

09000 - FINISHES

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 07000 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. 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.

- 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

All wall finishes at kitchens and food preparation or 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.

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 County Project Manager and will be coordinated with the Facilities Management Department (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 Humigard or other microbial prevention treated tiles as applicable.
4. The acoustic ceiling tiles must be as follows:
 - a. Armstrong 756 for 2' x 2' or Approved Equal
 - b. Armstrong 755 for 2' x 4' or Approved Equal
 - c. Armstrong 896 for 2' x 2' or Approved Equal
 - d. Armstrong 895 for 2' x 4' or Approved Equal
 - e. UL rated fire guard
5. The use of concealed spline ceiling system is discouraged. The A/E shall coordinate with the County 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 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 gallons of each color and type of paint used, with paint information legibly noted on each unopened container.
3. Acceptable manufacturers are:
 - a. Duron
 - b. Sherwin Williams
 - c. Benjamin Moore
 - d. No Equal Products or Substitutions

C. Resilient Flooring

1. The desired resilient flooring is 12" x 12" (300mm x 300mm) Vinyl Composition Tile (VCT). Specifications shall include three color choices for tile, base and treads. Other elements shall be coordinated with the VCT 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

1. Square carpet tiles shall be used. Specify a choice of at least three colors and/or patterns of carpet.

2. If broadloom or sheet stock is to be specified, prior approval must be obtained from the County Project Manager, who will coordinate with the FMD.
3. Low VOC, recycled content carpet shall be specified.
4. Carpet installation shall be by installer approved by the carpet manufacturer.
5. Attic Stock- 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.
6. The carpet tiles and broadloom carpet must be specified from the mid range product lines of the following three manufacturers:
 - a. Milliken Modular Carpet Tile
 - b. Interface Carpet Tile
 - c. Shaw Contract Group
 - d. Specifications must note that No Equal Products or Substitutions for carpet tiles will be allowed.
7. Carpet must be a minimum of 28 oz weight.

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 County Project Manager. Examples of special flooring are hardwood, rubber, concrete, laminate, terrazzo, epoxy or resin floors. Prior approval must be obtained from the County Project Manager for use of wood floors and for design of the support system for the wood floors.
2. Use of cork, linoleum or bamboo flooring, or other rapidly renewable products is encouraged for consideration, at appropriate locations and as coordinated with the County Project Manager.

F. Use of recycled content floor tile is encouraged at appropriate locations.

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