

## **DIVISION 9 – FINISHES**

### **Section 09680 – Carpet and Carpet Tile**

#### **Introduction**

Modular Carpet Tile is preferred over broadloom for ease of replacement.

Consider the project budget, intended use and future custodial maintenance when selecting carpet products. Carpet materials performance and installed cost shall address the needs for heavy traffic characteristics, likelihood and types of potential staining agents and required longevity of the installation.

Limit color choices to those which will provide substantial wear and soil hiding characteristics. Restrict solid colors to accent areas or borders. Avoid light colors that tend to show stains and soil. Color variation and random patterns are preferred to help blend new tile with existing when selectively replacing stained or damaged tile.

Avoid specifying custom carpet patterns or colorways. One hundred square yards' minimum is typically required for re-ordering custom carpet products. This is cost prohibitive for future renovation work where small areas of new carpet are integrated with and intended to match the existing carpet product. Attic stock quantity for use in replacing soiled and damaged carpet tile is limited. FM maintenance budgets cannot support ordering new custom carpet product after the attic stock is depleted.

Custodial maintenance includes regular vacuuming with heavy duty equipment, periodic spot treatment to remove spills that do not get cleaned up immediately and annual carpet cleaning using hot water extraction.

Selection of carpet materials must adhere to all pertinent ADA requirements.

Selection of sustainable carpet options is encouraged. Consider manufacturers who practice environmental responsibility through programs of source reduction, recycling, reuse, and conservation. Manufacturer must provide Environmentally Preferred Product Declaration document listing ingredients of yarn and backing components.

Consider integrating areas of Walk-Off carpet tile at exterior entrances, vestibules and high traffic corridor areas to protect the carpet from soil and heavy wear. Match the profile (overall pile height) of the walk off carpet tile product with the field carpet tile to eliminate transition strips and/or to reduce compound underlayment at their interface.

Do not specify carpeted floor finishes in wet locations such as toilet rooms, wet laboratories, and other similar spaces. This includes small areas within larger spaces such as around coffee bars, drinking fountains, entry vestibules, etc. Walk-Off type carpet tile may be suitable in small areas on a project by project basis. Discuss with PD&C Project Manager.

Where carpet is being installed directly over asbestos-containing resilient flooring ("encapsulation"), specify a releasable installation, using "peel-and-stick" materials or special adhesives. Encapsulation is decided by the University on a case by case basis.

#### **Part 1 – General**

- During the Design Phase, present full size carpet tiles to the User Group for design approval.
- Include carpet type, color and pattern selections, and any special layout provisions (borders, transitions etc.) in the construction documents. Provide a Finish floor plan to indicate pattern type(s), location, tile direction and installation method (monolithic, quarter turn, ashlar, brick pattern, interactive, etc.).
- Coordinate requirements for resilient base and accessories with Section 09650.
- Specify product numbers and colors for resilient base and accessories. Detail transition(s) to other flooring materials. For renovation projects, consider matching the existing building standard for continuity and ease of

maintenance replacement. In large classrooms i.e. auditorium or tiered classrooms, detail flooring transition strips at tiers, aisles and stair nosing. Require high performance epoxy adhesive for installation longevity.

- Require that manufacturer(s) and installer(s) demonstrate at least 5 years' successful performance with similar installations.
- Require submission of manufacturer's technical literature, test reports, VOC content, and flame spread characteristics.
- Require products have components manufactured by a single source. Fiber and backing, as well as final carpet product, should be manufactured and warranted by same company. Carpet of the same type, installed in a continuous area, to be from the same dye lot or a mergeable dye lot (replaced without visual recognition).
- Require submission of an "as-built" color and material schedule for each carpet installed, with the closeout documents, including Descriptive location, Manufacturer - Carpet type (pattern/name/number), Color style (name/number).
- Require submission of Manufacturer's Warranty and recommended maintenance cleaning procedures including stain removal products, instructions for hot water extraction method and precautions for cleaning materials and methods that could be detrimental to the carpet tile.
- Require delivery to the Owner / FM of maintenance stock, from the same product run that match products installed. Package in protective covering with labels clearly describing the contents and installation locations. For carpet tile, provide full size units, equal to 5% of the major field tile installed, and 10% for each accent tile installed. Include the following wording with the maintenance stock specification - "It is unacceptable to consider this maintenance stock for standard installation overages. This is "attic stock" to arrive on site cleanly wrapped and labeled as "attic stock" for the client to use for future repair and maintenance. It is not considered as waste stock or overages that the contractor bids for installation purposes." Require legible transmittal, clearly itemizing all products with descriptive name/numbers/colors and quantities that are delivered to FM. Verification and signature from FM is required to confirm the quantities received.
- Specify special warranty provisions as follows:
  - Two Year Installation Warranty: signed by the contractor and installer, agreeing to repair or replace defective materials and workmanship over a TWO year period from date of Substantial Completion.
  - 10 year, non-prorated manufacturer's warranty. for failures including, but not limited to: no more than 10% face fiber loss, edge raveling, zippering, delamination, dimensional instability, loss of tuft bind strength, excessive static discharge, lack of colorfastness and where face fiber is 100% solution dyed, inability to remove acid based stains.
  - Chair pads must NOT be required to maintain the warranty.
  - Carpet must be manufactured and warranted by same manufacturer. Warranties must be from the carpet manufacturer, and must be offered as the manufacturer's warranty.

## **Part 2 - Products**

- Specify High Traffic Commercial Carpet complying with these general criteria and performance characteristics.
  - Pile: Tufted Level Loop, Tufted Textured Loop or Tufted Cut & Loop.
  - Fiber: Branded; Type 6 or 6,6; Solution Dyed Nylon; minimum of 25% recycled content.
  - Minimum Surface Pile Weight: 15 oz. / sq. yd.
  - Minimum Density: 5000 oz./cu. yd.
  - Backing: non-woven primary backing with a high performance secondary backing system that contains recycled content. Consider the functional needs of the areas receiving carpet and the performance

characteristics of the backing to enhance the longevity and durability of the carpet. Specify non-permeable backing for areas requiring added moisture protection.

- Indoor Air Quality: Green Label Plus #GLP08020 for carpet and adhesive products.
- Residential Living Areas (Other common areas to follow guidelines above for High Traffic Areas)
  - Residence Life manages a variety of facility needs (new, renovated, allergy free, long term and short term occupancy, etc.) the Consultant shall discuss with the User the appropriate type of material to be specified for the specific project.

### **Part 3 - Execution**

- Require floor leveling, for both new and renovation projects, in this Section.
- Require that installation be accomplished in accordance with manufacturer's recommendations.
- Adhesive system must adhere the carpet to the substrate and requires close attention around door jambs, thresholds, corners and other areas where carpet tile edges tend to come loose. Glue down installation method to be accomplished in accordance with manufacturer's recommendations.
- Alternative installation systems such as TacTiles, Lokdots, etc., shall be discussed with the PD&C Project Manager and User for an alternative to wet adhesive.
- Require testing of new concrete slabs for moisture and pH readings to ensure they are within the specified tolerance of the adhesive to be used.
- Describe requirements protecting installed carpet until Substantial Completion in this Section.

### **End of Section 09680**