



DIVISION 9 FINISHES

GENERAL

The Consultant shall consider the use of the space and long-term maintenance requirements in the selection of finishes

Finishes shall contain the maximum amount of recycled content allowed that retains material integrity, contain as much locally harvested and processed or extracted and processed (within 500 miles) material, rapidly renewable material, and FSC-certified content as feasible.

Submit product cut sheets indicating recycled content, place of origin, rapidly renewable material content, FSC-certified wood content, and VOC levels, as applicable. Track all purchases as a percentage of total spend complying with each sustainability criterion

Some existing walls, ceiling tile, insulation, floor tile and acoustical plaster contain asbestos or are finished with lead-based paint. The Owner surveys the project during the planning process to determine which areas need to be abated prior to the beginning of construction.

Existing to remain finishes, equipment and surfaces within renovations will be reviewed for cleaning or restoration during the project. Examples include handrails, light fixtures, and ceiling grid.

CEILING PANELS

Panels shall generally be a directional-fissured design unless a special design is necessary to a "feature" area. Panels shall be smooth vinyl when used in high-moisture locations such as food-preparation and toilet areas.

Concealed spline ceilings are not recommended. Return air plenums are not desirable, but where they occur, hold-down clips shall be provided at ceiling panels.

Corner trim shall be provided where grid changes direction at wall. Light fixtures, smoke detectors, sprinkler heads, speakers and fire horns shall be centered within tiles. Check with Facilities Management for individual building standards.

Selecting acoustical tile products already in-use and stocked on campus is encouraged.



Concrete floors shall be examined, and tested if required, for the presence of moisture or foreign materials prior to the application of new finishes.

New concrete slab areas shall be designed with curing compounds or other admixtures to be compatible with final floor finishes.

FLOOR COVERINGS

LEED and Green Source guidelines shall be followed for floor coverings.

LATH AND PLASTER

Many of the walls on Campus are plaster. In renovation projects, it is preferred to patch plaster with a plaster material compatible with the existing material. When existing plaster ceilings are penetrated directly for mechanical or electrical work, the plaster shall be patched tightly in order to maintain the existing fire and acoustical protection.

Exterior plaster shall be reinforced with galvanized metal lath and the tie wires shall be stainless steel. Exterior plaster shall be designed as cement plaster or stucco, according to the use of the space.

WALL COVERINGS

Wall coverings are generally not recommended, unless as designed in feature areas and approved by the Owner. An exception is frequently made for custom accent graphics.

The Consultant shall consider the following in selecting wall coverings:

- A. Type 1 commercial vinyl or reinforced fabric required
- B. flame spread must be 25 or less
- C. good cleanability
- D. low maintenance

GYPSUM WALLBOARD – 09 29 00

Drywall construction generally shall be designed to be consistent with the institutional nature of the Campus, with regard to use and abuse by the occupants and the function of the space.



CERAMIC TILE – 09 301 3

Ceramic tile with a "non-slip" finish shall be recommended for toilet areas, and ceramic wall tile shall be employed around floor-mop receptors.

Grouts shall be selected for long-term service and cleanability, as well as for flexural and tensile strength and sustainability. Generally, acrylic latex emulsions shall be used in general use areas, and epoxy additives used for chemical-resistant or food-preparation areas.

Floor drain design shall be coordinated with tile installation, and the tile shall be cut neatly around the floor drain.

WOOD FLOORING – 09 64 00

Wood flooring is not recommended for use in facilities except for gyms, performing-arts areas or areas where wood floors already exist because of high maintenance needs.

RESILIENT FLOORING – 09 96 16

Existing vinyl asbestos tile to remain in place shall not be penetrated by core drilling, attachment of equipment or by any other manner.

Solid (un-patterned) colors are not recommended due to scratching and maintenance considerations except possibly for use in border designs or accent strips. Vinyl tile shall not be used in high-moisture areas. Seamless flooring, with a minimal number of joints, is recommended for laboratory areas and to meet LEED requirements.

A rubber base is recommended and should be a minimum .080 gauge cove type for use with direct-glue-down carpet or vinyl flooring. In laboratory areas, use an "integral" base with flooring if seamless flooring is chosen.

TERRAZZO- 09 66 13, 09 66 23

Terrazzo used in public areas shall employ non-slip aggregate or finish. The Consultant shall consider expansion joint design and placement in coordination with structural movement of the building. Exterior terrazzo is generally not recommended. Terrazzo is not recommended for toilet areas. Integral terrazzo cove-type base is recommended.



CARPET – 09 68 13, 09 68 16

The Owner may elect to purchase carpet directly from the mill and have the Contractor install it, or the Owner may require the Contractor to supply and install the carpet. Traffic patterns, use of the space and maintenance requirements must be considered in the

selection of carpet. The use of carpet tile, modular tile or border accent tile are preferred, when appropriate.

PAINTING – 09 91 13, 09 91 23

Surfaces shall be adequately prepared for painting by filling, scraping, sanding, caulking, priming, cleaning or brushing; the presence of any moisture in areas to be painted is unacceptable.

Although epoxy paint is desirable in high-moisture or abuse areas, its curing time and odor must be accounted for in potentially sensitive areas. Pre-finished (factory finished) items shall not be painted.

Fire protection and other life safety devices shall not be painted.

Receptacle, switches or similar cover plates shall be removed for painting and replaced.

On previously painted surfaces, a minimum of one coat of finish paint shall be provided. If patching is required, a primer and at least two finish coats shall be used. Paints are to be applied by brush or roller; spray painting is not permitted.

Touch up of holidays shall be corner to corner to minimize observable variance in paint application.

END OF DIVISION 9