

**CSU HOUSING & DINING SERVICES TECHNICAL STANDARDS**  
**DIVISION 09 – FINISHES**

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**09 00 00 - GENERAL INFORMATION**

A. General Information:

1. A Color Scheme shall be recommended by the A/E, and submitted to the University Representative for review and approval by Housing and Dining Services.
2. High traffic corridor and entrance lobby floors shall be porcelain tile, vinyl composition tile, terrazzo or sealed concrete. Do not use ceramic tile.
3. Stairways shall have a steel troweled concrete finish. Tread should have a raised edge at the sides to keep cleaning water from dripping over the edge.
4. Dining area and back of house floors shall be polished concrete or seamless epoxy.
5. Rubber base shall be used for all VCT, resilient flooring and sealed concrete installations unless otherwise noted.
6. Bound edge carpet base shall be used for all carpeted areas.
7. Restroom and locker room walls should be a material or finish that can be power washed. Restrooms shall have Porcelain tile floors with grout color selected by CSU and wall tile wainscot to at least 60" AFF. Locker room walls shall be fiberglass reinforced plastic-smooth matt finish. Shower room floors should be slip resistant porcelain tile with grout color selection by CSU.
8. Floor cleaning equipment is difficult to handle in small areas. Where possible, avoid creating small nooks, alcoves and other recessed areas such as doorways and watercoolers.
9. Ledges create places for dirt and dust to settle. Wall and window designs should minimize ledges wherever possible.
10. Fire Hazard classification - provide materials bearing UL labels for the following:
  - a. Flame spread not more than 25
  - b. Fuel contributed not more than 15
  - c. Smoke developed not more than 50
11. To assist the consulting A/E in the selection of finishes, the University Representative shall provide the current listing of materials available on preferred contract pricing through Housing Operations and Procurement Services.
12. All electrical panelboards will be factory painted with low gloss enamel (not flat wall paint) suitable for metal. Field painting will not be permitted.
13. Exterior black pipe gas lines shall be cleaned of all oils and rust, primed with rust inhibitive primer, and painted with industrial enamel finish.

**09 20 00 – PLASTER AND GYPSUM BOARD**

A. Metal Studs - Non-structural

1. Light gauge metal framing shall be minimum 25 gauge x 3-5/8 inches @ 16" o.c.

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2. Secure with fasteners or proper crimping tool (welds are discouraged).

B. Gypsum Board:

1. All gypsum board shall be 5/8 inch thick Type 'X' held 1/2" off the floor.
2. Provide 5/8" silicon impregnated fiberglass faced gypsum board in high moisture areas – full height of the wall. (DenShield or Equiv.)
3. Provide 5/8" Type X impact resistant gypsum board in all corridors and high traffic areas. Impact resistant gyp. board shall extend a minimum of 48" above the floor
4. All exposed painted gypsum board surfaces shall receive a **Level 4 - smooth finish**.

C. Corner Guards:

1. Provide flat molded corner guards in high traffic areas. Color to match adjacent surfaces
2. Use stainless steel corner guards in all food service areas with min. 2 1/2" leg.
  - i. Do not use exposed mechanical fasteners.

**09 30 00 – TILING**

- A. To reduce lead times, use local vendors for procurement.
- B. Thin porcelain tile used in overlay application is a long lead item and must be identified in the construction schedule.

**09 50 00 – ACOUSTICAL CEILINGS**

A. Sole Source Products:

1. Ceiling tile – Armstrong Calla series as basis of design.
2. Ceiling grid – Armstrong Calla series as basis of design.

B. Ceiling Tile:

1. For remodels, match existing ceiling tile if possible. These Armstrong products predominant:
2. All new buildings shall use the Sole Source Product.
3. Concealed grid systems and ceiling panels larger than 2' x 4' are not allowed.
4. Use scrubbable vinyl-faced ceiling tile, Armstrong VL Unperforated Fire Guard 870, in restrooms, dining, back of the house, and high humidity areas.

C. Ceiling Panel Markers for access identification - Color Code.

1. Removable ceiling tile may provide access to mechanical/electrical components located above the ceiling. The panel or tile shall be marked with colored map tacks glued in place according to the following schedule:

<u>Description of Access</u>	<u>Pin Color</u>
Waste: valves & unions	Blue
Waste: cleanouts	Black

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Ventilation: test areas, dampers	Purple
Fire dampers or fire detector	Red
Electrical: transformers & resistance heaters	Orange
Natural gas, oxygen, steam valves & unions	Yellow
Nitrogen, compressed air, vacuum valves & unions	Green
Miscellaneous mechanical	Gray

**09 61 00 – FLOORING TREATMENT**

A. Floor Finish:

1. Products to be used for finishes, sealers, and strippers shall be as recommended by Housing Operations through the University Representative. Products which are incompatible with the current finish, sealers, or strippers can damage the existing finish.
2. Housing Operations may choose to install initial seal and finish to new flooring. The University Representative shall determine whether this option will be used for the project and direct the Architect accordingly.
3. Vinyl Composite Tile: Seal and apply finish as recommended by Housing Operations through the University Representative,
4. Stone and Concrete: Allow adequate curing. Seal and apply finish as recommended by Housing Operations through the University Representative.
5. Ceramic Tile: Grout sealer is required; apply no sooner than 48 hours after grouting. Seal and apply finish as recommended by Housing Operations through the University Representative.

**09 65 00 - RESILIENT FLOORING**

B. Vinyl Composite Tile:

1. VCT shall be 1/8 inch thick, 12 inches x 12 inches or other approved modular size.
2. Color tone should be considered for ease of maintenance.
3. Prohibited in restroom and wet areas.

C. Rubber Base:

1. Top set coved and extended toe base with pre-molded outside corners, thermoset, 4 inches in height.
2. Integral bases formed with sheet flooring shall have a backing behind the cove.

**09 68 00 – CARPETING**

A. General Information

1. Carpet tiles are preferred over rolled goods for durability and ease of replacement.
2. Broadloom carpet may be used in small private offices.
3. Carpet will not be installed in food service or dining areas.

B. Type and Application:

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1. Offices and Low Traffic Areas

Minimum face weight 26 oz.  
Tuffed loop construction  
Minimum gauge 1/10 inch  
Maximum pile height 1/4 inch  
Backing must be "UltraBac" or have an approved backing.

2. High Traffic Areas shall have carpet that is appropriate for use.

3. Direct glue carpet shall have 3M Scotch Guard or equal protectant that is resistant to staining. Vacuum thoroughly and spray with protectant.

**09 72 00 - WALL COVERINGS**

A. Vinyl Wall covering:

1. Vinyl wall covering must be approved for desired location by Housing Operations through the University Representative. The material should be difficult to tear and stain resistant with a smooth surface that is resistant to high alkaloid cleansers.

**09 90 00 – PAINTING AND COATING**

A. Acceptable Products:

1. Wood Stains - Devco or Watco.

B. Interior and Exterior Finishes:

1. All painting must be of journeyman level craftsmanship, paying special attention to preparation, etching, priming and undercoating.
2. All finishes shall minimize painting and other routine maintenance. A semi-gloss material is recommended for halls, restrooms, classrooms and other high traffic areas.
3. Interior and exterior paint colors shall be based on the KWAL Paint color chart.
4. Water based, low odor, no VOC products should be used unless high performance oil-based or epoxy products are necessary.
5. Housing Operations uses a standardized group of colors for high use areas such as corridors and offices. The University Representative will provide the current list of default colors to the Architect for color scheme coordination. Color variations are discouraged within individual spaces such as offices – establish and conform to a set building color palette. Each office shall receive one accent color wall.

C. Application:

1. When alkyd enamel or other special coatings with objectionable characteristics are specified, special attention must be directed to any public occupancy of the space or adjacent spaces during the painting and repainting process.
2. Exterior black pipe gas lines: Surface shall be cleaned of all oils and rust, primed with rust inhibitive primer and painted with industrial enamel finish. Color to match adjacent surfaces.