

FLOORS

Structural Requirements: All floors shall be designed for assembly floor loads or structural requirements or code required loads, whichever is higher.

Standard Spaces: New and “unproven” floor systems should be avoided. Flooring systems not listed as approved by these guidelines must be approved by the Owner’s representative and Custodial Services. Flooring for standard occupied spaces within campus buildings shall be carpet, carpet tile, porcelain tile, terrazzo, luxury tile or another system of higher quality and greater durability. All flooring shall comply with applicable building codes and regulations including the American with Disabilities Act. VCT shall not be installed unless approved by Custodial Services. Imported VCT should be avoided. Standard sheet flooring shall not be installed but high- performance homogeneous sheet flooring, such as Armstrong Medintech, may be used in labs or other areas deemed appropriate. Wood flooring should only be used in theatrical spaces, athletic performance or athletic recreational courts/areas. Use walk off carpet, resilient flooring with mats, or Custodial Services approved walk-off grate systems in vestibules. Walk-off carpet near entries is beneficial in reducing tacking in buildings but is not required. Athletic performance floor may be most appropriate for athletic areas where deemed appropriate. Polished concrete should only be used when budget is insufficient and only in less public areas. Polished concrete floors should be avoided where slip hazards are possible.

Corridors and Public Areas: There should be consideration of flooring of greater durability than carpet and carpet tile in corridors and other high-traffic public areas. These could include terrazzo, porcelain tile, luxury tile and other construction of equivalent durability. Wood flooring shall not be used in high-traffic areas. In some cases rubber tile may be acceptable if approved by the Owner’s representative and Custodial Services.

Restrooms: Flooring in restrooms shall be porcelain tile, polished concrete or terrazzo. In some cases high- performance homogeneous sheet flooring may be acceptable. In some cases, rubber tile may be acceptable if approved by the Owner’s representative and Custodial Services.

Elevators: Flooring in passenger elevators shall be terrazzo, carpet tile or porcelain tile. Flooring in freight elevators may be the same as passenger elevators but rubber tile, walk-off carpet tile, sealed concrete and textured stainless steel plates may be more appropriate.

Equipment/Service Areas: Typically, floors in equipment rooms and service areas shall be sealed concrete. The office spaces within equipment and service areas may be finished in this same manner. Traffic bearing membrane with texture should be installed in mechanical floors above finished areas and where wet floor areas are possible.

Color: Light colored floor finishes, whether carpet or tile should be avoided to the greatest extent possible. Mottled patterns that incorporate a variety of “earth tones” are preferred. They help to mask spots, spills, dirt accumulation, traffic wear, etc. This is especially important in heavy traffic areas.

Carpeting and Wood Flooring: Installation of carpeting and wood flooring shall be avoided in food service areas, laboratory spaces, medical treatment areas and public restrooms. When carpeting is installed it shall be of high quality and carpet tile is preferred to broadloom. Use of wood flooring in spaces other than athletic areas and theatrical spaces must be approved by the design guideline committee or the FMP Director. When wood flooring is installed it shall be of high hardness.

Occupational Health: No asbestos-containing material shall be purchased nor installed in any flooring or flooring materials. Use glue dots or similar products when installing carpet tiles. If required, use glues and finishes with low or no VOCs in all floorings. Install all floorings in strict compliance with the manufacturer’s instructions and Material Safety Data Sheets (MSDS).