

FINISHES, TREATMENTS & TRIM, INTERIOR

Ceiling Finishes: Generally, a suspended ceiling system will be installed as required to satisfy the Ceilings section within these General Guidelines. These should require no additional finishing. In a non-standard area where an exposed structural ceiling or a suspended drywall or plaster ceiling is used, they shall be painted in coordination with and using similar materials as the wall finish.

Wall Finishes: Generally, wall finishes shall be painted gypsum board. Wall finishes in restrooms, locker rooms, shower rooms, etc. shall incorporate ceramic tile as required to satisfy the requirements of the Walls and Partitions section within these General Guidelines. Wall finishes in the balance of these types of rooms as well as all wall surfaces within laboratories, animal facilities, service facilities, etc. that are exposed to high humidity and/or require water wash-down for cleaning shall be water-resistant (e.g. one that incorporates a two part epoxy finish coat).

Base Molding: Generally, base molding shall be rubber construction (not to be confused with vinyl). Base molding in restrooms, locker rooms, shower rooms, etc. shall be ceramic tile construction to match the floor and wall tile. Terrazzo, marble, hardwood and other specialty base molding may be used to match other finishes and features. Light colored base that shows black scuffmarks shall be avoided, especially in classrooms and high traffic areas, even at the expense of not matching light colored flooring.

Floor Finishes: See the Floors section within these General Guidelines.

Finish Schedule: Wood Doors, Framing, Trim, Cabinets, Etc.: See Technical Sections within Division 09 for detailed finishing requirements. Wood trim and chair rail shall be installed in moderation and only where needed. Trim and chair rail with wide, horizontal surfaces should be avoided. Metal Doors, Frames, Cabinets, Etc.: See Technical Sections within Division 09 for detailed painting requirements.

Lead Paint: When existing lead paint is encountered it shall be addressed in compliance with the requirements of the Occupational Safety & Health section within these Standards.

Blinds: Each window that is located within a room shall be evaluated for light controlling devices. Blinds that are integral to multi-pane windows (i.e. located between the panes of glass) are not acceptable. "Black-out" shades or other special window treatments shall be installed only as directed by the Program Statement.