

## Division 09 - Finishes

### 09120 – CEILING SUSPENSION SYSTEMS –

**A – ACOUSTICAL EXPOSED GRID SYSTEM** – Standard exposed one-hour rated, cold-rolled steel T-grid system with hold-down clips, matching wall angle moldings, standard baked enamel finish color selected by **LPS** Property Management Services Department, all items same width of exposure.

**B – DRYWALL SUSPENSION SYSTEM** – Chicago Metallic FIRE FRONT 650 or Roblin RIGID "X" sheet steel, hot dipped, electro-galvanized or painted, minimum one-hour UL fire-rated system.

### 09213 – GYPSUM KEENE'S CEMENT PLASTER SYSTEM –

Metal lath, white gypsum base and Keene finish; total three coat plaster, with associated accessories.

### 09220 – PORTLAND CEMENT PLASTER –

Metal lath and three coat cement plaster (stucco) on cold-formed stud/joist framing, masonry, or metal suspension system, with associated accessories.

### 09250 – GYPSUM BOARD SYSTEMS -

shall meet requirements of National Gypsum Association; typically one-hour fire rated throughout; water-resistant W/R on wet plumbing walls and all walls (not ceilings) in wet or damp areas such as rest rooms, toilets, janitor, kitchen. DUROCK Tile Backer Board is an acceptable alternate to W/R board on wet walls and in wet or damp areas, provided it meets fire-resistive requirements and provided no extra cost(s) charge(s) to Owner. Neither W/R nor DUROCK type is an acceptable substitute for gypsum sheathing or Exterior Gypsum Ceiling Boards. In high school lobbies and corridors, gypsumboard shall be fiberglass-reinforced, or 1/4" plywood or other backing shall be installed, to resist vandalism.

### 09310 – CERAMIC TILE –

**A – WALL TILE** – ANSI A137.1, Section 6.1; types, finishes, sizes, patterns, colors, settings, approved by **LPS**. Property Management Services Department

**B – FLOOR TILE** – ANSI A137.1, Section 5.1; types, finishes, sizes, patterns, colors, settings, approved by **LPS** Property Management Services Department

**C – TRIM AND SPECIAL SHAPES** – Rounded external out corners; bull nose end cap trim shapes at head, jamb, sills of openings and terminations; cove base and inside corners; same material, size, finish as wall tile.

### 09330 – QUARRY TILE –

**A – FLOOR TILES** – ANSI A137.1; types, finishes, sizes, pattern, colors, settings, approved by **LPS** Property Management Services Department to fulfill design requirements.

**B – BASE TILES** – ANSI A137.1; types, finishes, sizes, colors, settings, determined by **A/E** or **DBT** to fulfill design requirements; bull nose outside corner units, cove inside corner units.

09500 – ACOUSTICAL TREATMENT –

**A – A 42 SOUND TRANSMISSION COEFFICIENT (STC)** minimum value shall be provided in noncritical areas such as Kitchens, Classrooms, Corridors, Athletic Facilities. **B – A 55 STC** minimum value shall be furnished in critical areas such as Conference Rooms, Private Offices, Band Rooms, Vocal Rooms.

**C – NONACOUSTICAL AREAS** include Storage Rooms, Mechanical Equipment Rooms, Janitor (Custodian) Rooms, Stairwells. **D – LAY-IN PANELS** – Size(s), finish and ratings as approved by **LPS** Property Management

Services Department and to meet local Code requirements. 09560 – WOOD STRIP

FLOORING – Size(s), Species, finish(es), fastening(s) as approved by **LPS** Property Management Services Department; strips tongued and grooved and end matched.

**A – ADHESIVE** – Type recommended by flooring manufacturer, complying with flammability and environmental control regulations. **B – ASSOCIATED WOOD TRIM** – Same species and cut as flooring. 09570 – WOOD PARQUET FLOORING – Natural or plastic impregnated in sizes, species and finishes approved by **LPS** Property Management

Services Department. 09600 – STONE FLOORING – Natural granite, marble, slate, flagstone; in shapes, sizes and settings approved by **LPS** Property

Management Services Department. 09635 – BRICK FLOORING – **A – PAVER UNITS** – Split type in sizes, colors, and settings approved by **LPS** Property Management

Services Department. 09650 – RESILIENT FLOORING – Asbestos- and formaldehyde-free tile or sheet material acceptable to **LPS** Property Management

Services Department in sizes, colors, patterns, textures, and locations approved by **LPS** Property Management Services Department. Base shall be rubber, top-set cove with preformed interior and exterior corners.

**A – WAX** – Clear, nonfade, nonslip type as manufactured or recommended by flooring manufacturer. **B – MAINTENANCE MATERIAL** – Furnish an overrun to **LPS** Property Management Services Department in minimum amount of three percent (3%), in full size units/sheets for each color, each pattern, each type resilient flooring and accessory.

## 09680 – CARPETING AND CUSHIONING –

Tufted loop pile (no cut-pile) with solution-dyed nylon fiber and reinforced man-made composition backing, including permanent anti-static and anti-microbial protection and fluorocarbon soil-resistant treatment. Minimum standards: pile yarn weight of 20 oz. per square yard; finished pile thickness (per ASTM D418) of 0.094 inches; 1/10 gauge; 9.0 stitches per inch; Average Pile Yarn Density of 5333; total product weight of 85 oz. per square yard; and minimum sheet width of 72 inches.

**A – PREPARATION FOR INSTALLATION** in new or remodel areas shall be the responsibility of the Contractor.

**B – WARRANTY** – Minimum 15-year, non-prorated limited warranty (including edge ravel, dimensional stability, delamination and static protection).

**C – BACKING** shall be man-made, non absorbent composition material, condensed at offices or high-traffic areas and closed-cell cushioned at classrooms or other instructional areas. Backing shall be reinforced for dimensional stability and shall be permanent anti-static.

**D – YARN** shall be continuous filament, plied and heat-set, using Type 6,6 nylon fiber manufactured by DuPont or Monsanto, with a cationic polymer additive at extrusion for enhanced stain resistance.

**E – ADHESIVES**, whether factory-applied to backing or field-applied, shall be free of hazardous chemical emissions within 24 hours after installation.

**F – SEAMING** shall be solvent-based, chemical-fusing, with no hazardous chemical emissions continuing more than 24 hours after installation.

**G – FLAMMABILITY TESTING:** Radiant panel Class 1 (ASTM-E648); NBS smoke density less than 450, flaming mode (ASTM E-662).

**H – ANTIMICROBIAL PROTECTION** shall be permanent, for both face of carpet and backing, meeting GSA Requirements with 15 washings. (GSA Protocol - AATCC138; AATCC174 Part I or II, and Part III.)

**I – MAINTENANCE MATERIAL** – Deliver to **LPS** Property Management Services Department all carpet scraps larger than 48 inches in length by 12 inches in width, and furnish an overrun in the amount of three percent (3%) in full-width for each color/dye-lot, each pattern, and each type.

## 09900 – PAINTING –

Provide coatings for normally painted/stained exterior and interior surfaces including gloss, semigloss, flat paints; transparent or opaque finishes; water or solvent-based coatings; stains, primers, fillers, waxes, and preparation of surfaces to receive coatings. Furnish all formulas to the **LPS** Property Management Services Department. Preferred brand to be designated by the **LPS** Property Management Services Department.

**A – SAMPLES** – Furnish for approval minimum 12" by 12" samples of surface(s) to be painted or finished. Paint as specified shall be applied in manner clearly indicating degree of finish at various stages of completion, with succeeding coats overlapping previous coats, taking care to establish a definite line of demarcation. Samples, when approved, will become standard of comparison, and finished surfaces not equal to sample color shall be refinished at Painting Contractor's expense.

**B – PAINT AND STAIN** shall be manufacturer's best, top-of-line commercial grade, type, kind available (commercial and/or residential low grades not acceptable); manufacturer, supplier or

installer shall furnish written certification thereof to **GC, A/E, DBT, and LPS** Property Management Services Department prior to and upon delivery of materials to jobsite. Acceptable products shall be from those manufactured by Samuel Cabot, Benjamin Moore, Devoe, Pratt & Lambert, Martin Senour, Sherwin-Williams. Choice of products may be made in accord with Spec Section 01630.

**C – MIXERS** – Materials not specifically designated, such as **linseed** oil, shellac, mineral spirits, turpentine; wood, masonry, and concrete fillers, shall be recommended quality products of known manufacturer which will perform as required for specific surface.

**D – COLORS** will be selected by **LPS** Property Management Services Department or **DBT** from manufacturer(s) complete catalog or brochure of factory-tinted colors. Apply only colors scheduled and approved.

**E – DOORS** – Regardless of door manufacturer prefinishing paint or stain, finish bottoms, tops and all edges of overhead, coiling, wood, and hollow metal swing, sliding and pocket doors, same as balance of door, after fitting.

**F – A PAINT SCHEDULE** shall be furnished to **LPS** Property Management Services Department prior to application, covering painting and finishing of normally painted interior and exterior surfaces. Any surface not specifically listed herein but normally being considered a surface to receive paint, unless specifically excluded, will be painted or finished in identical manner as for comparable surfaces. Nonferrous metals, factory- or shop-finished equipment and materials, and other surfaces not normally painted will not be painted or finished, unless otherwise noted or specified.

#### 09950 – WALL COVERINGS -

including vinyl and upholstered fabric wall coverings, wrapped wall panels, wallpaper, flexible wood sheets, for approval and acceptance by **LPS** Property Management Services.