**General**: Flooring for all spaces shall be selected with durability, life cycle cost as the first and foremost considerations. All flooring materials shall be able to maintain their appearance and functionality for extended periods of time with minimal maintenance.

**Standard Spaces**: Flooring for standard occupied spaces within campus buildings shall be vinyl composition tile (VCT) or another system of higher quality and greater durability. Systems of higher quality and greater durability include Linoleum, Rubber, and Vinyl Enhanced tile. Floor product shall be a minimum of 1/8" thick, and shall be homogeneous. Products which feature a thin wear layer over a generic core material (such as Luxury Vinyl Tile) shall not be used. Imported tile should be avoided. New and "unproven" floor systems should also be avoided. All resilient flooring products are to be provided in tile format, not sheet.

In light of recent changes to the formulations of glues and adhesives, it is prudent to perform moisture tests on all floor slabs, regardless of the age of the building, prior to bidding to determine if moisture mitigation needs to be included in the contractor’s work. It is also suggested that for certain classrooms and lab spaces especially in slab on grade areas, concrete with either a steel trowel finish, or polished concrete, with a clear sealer, be considered. Concrete may be used in elevated slab areas, but is particularly appropriate for slab on grade.

**Lab**: Floors for chemistry, medical and other wet labs need to be designed for the specific use of the lab. Epoxy coatings may be preferable over other standard or high use finishes.

**Corridors and Public Areas**: For corridors and public areas which require the greatest consideration to durability, appropriate flooring includes: Terrazzo, ceramic tile (including porcelain and quarry), polished concrete, sealed concrete, rubber tile and Linoleum. VCT may be used in certain circumstances. Carpeting shall NOT be used in high traffic areas.

**Restrooms**: Flooring in restrooms shall be ceramic tile.

**Elevators**: Flooring in passenger shall be rubber tile or linoleum.

**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.

**Color**: Light colored floor finishes, whether carpet or tile should be Mottled patterns that incorporate a variety of “earth tones”. They help to mask spots, spills, dirt accumulation, traffic wear, etc.

**Carpeting and Wood Flooring**: Installation of carpeting shall generally be avoided, especially in high traffic areas, food service areas and public restrooms, as well as classrooms and conference rooms and other public use areas. Carpeting should be avoided in auditoriums because food and drinks inevitably end up in these types of spaces, resulting in major cleaning problems. Installation of wood flooring should also be avoided. Maintenance of these systems will not be provided by the F & S Division, but will be the responsibility of the using department/agency. When carpeting is installed, it shall be of high quality and shall be in tile format, not broadloom. See Section 09 68 00 – Carpet for specification requirements. The only locations in which carpeting may be installed without a variance is in private offices.

**Finish Schedule**: See the Master Room Finish Schedule found within the Exhibits section of the standards for a summary of floor finish and materials of construction requirements for each space type.

**Occupational Health**: No asbestos-containing material shall be purchased nor installed in any flooring or flooring materials.