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I. DESIGN

A. Lath & Plaster

At a minimum, the industry standard for expansion joints shall be required by the design documents.

B. Gypsum Board

1. The application and finishing of Gypsum board shall conform to ASTM C840 - 11 Standard Specification for Application and Finishing of Gypsum Board.
2. A UL number must be specified for all gypsum fire-rated assemblies.
3. Access panels must be provided in gypsum board ceilings for maintenance access. See previous section 070000 for roof access door sizing. Panels must be provided for all maintained elements. If provision of the access panels compromises the aesthetics of the ceiling, either relocate the maintained elements to an accessible ceiling or change the design of the ceiling.
4. Water-resistant gypsum board must be specified for wall and ceiling use in toilet rooms and locker room areas. Durock or equal product must be used in shower areas and wet walls in toilets and lavatories.
5. The finish levels shall follow the requirements of ASTM C840 and Gypsum Association. The following finish level schedule shall be included in the documents and shall be coordinated with paint types for each area of the building:
  - a. Level 1: Above finished ceiling concealed from view.
  - b. Level 2: Utility areas and areas behind cabinetry.
  - c. Level 3: Areas that will receive heavy grade wall covering.
  - d. Level 4: Walls and ceilings scheduled to receive flat or eggshell paint finish
  - e. Level 5: Walls and ceilings scheduled to receive semi-gloss or gloss paint finish.

C. Ceramic Tile

1. The floor and the full height of wet walls in toilet and shower rooms (toilet and urinal areas may be at the toilet partition height) shall be ceramic tile. All ceramic floors shall be sloped to drain. A/E to coordinate to reduce cut tiles. The preferred method for floor tiles is the full mud-set tiles, and thin set mortar for setting wall tiles. Walls not receiving ceramic tile shall have a ceramic tile base of a minimum 6" above finished floor. All grout to be sealed.

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- a. Attic Stock- Specify a minimum of 50 SF or 10% whichever is greater, of attic stock of each type and of each color of ceramic tile used. Except for borders and accents where 5% of each type is required.

D. Wall Surfaces

1. All wall finishes at kitchens, food preparation and serving areas are required by the Health Department to be completely smooth and cleanable. No surface texture is permitted at these locations. CMU walls with block filler and paint/epoxy finish systems have been deemed unacceptable due to the reflection of the block texture through the finish system.
2. Wall coverings such as wallpaper are not acceptable unless written approval is provided with concurrence by the Director of Facilities Management Department and Director of the Building Design and Construction Division.

E. Parking Garages

1. Underground, enclosed levels of parking garages shall have the walls and columns painted white to allow better distribution of reflected light.

II. PRODUCTS

A. Acoustical Ceiling Tile

1. Use of any ceiling system other than a 2 x 4 or 2 x 2 lay-in should be brought to the attention of the BDCD Project Manager and will be coordinated with FMD.
2. Access to maintained elements above the ceiling must be provided in any ceiling system used. Use of a ceiling system that does not provide access for maintenance will not be permitted.
3. Recycled content ceiling tile should be specified. Use Humiguard or other microbial prevention treated tiles as applicable.
4. Acceptable manufacturers of ceiling tiles are as follows. (No substitutions) Specific models are listed below for Armstrong for each application. If CertainTeed or USG is used, they shall supply the equivalent model to the Armstrong model listed in this guide below.
  - Armstrong
  - CertainTeed
  - USG



The acoustic ceiling tiles shall be equivalent to the tiles listed below for each application:

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- a. Standard Areas
  - Armstrong 756 for 2' x 2'
  - Armstrong 755 for 2' x 4'
  
- b. Standard Areas (for sag/humidity resistance and 90% light reflectance)  
The following should be used for the conditions and the facilities types below:
  - ✓ Any building with operable windows.
  - ✓ At primary entrance doors and bay doors and from those doors to the immediate first interior closed hall fire or security door. If there are no closed hall doors, then up to each room door. In the case of vending and similar areas where there may be no closed access door continue the 1910 or 1913 through the open space.
  - ✓ All fire stations, shelters, detox centers, community centers, labs, negative pressure/sick rooms, day care, residential care, and child care facilities.
  - Armstrong ULTIMA Fine Texture
    - 1910 for 2' x 2'
    - 1913 for 2' x 4'
  
- c. "Wet" Areas
  - Armstrong Ceramaguard Fine Fissured – Perforated
    - 607 for 2' x 2'
    - 608 for 2' x 4'
  
- d. Kitchens
  - Armstrong
    - 673 for 2 x 2
    - 672 for 2 x 4
  
5. The use of concealed spline ceiling system is discouraged. The A/E shall coordinate with the BDCD Project Manager for advance approval if the system is proposed for use in selected areas.
  
6. Attic Stock- Provide the following:
  - a. Provide two unopened cartons of each type of ceiling tile

**B. Paints**

1. All interior paints and primers shall be low VOC products. All surfaces shall receive a minimum of two coats of paint, in addition to an appropriate primer coat. Each coat must be allowed to dry completely before application of the next coat. Specify at

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least three color choices for the walls. Painting of interior surfaces shall be of the following paint types:

- a. Walls (Level 4 or 5, see finish level schedule in I.B.5) - Eggshell latex (Semi-gloss in high traffic areas and other appropriate spaces as coordinated with the Owner)
  - b. Ceilings and bulkheads (Level 4 or 5)- flat latex
  - c. Doors and frames (metal/wood) - semi-gloss latex (Alkali for exterior)
2. Attic Stock- Provide the following:
- a. One gallon of each color and type of paint used, with paint information legibly noted on each unopened container. No partial cans accepted.
3. Acceptable manufacturers are:
- a. Sherwin Williams
  - b. Benjamin Moore
  - c. No Equal Products or Substitutions
4. White-board paint, Scuffmaster or Polymix paints are not acceptable due to increased maintenance.
5. Specifications must note that paint overspray on IT/Telcom cables must be prevented.

C. Resilient Flooring

1. The desired resilient flooring is 12" x 12" (300mm x 300mm) Vinyl Composition Tile (VCT) or 18"x18" or 18" x 36" Luxury Vinyl Tile. Specifications shall include three color choices for tile, base and treads. Other elements shall be coordinated with the VCT/LVT color(s).
2. All telecommunication and audio/video rooms shall use anti-static VCT flooring.
3. Attic Stock- Provide the following:
  - a. VCT - 1 unopened carton of each color and type.
  - b. Rubber base - 1 unopened carton of each type and color.
  - c. Rubber accessories - 50 linear feet (15 meters)
  - d. Rubber stair treads - 10 each of each color or type.

D. Carpet

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1. Square carpet tiles shall be used. Specify a choice of at least three colors and/or patterns of carpet.
2. If sheet stock is to be specified, prior approval must be obtained from the BDCD Project Manager, who will coordinate with the FMD.
3. Carpet installation shall be by installer approved by the carpet manufacturer.
4. Attic Stock for Carpet Tile- Provide the following:
  - a. Specifications shall require provision of attic stock in unopened cartons and matching dye lot, equal to 5% of the carpeted area of the project for each carpet type. In addition, all usable scraps larger than two square feet, or more than 8 inches (200 mm) in width, shall be turned over to the Owner.
5. Low VOC, recycled content carpet shall be specified. Carpet tiles must be specified from the mid range product lines of the following manufacturers:
  - a. Milliken Modular Carpet Tile
  - b. Interface Carpet Tile
  - c. Shaw Contract Group
  - d. Patcraft Commercial Carpet
  - e. Specifications must note that No Equal Products or Substitutions for carpet tiles will be allowed.
6. Carpet tile must have a minimum TARR rating of 3.0 for heavily used areas and 3.5 for severely used areas. Heavy rating would be for more administrative functions with minimal public use. Severe rating shall be used for high traffic areas which get a lot of public use such as family / human services, and library functions. Refer to the End Use Application table at <https://carpet-rug.org/wp-content/uploads/2018/08/Taking-the-Guess-Work-Out-of-Specifying-Carpet.pdf>
7. Entryway/Walk-off mat to be glue down, carpet style.



E. Special Flooring

1. Prior approval of special floorings is required and the use of any such flooring shall be brought to the attention of the BDCD Project Manager. Examples of special flooring are hardwood, rubber, concrete, laminate, terrazzo, epoxy or resin floors. Prior approval must be obtained from the BDCD Project Manager for use of wood floors and for design of the support system for the wood floors.

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2. Use of linoleum flooring, or other rapidly renewable products is encouraged for consideration, at appropriate locations and as coordinated with the BDCD Project Manager.



3. Cork or bamboo flooring is not acceptable due to increased maintenance.
4. Specification for concrete or terrazzo flooring shall include information but not limited to the process, grinding, cleaning, mixture ratio and special mix. Discuss specialty flooring with contractor at the pre-construction meeting.
5. Attic Stock – Provide the following:
  - a. Specifications shall require provision of attic stock in unopened cartons, equal to 5% of the special flooring area.

F. Floor surfaces shall be non-slip and non-glare.

G. Kitchens to have scrub-able flooring with cove base.