

Interior Architecture and Material Finish Standards

A. Walls

1. Use 5/8" minimum thickness gypsum board unless specific job conditions require different thickness. Specify high impact gypsum board in high traffic areas and residence hall corridors. Specify moisture resistant gypsum board for areas subject to moisture and for construction sequencing where dry in and schedule are a concern.
2. When using light gauge metal framing, use 25-gauge at 16" minimum; use 20-gauge minimum for framing adjacent to doorways, windows or cased openings.
3. Wall base - use resilient material rubber base, terrazzo, natural stone or glazed porcelain tile for base. Rubber wall base shall be installed continuously.
4. Provide corner guards at all outside corners of drywall or plaster walls in high traffic areas. Corner guards may be plastic cover or stainless steel. Corner guards shall start at the top of wall base. If there is no base, start at floor level. Corner guards are required to be full height of the wall to that they are attached.
5. Provide chair rail in any area where furniture will likely come in regular contact with the wall. Coordinate with the interior design furniture and finishes plan to ensure chair rail is installed in required locations.
6. Custodial closets shall have fiberglass reinforced plastic (RFP) panels or similar moisture resistant material installed on adjacent wall of all floor sinks and up to 4" above faucets.

B. Flooring

1. **Hard Surface Flooring**
 - a. Concrete (polished and sealed or coated), tile (stone, marble, ceramic), resilient rubber flooring, and luxury vinyl tile are preferred.
 - b. Tile shall have dark colored grout
 - c. Auditorium or tiered classrooms shall have flooring under the seating areas which can be damp mopped and does not require wax or paint.
 - d. Newly installed VCT tile floors are to be scrubbed of their factory coating and waxed with four coats of Spartan Floor Front wax floor finish during the construction cleanup process. The scrubbing and application of four coats of finish is to be completed at the end of the construction work and after the floor has been neutralized but immediately before releasing the building for temporary occupancy. This does not include any prior cleaning and finish application that may be performed to prepare the building for inspections during the construction process.
 - e. All Mechanical Rooms with air handling units above ground level shall have a finished floor with a seamless epoxy or resinous floor system and a floor drain. Additionally, concert curbing shall be installed around any floor penetrations and at doorway to contain any spills.
 - f. All restrooms floors shall have a seamless epoxy or resinous floor system.
2. **Soft Flooring**
 - a. Carpet shall have an impermeable backing membrane, preferably vinyl, and must be mildew resistant with dense, low, looped pile.

- b. Carpet tile must be used unless location absolutely warrants broadloom. Type 6,6 Nylon is preferred.
- c. Carpet with solid colors, light colors and deep pile, defined as higher than ¼" are not preferred.