1.1 **GENERAL**

1.2 **Coordination Requirements**

- SFU Facilities

1.3 **General Requirements**

- SFU Facilities must be consulted before any finishes are specified.
- A finish-board or sample-board showing all architectural finishes should be provided for review and approval by SFU facilities on all projects.
- Green housekeeping and cleaning are a consideration when selecting finishes.

1.4 **Acoustic Requirements**

- Design consultant will carry acoustic specialists when achievable for all educational facilities.
- Acoustics and privacy must be considered for all projects.
- Ensure acoustic compatibility of all systems and materials.
- Classrooms and labs to comply with latest sound reflectance and absorption criteria.

1.5 **Environmental Requirements**

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

1.6 **Guards**

- 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").

2.1 **FLOORS**

2.2 **Mat Wells**

- Mat wells of any design shall not be used. Walk-off mats shall be used.
- Institutional Grade Entry Mats are required in all entries to reduce cleaning, and to provide sufficient non-slip flooring at entrances.
- 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.

2.3 **Flooring Materials and Design Requirements**
.1 Subfloors shall be such that no inconsistencies can be transmitted to the floor finish.

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

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

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

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

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

.7 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.

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

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

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

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

.12 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.


3.1 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 suit future seismic restraint for vending machines

4.1 WALLS

4.2 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:
  .1 Regarding interior colours, so as to minimize SFU Facilities storage, costs and wastage, it is recommended that colour selections for public space wall areas be made in consultation with SFU Facilities.
  .2 Where wood finishes that clad walls require fire retardant, use only pressure-treated fire retardant, not surface-applied.
  .3 Where drapery is required to be fire retardant, use only inherently permanent fire retardant fabrics.

.4 Vinyl should not be applied directly drywall to as it damages the drywall when removed and does not allow for maintenance on walls when they require patching/painting.

.5 Vinyl is not successful as a whiteboard medium and therefore should not be used.

5.1 **CEILINGS**

5.2 Material

  .1 Concealed-spline ceilings are not acceptable.
  .2 Minimize use of ceiling material - expose where possible.
  .3 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.
  .4 Architectural ceiling panels must be fully accessible.
  .5 Fire resistant ceilings that require the use of hold down clips must not be used.
  .6 Coordinate noise reduction coefficient and sound reduction coefficient with an Acoustic Consultant.

6.1 **ARTWORK**

  .1 Seismic restraint of Artwork is required.
  .2 Coordinate structural attachment and seismic restraint of artwork with Structural Engineer.
  .3 All artwork is managed and coordinated with SFU Art Gallery.

***END OF SECTION***