

FACILITIES BUILDING STANDARDS

Section 09 0000 Finishes

Update date: **12/30/2022**

Non-Structural Framing

1. All in-wall blocking for mounting equipment, technology or casework must be metal strap or sheet metal.
2. If wood backing is used, fire retardant wood is required and must have factory markings. Provide submittal on wood backing if used.

Gypsum Board Assemblies

1. All wet walls (toilet rooms, showers, mop sinks, handwash sinks, etc.) shall receive moisture-resistant Aquatough (or approved equal) wallboard from corner to corner of wall. For large rooms with a single wall hung lavatory, the Aquatough wallboard may be limited to the area around the lavatory, a minimum of 48" high and extending 24" beyond the lavatory on each side.
2. Wall and joint finish levels shall be:
Level 5: Lobby spaces, corridors, any area with high performance coating (epoxy), exam rooms
Level 4: Elsewhere, not specifically noted.
Level 3: Utility/mechanical/TR areas/rooms. (TR rooms shall receive finish paint coat.)
3. Smoke-rated partitions that extend to deck shall have GWB on both sides.
4. Plumbing chases at toilet rooms shall have drywall to deck on both sides of wall. Provide access panels for pipe/valve access.
5. Partitions around transformer rooms and electrical closets shall have acoustic isolation.
6. Fiberglass-faced mold-tough gypsum board shall be used where exposure to humidity during construction is a concern. Paper-faced gypsum board is acceptable in closed-in and low humidity areas.

Ceramic/Porcelain Tile

1. Ceramic and porcelain tile is only permitted on partitions. Epoxy grout shall be provided/specified. Ceramic tile shall be considered for flooring in kitchens as appropriate.

Acoustical Ceiling Suspension Systems

1. In humid areas (all rooms with showers, kitchens, laundry rooms), basis of design is Armstrong PRELUDE XL 15/16" Exposed Tee, Hot-dipped Galvanized Steel with Aluminum Cap.
2. In rooms where applicable code requires gasketed ceiling grid (e.g Pharmacy Clean Room), basis of design is Armstrong 15/16" CLEAN ROOM, Exposed Tee, Hot-dipped Galvanized Steel.
3. In rooms requiring gasketed grid that are also humid areas (e.g. Sterile Processing), basis of design is Armstrong 15/16" Co-Extruded CLEAN ROOM, Exposed Tee, Hot-dipped Galvanized Steel with Aluminum Cap.
4. In MRI rooms, basis of design is Armstrong PRELUDE Plus XL Aluminum 15/16" Exposed Tee.
5. In all other areas, basis of design is Armstrong PRELUDE XL 15/16" Exposed Tee.
6. Architect shall have Owner's approval for variance to standards.
7. Grid shall be white unless variance is approved by Owner.

Acoustic Panel Ceilings

Facilities

1. All products shall come from single manufacturer. BOD Armstrong. Provide 24"x24" standard acoustic ceiling tile. Angular, tegular edge tile shall be provided. Tile shall be non-directional.
2. Toilet rooms shall have vinyl-faced ceiling tile.
3. All ceiling tile shall be cut tight to within 1/8" around any protruding items and sealed with acoustical sealant (acoustical sealant is not to be used on escutcheon plates on sprinkler heads).
4. Architect shall have Owner's approval for variance to standards.
5. Repair of ceiling tiles through painting or other methods shall be pre-approved by Owner.

Flooring and Resilient Base and Accessories

1. For each flooring type, Architect shall provide product list of proposed flooring manufacturer-recommended moisture mitigation, floor prep and substrate product, patching compound, and adhesive for manufacturer review and approval.
2. Owner shall approve submittals during submittal process.
3. Architect shall specify 5 year installer's warranty on welded seams.
4. Flooring manufacturer representatives, installers and Owner shall attend pre-installation meeting for review of project submittals.
5. Provide field mock-ups of adhesive application process, heat weld seams, and individual flooring product installation specified on the project. Mock-ups must be approved by Owner prior to installation of project flooring.
 - a. Provide Owner with proof (video and/or pictures) of adhesive application and that flooring installation method meets manufacturer's guidelines.
 - b. Owner and Flooring Manufacturer Representative shall inspect and approve of adhesive application and flooring installation for mock-ups prior to proceeding with project installation.
 - c. Review of installation by Owner will occur throughout the flooring installation process.
 - d. Flooring Manufacturer Representative shall inspect flooring during finish punches scheduled by Contractor.
6. Sheet vinyl is standard flooring for all facilities. Alternate flooring shall be considered for high profile areas (luxury vinyl tile, etc.).
7. Troweled adhesive installation method is not permitted for sheet vinyl flooring products.
8. When a manufacturer requires a spray, rolled on, or troweled application method for adhesive, specify spray or rolled method.
9. All sheet vinyl curves and patterns shall be waterjet cut. Field cutting is not permitted.
10. Provide seaming diagram for Owner approval prior to ordering material.
11. For sheet vinyl seaming, seams shall be heat welded, except for small scale patterns such as a medallion, which shall be chemically welded.
12. Provide heavy-duty sheet vinyl or other durable floor coverings in elevator cabs in medium to dark hue.
13. Sleep rooms shall have sheet vinyl flooring.
14. Use manufacturer recommended adhesive and application of adhesive for heavy and rolling loads.
15. For areas requiring integral cove base where wood-look flooring is specified, wood grain to wrap up the walls regardless of grain direction.
16. Luxury vinyl tile (LVT) is permitted in high-profile areas and rehab spaces. Large format sizes preferred to reduce seams.
17. Vinyl composition tile (VCT) is only permitted as a deduct alternate option, or specified by owner.
18. Rubber flooring is not acceptable in any location, except on stairs.
19. Floor ceramic/porcelain/natural stone flooring is not permitted.

20. Office shall be sheet vinyl or LVT. **All requests for carpet in offices must be requested in writing to the UFH Interior Designer.** Where carpet is requested, modular tile must be provided. Glue adhesive must be laid; provided stick tabs are not adequate. BOD is Shaw Contract, Patcraft and Interface
 - a. If carpet is requested, this request must be made through the project manager and approved by the interior designer.
21. Tarkett is BOD for resilient wall base; rubber or vinyl type is acceptable up to 4" minimum. For renovation projects, resilient wall base to be 4.5" minimum - specify Tarkett Traditional Duracove Thermoplastic Rubber Base. Resilient base must be provided in 50' lengths; 4' strips are not permitted. All corners must be job formed; pre-formed units are not acceptable.

Interior Painting and High Performance Coatings

1. Richards Paint shall be BOD. Colors shall be selected from Richards Paint palette. Paint shall be water-based, non-formaldehyde, no-VOC. All paint shall be purchased from Gator Paint in Gainesville, FL (352.372.5240). Painting contractors shall request Shands pricing.
2. Paint sheens:
 - Partitions and ceilings, general – eggshell
 - Partitions and ceilings, procedure rooms, toilet rooms, showers, soiled – semi-gloss
 - Hollow metal doors and frames – semi-gloss
 - Electrical/mechanical panel doors – semi-gloss
 - Steel handrails and guardrails – semi-gloss
3. High performance coatings shall be water-based or polyurethane formula and low-VOC. Epoxy to be used with Owner written authorization.
4. High performance coatings shall be used in ORs, labs, and specialty areas where required. Epoxy to be used with Owner written authorization.
5. Concrete sealer to be clear type and low VOC. Color sealer (low VOC) shall be provided only at existing concrete deemed in poor condition by the Project Manager. Color of sealer to be selected by the Project Manager and Interior Designer.
6. Where sealant is required adjacent to a painted surface, provide color sealant to match paint color.

Other

1. Provide waterproof wall cladding (FRP panels) at all mop sink areas; locate corner to corner on wet walls.