

1.0 GENERAL

.1 Requirements Include

- .1 Requirements applicable to Division 09.

.2 Abbreviations

- .1 FCD: Facilities and Campus Development, British Columbia Institute of Technology, which is the department that acts as the Owner's representative.

.3 References

- .1 Division 01 and all other Divisions, from Division 02 through Division 32.
- .2 Acoustical Guidelines.

.4 Design Requirements

- .1 Provide a sample board showing all architectural and interior finishes for review and approval by FCD on all projects.

.5 Coordination Requirements

- .1 Early in the design process, review design intent and additional requirements with FCD.

.6 Design Requirements

- .1 General.
 - .1 Consultants are NOT to list finishes as "match to existing", but are to provide specific colours, finishes, models, and brands as applicable.
- .2 Acoustic Requirements.
 - .1 An Acoustical review is required, unless stated otherwise by FCD.
 - .2 Ensure acoustic compatibility of all systems and materials.
 - .3 Refer to Acoustical Guidelines for minimally acceptable speech privacy classifications in various spaces.
- .3 Environmental Requirements.
 - .1 Always consider the use of recyclable, recycled, non-toxic, low maintenance, and durable finishes.
 - .2 The default is to use water-based, low or non-Volatile Organic Compound (VOC) type adhesives and paints wherever possible.

2.0 ADMINISTRATIVE AND SUBMITTAL REQUIREMENTS

.1 BCIT Submittals and Notifications

Consultants are to provide complete specifications, and review these Technical Standards documents to include BCIT requirements within the specifications as applicable to the project.

- .1 Submittals.
 - .1 A list of all proposed materials shall be provided for final FCD approval.
 - .2 Specify that samples to be submitted for each material proposed.
 - .3 Specify so that Material Safety Data Sheets (MSDS) of sealers and adhesives are provided for review and posting at job sites.
- .2 Closeout Submittals.
 - .1 Specify so that installation instructions and maintenance data are itemized and includes the manufacturer, distributor, and LOCAL contact information for all products used.
 - .2 Specify so that extra materials are provided for FCD's maintenance, unless noted otherwise.
 - .1 Refer to each Section for the required quantity.
 - .2 Where a product is a "tile", provide only complete tiles (no cut tiles).
 - .3 Specify so that extra materials are provided in sealed packaging and labelled as follows:
 - .1 Brief description of contents. Example: "Field Carpet Tile".
 - .2 BCIT project number and name. Example: BCIT-123-BSITE/Example20.
 - .3 Month and year of the project's substantial completion. Example: "January 2021".

3.0 MATERIALS

.1 Floors

- .1 Flooring materials are to be durable, easy to maintain, and sustainable as much as possible.
- .2 All flooring products are to be commercial grade and with appropriate slip resistance ratings for the intended space.
- .3 Hard surface products that can be considered:
 - .1 Linoleum.
 - .2 Rubber.
 - .3 Continuous sheet flooring with sealed seams.
 - .4 Specialty finishes as required, such as anti-static flooring.
 - .5 Sealed exposed concrete;

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- .1 Exposed concrete in stairs and floors to have a stain resistant sealer.
 - .2 Polished concrete with dustproof hardener is used in Trade Shops.
 - .6 NOTE; ceramic tile, stone products, and other products may be considered on a per project basis and with written approval by FCD.
- .4 Soft surface products that can be considered:
 - .1 Carpet Tile for offices (private and open areas) and staff meeting rooms.
 - .2 Carpet Tile for some classrooms and lounge areas on a per project basis.
 - .3 NOTE; broadloom carpet is generally NOT used unless with written approval from FCD.
- .2 Walls**
 - .1 Wall finishes are to be durable, easy to maintain, and sustainable as much as possible.
 - .2 The lower portions of walls (approximately 900 mm (3') in high traffic areas are to be resistant to abuse through the use of strategies that can include various combinations of: extra durable gypsum, extra durable paints, chair rails, corner guards, and FRL panels.
 - .3 When applied to walls, acoustical products must be carefully considered and placed so as NOT to be easily damaged by rowdy end-users.
- .3 Ceilings**
 - .1 Materials.
 - .1 Concealed-spline ceiling are not to be used.
 - .2 Use only ceiling systems 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.
 - .3 Coordinate ceiling finish selection with the Acoustical Guidelines.
 - .2 Access Hatches.
 - .1 As much as possible, locate access hatches for services outside of classrooms and labs (for example, locate in corridors and in public areas instead). This is so maintenance can occur without having to coordinate with Timetabling and Schools.

*** END OF FINISH - GENERAL SECTION ***