

9 FINISHES – V09000

9.1 GENERAL

9.1.1 Description

This standard identifies minimum requirements that shall be met for all internal finishes in the design and construction of elements for Arlington County Building Design Standards.

9.1.2 Related Arlington County Standards, Specification and Policies

9.1.2.1 Reserved

9.1.3 Applicable Standards and Specifications

including, but not limited to, those listed in Table 9.1.3

Table 9.1.3 Applicable Standards and Specifications
US Green Building Council’s Leadership in Energy and Environmental Design (LEED) green building rating system

9.1.4 Quality Assurance

9.1.4.1 Reserved

9.1.5 Submittals

9.1.5.1 Reserved

9.2 DESIGN

9.2.1 Lath & Plaster

9.2.1.1 Lath and plaster work shall be limited to the repair or renovation of interior areas where required to maintain historically significant features and it is impractical to replicate or repair using gypsum board or similar materials.

9.2.2 Gypsum Board

9.2.2.1 If a gypsum fire-rated assembly is provided, the number must be specified. If a gypsum board ceiling is designed, access panels shall be provided for maintenance access. Panels shall be provided for all maintained elements. If installation 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. Water-resistant gypsum board shall be specified for wall and ceiling use in bathroom and locker room areas. Cementitious Board or equal product shall be used in shower areas and wet areas around lavatories.

9.2.3 Ceramic Tile.

9.2.3.1 Restrooms shall be ceramic tile on the floor and up to a minimum of Five (5) feet on all wet walls, unless otherwise approved by the Arlington County Project Officer.

9.2.4 Flooring

- 9.2.4.1 Prior approval shall be obtained from the Arlington County Project Officer on all types of flooring and carpeting used in the facilities. All carpeting specified in the building shall meet the LEED standards for carpet.
- 9.2.4.2 Before the Contractor proceeds with any work, the floor substrate surface must be inspected and any visible defects on the surface such as cracks, bumps, rough areas or variations in levelness must be reported in writing to the Arlington County Project Officer.
- 9.2.4.3 **Concrete subfloors:**
Concrete subfloors to receive floor finish including but not limited to carpet, vinyl, wood or cork must be smooth and level within a tolerance of toveled finish as per Table 3.2.1.3
- 9.2.4.4 Flooring installation shall not commence until the Building is enclosed and all other trade have completed their work.
- 9.2.4.5 The Contractor shall allow time in the schedule to comply with project completion date for new concrete subfloors to cure a minimum of 28 days prior to installing flooring or 4 weeks for every 1” thickness of slab whichever is greater.
- 9.2.4.6 The Contractor shall allow all flooring materials to acclimate to site temperature prior to their use and installation
- 9.2.4.7 The Contractor Maintain a stable room and subfloor temperature prior to installation (before performing moisture tests), during the installation and min. 48 hours after the installation. The required temperature range is 65° F to 86° F. The required ambient humidity control level is between 35 to 55%.
- 9.2.4.8 Concrete substrates must be fully cured and free of any hydrostatic and/or moisture problems. Moisture and alkalinity tests must be performed on all concrete substrates, under in-service conditions. The Contractor shall turn on the HVAC system to ensure stable conditions during testing and installation. The pH level should be in the range of 7 to 10. Moisture vapor emission content of the concrete slab must not exceed the tolerance of the adhesive specified when tested according to ASTM F1869 (anhydrous calcium chloride for moisture vapors from concrete), and relative humidity of concrete slab must not exceed the tolerance of the adhesive specified when tested according to ASTM F2170 (in-situ probes for relative humidity in concrete slab). The Contractor, at his own expense, shall provide the necessary corrections for the requirements noted above, to the satisfaction of the County.

9.2.5 Wall Covering

- 9.2.5.1 Upon approval by the Arlington County Project Officer, provide wall covering on the wall in lieu of semi-gloss latex paint in main corridors and/or paths of egress travel with the exception of fire stairwells.

9.2.6 Ceilings

- 9.2.6.1 Where finished ceilings are required, they shall be gypsum board or acoustical ceiling grid type. All specialty ceilings shall be approved by the Arlington County Project Officer in advance. All acoustical ceiling tile systems shall be 2' x 2' or 2' x 4'. Acoustical ceiling tiles located in high humidity areas shall have appropriate density

and moisture resistance to prevent sagging. Spline ceilings are not acceptable. Ceilings in Kitchen and food preparation areas shall be 2’ x 2’ tiles with a moisture resistant finish. If 2’ x 2’ metal tiles are used, provide with fiberglass insulation encased in plastic.

9.2.7 Paint

Painting of Interior Surfaces shall be in accordance with Table 9.2.7:

Table 9.2.7 Painting of Interior Surfaces	
Building Element	Paint Type
Ceilings	Flat latex ^a
Doors and frames	Semi-gloss latex unless doors are a natural stain ^a
Walls	Eggshell latex ^a

Note ^a One (1) coat of primer and two (2) coats of finish paint is required for all walls, ceilings, doors and frames.

9.2.7.1 All paints, glues and adhesives shall meet the LEED standard for low-VOC products.

9.2.8 Attic Stock

9.2.8.1 Wall Covering, Floor Covering, Carpets and Ceiling Tiles:
Attic stock for wall covering, floor covering, carpets and ceiling tiles shall be of the same dye lot or production run and a minimum of 5% of each type and color lot shall be provided. If 5% is less than a standard box or roll, then a full box or roll shall be supplied. All attic stock shall be labeled with the Building and location of use.

9.2.9 Maintenance Access

9.2.9.1 Any ceiling system utilized shall be accessible if there are maintained elements above it. If access to maintained elements cannot be relocated above an accessible ceiling, then a 24” x 24” or 2’ x 4’ access ceiling panel shall be provided. Prior approval shall be obtained from the Arlington County Project Officer for all other sizes.

9.2.10 Cleanability

9.2.10.1 Any Kitchen designated by code as a commercial type Kitchen shall have hard surface finishes that are smooth and able to be cleaned without damaging the surface finish. The County is to review and approve all Kitchen finishes.

9.3 PRODUCTS

9.3.1 Paints, Glues and adhesives:

Brand Name(s) for Building Element in accordance with Table 9.3.1 The Specification shall identify a minimum of three (3) Brand Names (manufactures) that comply with the Owner’s Project Requirements used for the Invitation to Bid, unless the Brand Name Category listed as No Substitutions.

Table 9.3.1 <i>Brand Name Product(s) for the Paints, Glues and adhesives:</i>
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Building Element	Brand Name(s)	Brand Name Model	Brand Name - Category
Paints, Glues and adhesives	Benjamin Moore Duron Sherwin-Williams		Preferred Manufacturer(s)