section applies to interior finishes and exterior finishes not indicated in other sections.

Design Criteria - General

- All finishes shall have high durability and low maintenance and be appropriate for location and proposed use.
- Finishes for public spaces such as entries, corridors and restrooms shall be the most durable to resist the high traffic these spaces generate. Floor finishes shall be slip resistant, particularly at the entries and restrooms where water can affect safety. All finishes shall have low maintenance requirements and shall not have non-typical maintenance processes.
- Finishes shall be appropriate for the intended use of a space, chosen with careful consideration of the type and level of the intended use of the space, the level of traffic the use will generate, and the frequency of maintenance required.
 - 1) Research, medical and classroom laboratories have specific functions that the finishes must support.
 - 2) Because they are sanitized on a regular basis using a wet process, finishes in labs, vivariums and food service areas shall be chemical, water and slip resistant.
 - 3) Spaces with high activity such as sports centers or industrial-type work areas shall have finishes with high impact resistance.
- The use of chemical mastic removers is discouraged because of odors and toxic exposure. Contact UW Environmental Health and Safety for guidelines.
- Sustainable Finish Strategies
 - 1) Consider finishes from salvaged sources of materials, where appropriate.
 - 2) Consider finishes such as carpet, tiles, flooring, or paint that are made from recycled content materials.
 - 3) Consider use of finishes that are manufactured locally/regionally.
 - 4) Consider finishes such as flooring or millwork materials from rapidly renewable sources.
 - 5) Consider use of FSC certified wood or wood finishes.
 - 6) Select finishes such as paints, coatings, sealant, adhesives, composite wood and agrifibre products that have low or zero VOC content.
- Provide for all materials required for a warrantable finish floor. This includes, but is not limited to, materials required to reduce moisture and moderate ph levels in slabs on grade.
- The amount of extra materials shall be from 2% to 5% depending on specific materials and project size. Coordinate with UW.

Submittals

The following information is required for evaluation of the proposed design:

- Schematic Design Phase: Preliminary finish schedule. Outline specifications which indicate finish strategy compliance.
- Design Development Phase: Finish schedule, samples of major finishes, information on material composition, technical information about any special properties and/or specific performance requirements, for example, slip resistant coefficients and major details. Provide list and information on all salvaged, refurbished or recycled content materials to be used for finishes. Submit Material Safety Data Sheets (MSDS) highlighting VOC limits for paints, sealants, coatings, and adhesives. Draft specifications.
- Construction Phase: Completed design including information about maintenance requirements, with all information on substituted products showing a side-by-side comparison of all features. Provide for extra finish materials to be supplied as part of the construction contract. Provide manufacturer declaration that wood materials are FSC certified. Final specifications.

Related Sections

- All sections that require finishes

Products, Materials and Equipment

The following criteria are intended to represent systems used on campus and minimum requirements. Other finish systems are acceptable as approved by the University.

Veneer Plaster

- Comply with Northwest Lath and Plaster Bureau and the Gypsum Association recommendations and specifications.
- Minimum ½ inch Type X base
- Provide specially formulated high strength gypsum veneer plaster per ASTM C587, latest edition.

Lath and Plaster

- Comply with Metal Lath Manufacturer's Association for metal lath; American Standards Association A42.4 for other lathing and A42.1 for gypsum plaster.
- Minimum thickness: ¾ inch

Ceramic Tile

- Comply with Tile Council of America recommendations.
- Floor tile shall be slip resistant.

Acoustical Ceiling Panels/Tiles

- Comply with recommendations of the Acoustical Materials Association.
- Spline type suspended ceilings are unacceptable.
- Comply with SS-S118B, ASTM E84, flame spread rating of 0 - 25.

- Provide NRC rating of .50 - .60.
- Provide for 15% extra acoustical panels/tiles.
- Suspension system shall comply with heavy duty structural classification of ASTM C 635, latest edition.

Acoustical Wall Panels

- Flame spread rating: 0 - 25; NRC: .75 or better.

Floor Leveling Materials

- Gypsum containing floor leveling materials are not acceptable. Products by Ardex Engineered Cements are acceptable. Other products shall meet or exceed the technical properties of products by Ardex Engineered Cements.

Resilient Flooring

- Vinyl composition tile shall be per FS-SS-T-312B, Type IV, composition 1, asbestos free, 12" x 12" x 1/8".
- Sheet vinyl shall be per L-F-475A(3), Type II, Grade A, .085" gauge and ASTM F1303, Type II, Grade A backing.
- Adhesive shall be waterproof, stabilized and low VOC as recommended by manufacturer. Asphalt emulsion and non-waterproof types are unacceptable.

Carpet

- Carpet, cushion and adhesives shall bear the IAQ (Indoor Air Quality) label from the Carpet & Rug Institute (CRI) and conform to Carpet and Rug Institute Green Label Indoor Air Quality Test Program.
- All material shall be new or recycled, first quality and from a single dye lot for each job.
- All carpet shall be recyclable.
- Fiber: Type 6 Nylon or approved, 100% renewable type 6 containing minimum 10% post consumer and 15% post industry recycled nylon fiber. Type 6,6 Nylon Reclaim Carpet Tile.
- Gauge: Minimum 1/8 to 1/10
- Stitches: Minimum 8 to 12 per inch
- Pile weight: Minimum 20 oz. per square yard
- Dye method: Solution dyed, piece-dyed or yarn-dyed
- Backing: Environmental Standard Backing, Unitary
- Density: Minimum 6,200 oz. per cubic yard for roll goods; minimum 5,400 oz. per cubic yard for carpet tile
- Electrostatic propensity: Less than 3.0 kV
- Flammability: Class I
- Warranty: 10 year wear and stain
- Adhesives: Non-toxic, low odor and VOC, solvent free with no alcohol, glycol or ammonia; antimicrobial with no hazardous vapors and no carcinogenic material per OSHA regulation 29 CFR 1910-1200
- Carpet shall be aired out or ventilated in the warehouse for a minimum of 24 hours prior to installation to minimize odor and off-gas problems related to tetra phenylcyclohexene (4-PC) build up.
- Accessories: Shall be compatible with carpet used and comply with manufacturer's recommendations

- Extra material: 10% for roll goods; one unbroken box (approximately 5 square yards) of carpet tiles

Seamless Flooring

- Terrazzo: Comply with the specifications and design recommendations by The National Terrazzo & Mosaic Association.
- Epoxy: Provide multi-component epoxy system consisting of 100% solids that is waterproof, chemically and impact resistant, and sanitary as appropriate to the project requirements. System shall consist of a primer, body or mortar layer with non-slip aggregates, sealer and clear finish coat. Laboratory, chemical storage areas and medical facilities are typical spaces that require epoxy floors.
- Methylmethacrylate: Provide at mechanical rooms that are over other building spaces. Provide sand finish for slip resistance. Coat entire floor surfaces including curbs, housekeeping pads and under mechanical equipment. Comply with manufacturer's recommendations for installation.

Painting

- Provide paint systems that comply with guidelines by "Master Painters Institute".
- Manufacturers: The following products are used on campus: Pratt Lambert, Preservative Paint, Cowman-Campbell, Sherwin-Williams, Pittsburg Paint or approved substitution.

Installation, Fabrication and Construction

- Install according to manufacturer's recommendations and instructions and standard industry practices.

END OF DESIGN GUIDE SECTION