1.0 GENERAL

1.1 UBC Related Guidelines

.1 Learning Space Design Guidelines

1.2 Coordination Requirements

.1 Campus & Community Planning.
.2 UBC Building Operations - Technical Services.
.3 Coordinate Wall Finishes with Acoustic Consultant.

1.3 Acoustic Requirements

.1 An Acoustical Engineering review is required for all educational facilities.
.2 Ensure acoustic compatibility of all systems and materials.
.3 Classrooms and labs to comply with latest sound reflectance and absorption criteria.

1.4 Environmental Requirements

.1 Always consider the use of recyclable, recycled, non-toxic, low maintenance and durable finishes.
.2 Wherever possible utilize water-based, low or non-Volatile Organic Compound (VOC) type adhesives.

1.5 Guards

.1 In the design of large volume spaces such as atriums and elevated walkways, the use of 1500 mm (5'-0") high guards is to be considered rather than the BCBC minimum guard height of 1068 mm (3'-6").

1.6 Floor Finishing (Scrubbing) Procedures

1.1 The first step prior to commencing the floor care process is to complete a detailed construction cleanup of the immediate surrounding area. This includes wiping down of all vertical and horizontal surfaces ensuring all soil and dust is removed. This will help prevent contamination of the finish when applied.

1.2 The entire room should be emptied of all furniture and other objects. This will allow the service workers the ability to complete the floor care procedures efficiently and safely.

1.3 The floor surface must be vacuumed thoroughly to ensure all loose soil has been removed.

1.4 The entire floor surface must be scrubbed with a neutral floor cleaner. The neutral floor cleaner must be spread evenly over the floor surface in 10 ft x 10 ft sections. Continue doing 10 ft x 10 ft sections until the floor surface is completely scrubbed.

1.5 The clean, dry surface will be finished (waxed) with a sealer/finish combination approved product called G2 Green Finish. This is a Green Seal Certified floor finish. A total of five coats of G2 Green Finish must be applied in thin coats and evenly over the entire surface. The floor finish must be allowed to dry for a minimum of 60 minutes between
each coat. This drying time between coats allows the moisture within the finish to evaporate and fuse each coat together for a strong, level, hard surface and prepares the floor surface for the final procedure.

1.6 When the five thin coats of finish (wax) has been applied and has properly fused each coat together the floor must be allowed to cure for at least 12 hours prior to commencing the final burnishing procedure.

1.7 This is the final step in the floor care process and is very important. This burnishing procedure must be performed using a clean burnishing pad and a burnishing machine that operates at no less than 1500 RPM. The floor must be free of all soil and stains prior to burnishing. The burnisher smoothes and hardens the finish surface thus making it resistant to all scuffmarks, spills and normal daily abuse. A burnished floor surface allows for easy maintenance and if maintained properly will prevent future stripping of the floor surface and will also prevent the replacement of the flooring years down the road. The final floor care procedure allows the service workers at UBC, to maintain the floors using a full restoration program.

1.8 All equipment and supplies used to perform this detailed floor work must be clean and in good working condition to ensure the best results.

IMPORTANT: These detailed specifications must be followed according to the University of British Columbia’s standard. Nothing less than this standard will be accepted or approved.

2.0 FLOORS

2.1 Mat Wells

.1 Mat wells of any design shall not be used. Walk-off mats shall be used at UBC. (See 2.2.13).

.2 Institutional Grade Entry Mats are required in all entries to reduce cleaning, and to provide sufficient non-slip flooring at entrances.

.3 Any exterior or vestibule doors that swing over walk off mats must have sufficient clearance underneath to accommodate the mats without having to make special provisions in the mats such as cutaways.

2.2 Flooring Materials and Design Requirements

.1 Seal Mechanical and Service Room Floors with urethane elastomeric membrane flooring per Section 09 67 00 Fluid Applied Flooring.

.2 Linoleum to be excluded from washrooms, baths, showers and labs.

.3 Epoxy coatings to be excluded from showers, use non-slip finish tiles (non-glazed finish).

.4 Wherever possible use low toxicity and/or sustainable materials.

.5 Hardwood Floors - refer to Section 09 64 00 Wood Flooring for finishing standards.

.6 Ceramic or Commercial Resilient Flooring: to be used in high traffic areas such as building entrances, corridors, hallways, laboratories, classrooms, coffee areas and lunch rooms.
Ceramic tiles are to be used in washrooms. This requirement applies to both new and replacement installations. Only slip resistant materials should be used in wet areas, especially building entrances.

.7 Exposed concrete in stairs and floors to have a stain resistant sealer.

.8 Carpet, (preferably carpet tile), is to be specified for enclosed administration offices, open administration areas, staff conference and meeting rooms.

.9 Carpet, (preferably carpet tile), may be used in lounge areas where food is not available; otherwise use linoleum wherever possible.

.10 For ease of cleaning, linoleum is preferred in undergraduate areas.

.11 In large lecture theatres or other areas where fixed seating occurs, use resilient flooring for ease of maintenance. Consideration must be given to acoustic treatment other than carpet as a floor finish.

.12 Laboratory Flooring: Heat welded sheet vinyl flooring, or polished concrete with dustproof hardener. Confirm with UBC Risk Management Services for any special requirements for laboratories using radioisotopes. Sealer on concrete floors must be acid resistant. Choice of flooring must reflect slip resistance required for the installation.

.13 All main entrances must contain 8-12 feet interior matting from entrance doors. Matting must include one outdoor scraper style mat with one indoor scraper/wiper style mat.
   .1 All mats to have cart-edging.
   .2 Outdoor scraper style mat to be similar in construction to the 3M™ Nomad™ 9100 Terra Entrance Matting and to extend 6-8 feet from entrance. Width to cover width of doorway.
   .3 Indoor scraper/wiper mat to meet same specifications as Source Floor & Specialties Inc. Grizzly FX Matting, dryer-scraper mat and to extend for 8-12 feet depending on anticipated building traffic and space restrictions. Width to cover width of doorway entirely.

3.0 SIESMIC RESTRAINT

.1 Design for the seismic restraint of shelves, cabinets, fixtures and vending machines, according to BC Building Code Part 4 and CSA S832-06 ‘Seismic Risk Reduction of Operational and Functional Components (OFCs) of Buildings’.

.2 Lobby Areas to include seismic restraint for vending machines

4.0 WALLS

4.1 Materials

.1 Ensure lower 3’ of walls in high traffic areas are abuse resistant (i.e. chair rails or wall bumpers and corner guards)

.2 Behind showers or tubs use cement board clad with plastic tub surrounds.

.3 Standard Public Spaces:
Regarding interior colours, so as to minimize Building Operations’ storage costs and wastage, it is recommended that colour selections for public space wall areas be neutral colours.

Where wood finishes that clad walls require fire retardant, use only pressure-treated fire retardant, not surface-applied.

Where drapery is required to be fire retardant, use only inherently permanent fire retardant fabrics. (Fabrics manufactured utilizing Trevira and/or Avora polyester fibers are considered inherently fire retardant).

5.0 CEILINGS

5.1 Material

Concealed-spline ceilings are not acceptable.

Minimize use of ceiling material - expose where possible.

Use only ceilings that are easily accessible and that can be removed and replaced by the service trades without damage and without requiring other tradesmen or special equipment. It should be noted that drop-down tiles with reveal edges are weaker than standard tiles.

Fire resistant ceilings that require the use of hold down clips must not be used.

Coordinate noise reduction coefficient and sound reduction coefficient with an Acoustic Consultant.

6.0 ARTWORK

Seismic restraint of Artwork is required.

Coordinate structural attachment and seismic restraint of artwork with Structural Engineer.

7.0 ELECTRICAL EQUIPMENT

No electrical equipment shall be masked by architectural finishes, furniture, artwork, bulletin boards or other similar items that would delay identifying their location in an emergency.

***END OF SECTION***