

DIVISION 09 FINISHES

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Unless stated otherwise, the standards in this Facilities Design Manual (FDM) are directed to the Design Professional to incorporate into the Project.

Although the Owner encourages improved concept, method and product recommendations by the Design Professional, deviation from these standards, including product requests for “approved equivalent” status, requires written justification from the Design Professional and written approval from the Owner’s Representative before completion of Design Development Documents.

09 01 00 MAINTENANCE OF FINISHES

A. EXPOSED CONCRETE FLOOR

1. To provide protection during construction, specify the Contractor to apply one of the following product options following manufacturer's instructions immediately after completion of the floor installation.
 - a. Johnson Wax Professional JX 4000 Concrete Floor Sealer (<http://www.johnsondiversey.com/wcmt/ProductAttachments/en-US/PIS/SPC047.pdf>), 2 coats
 - b. Equivalent protection using a sealer product approved by the Owner's Representative
2. Protect floor areas that may receive excessive wear from construction activity.
3. Immediately prior to furniture installation and building occupancy, specify the Contractor to perform the following floor finishing operations following manufacturer's instructions.
 - a. Clean floor thoroughly.
 - b. Apply 6 to 8 coats of previously used product.
 - c. Burnish using high speed buffing equipment.

B. POROUS NATURAL AND MANUFACTURED STONE FLOOR

1. To provide protection during construction, specify the Contractor to apply one of the following product options following manufacturer's instructions immediately after completion of the floor installation.
 - a. HMK Stone Care System S34 Silicone Impregnator (<http://www.hmystonecare.com/commercial/products/s34.htm>) and S35 Stone Sealer Matte Finish (<http://www.hmystonecare.com/commercial/products/s35.htm>)
 - b. Equivalent protection using sealer products approved by the flooring supplier or manufacturer
2. Protect floor areas that may receive excessive wear from construction activity.

C. VINYL COMPOSITION TILE FLOOR

1. To provide protection during construction, specify the Contractor to apply one of the following product options following manufacturer's instructions immediately after completion of the floor installation.
 - a. Johnson Wax Professional Plaza Plus Sealer/Finish (<http://www.johnsondiversey.com/wcmt/ProductAttachments/en-US/PIS/SPC047.pdf>), 2 coats
 - b. Equivalent protection using a sealer product approved by the flooring manufacturer
2. Protect floor areas that may receive excessive wear from construction activity.
3. Immediately prior to furniture installation and building occupancy, specify the Contractor to perform the following floor finishing operations following manufacturer's instructions.
 - a. Clean floor thoroughly.
 - b. Apply 6 to 8 coats of previously used product.
 - c. Burnish using high speed buffing equipment.

D. RESILIENT TERRAZZO TILE (FRITZTILE) FLOOR

1. To provide protection during construction, specify the Contractor to apply the following products following manufacturer's instructions immediately after completion of the floor installation.
 - a. Fritz FCP-102 Floor Sealer (<http://www.fritztile.com/fcp102/index.htm>), 2 coats, and Fritz FCP-300 Duro-Gloss Floor Sealer & Finish (<http://www.fritztile.com/fcp300/index.htm>), 2 coats.
2. Protect floor areas that may receive excessive wear from construction activity.

3. Immediately prior to furniture installation and building occupancy, specify the Contractor to perform the following floor finishing operations following manufacturer's instructions.
 - a. Clean floor thoroughly.
 - b. Apply 6 to 8 coats of Fritz FCP-300 Duro-Gloss Floor Sealer & Finish.
 - c. Burnish using high speed buffing equipment.

E. TERRAZZO FLOOR

1. To provide protection during construction, specify the Contractor to apply one of the following product options following manufacturer's instructions immediately after completion of the floor installation.
 - a. Johnson Wax Professional JX 4000 Concrete Floor Sealer (<http://www.johnsondiversey.com/wcmt/ProductAttachments/en-US/PIS/SPC047.pdf>), 2 coats
 - b. Equivalent protection using a sealer product approved by the flooring manufacturer
2. Protect floor areas that may receive excessive wear from construction activity.
3. Immediately prior to furniture installation and building occupancy, specify the Contractor to perform the following floor finishing operations following manufacturer's instructions.
 - a. Clean floor thoroughly.
 - b. Apply 6 to 8 coats of previously used product.
 - c. Burnish using high speed buffing equipment.

09 20 00 PLASTER AND GYPSUM BOARD

A. PLASTER

1. In moist areas, specify Portland cement plaster if the budget will not allow a more durable material.
2. Plaster finishes on steel lath or on gypsum board normally provide satisfactory durability.
3. Do not specify acoustical plaster ceilings.
4. Specify only mold-resistant gypsum board.
5. For areas that require humidity higher than 40%, specify mold-resistant paperless gypsum board.
6. Specify double thickness or high impact gypsum board if the budget will not allow a more durable material.

B. GYPSUM BOARD

1. Do not direct-glue gypsum board to masonry below grade.
2. Exterior soffit board may be specified as a substitute for cement plaster in moist areas.
3. Do not specify moisture resistant gypsum board for horizontal surfaces.
4. Do not specify moisture resistant gypsum board as backer for ceramic tile.
5. For ceramic tile on walls, specify Hardibacker backerboard by James Hardie Building Products (<http://www.jameshardie.com/backerboard/architect/default.php>).
6. Specify fiberglass tape for joints.

09 22 00 SUPPORTS FOR PLASTER AND GYPSUM BOARD

A. INTERIOR PARTITIONS

1. To help reduce sound transmission between spaces, extend partitions to the underside of the deck above and seal joints completely using an acoustical sealant.
2. Reduce sound transmission to minimum STC 52 between any combination of classroom and office, and between student rooms or apartments in residence buildings.
3. Specify non-combustible partition framing such as steel (preferred) or fire retardant treated wood.

09 30 00 TILING

A. PUBLIC RESTROOMS AND SHOWERS

1. For walls, specify minimum 4 inch glazed medium-to-dark color ceramic tile and epoxy grout.
 - a. For epoxy grout information, see paragraph A2b under this subsection.
 - b. Provide protection for outside corners in high traffic areas.
2. For floors, specify minimum 12 inch glazed medium-to-dark colored ceramic tile with stone-like texture to aid in slip resistance and epoxy grout as represented by the following products.
 - a. American Olean Earthscapes porcelain tile (<http://www.americanolean.com/series.cfm?cat=40&sid=15>) or equivalent product approved by the Owner's Representative.
 - b. Bostic Findley Hydroment Color-Poxy epoxy grout (<http://sweets.construction.com/mfg/2416/P34020.htm>) or equivalent product approved by the Owner's Representative.

09 51 00 ACOUSTICAL CEILINGS

A. SUSPENDED ACOUSTICAL PANELS

1. Provide suspended lay-in acoustical ceiling system for most areas.
2. Except for very high finish areas, specify standard exposed grid with USG 66171 Orion 270 ClimaPlus square edge 24 inch by 24 inch or 24 inch by 48 inch panels (http://www.usg.com/navigate.do?resource=/USG_Marketing_Content/usg.com/web_files/products/prod_details/USG_Ceilings_Orion_270_ClimaPlus_Acoustical_Ceiling_Panels.htm).

09 64 00 WOOD FLOORING

A. GYMNASIUMS AND STAGES

1. Wood flooring is seldom used in buildings other than for gymnasiums and spaces for performing arts.
2. Give special attention to product and type of installation system.

09 65 00 RESILIENT FLOORING

A. FLOORING AND BASE

1. Where budget permits, specify resilient terrazzo floor tile represented by Fritz Industries Fritztile (<http://www.fritztile.com/#>).
2. In classrooms, vinyl composition resilient tile is acceptable; however, specifying all vinyl or rubber tile may also be considered.
3. Where appropriate, specify one of the Owner's standard tiles from a current list provided by the Owner's Representative.
4. In areas where spillage of radioactive material may occur, specify sheet material with welded seams.
5. For most areas, specify 4 inch top-set rubber base and pre-molded outside corners by Johnsonite (http://www.johnsonite.com/products/rubberwall_information.htm).
 - a. Specify angled base for hard surface floor areas.
 - b. Specify straight base for carpeted areas.
6. Discuss quantities of extra stock needed of each color, type and size with the Owner's Representative.

09 66 00 TERRAZZO FLOORING

A. PUBLIC AREAS

1. Install terrazzo floors in public areas where heavy traffic is expected, such as lobbies, main corridors and stairs.

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09 68 00 CARPETING

A. GENERAL

1. Typically provide carpet for offices, auditoriums and certain classrooms; verify with Owner's Representative before specifying.
2. Typically carpet is purchased and installed by the Contractor.
3. Where broadloom carpet is desired, use only branded nylon with minimum face weight of 28 ounces and minimum average carpet pile yarn density of 7000.
4. Use carpet tile where flexibility is desired.

09 81 00 ACOUSTIC INSULATION

A. BATT INSULATION

1. Where acoustical isolation is required across metal stud partitions, specify higher density batt insulation specifically manufactured to reduce sound transmission.

09 90 00 PAINTING AND COATING

A. GENERAL

1. Specify the most durable and least environmentally damaging paints and coatings available.
2. Specify Class A paints and coatings where required by code.

END OF DIVISION 09 FINISHES