



**THE UNIVERSITY OF NEW MEXICO
DEPARTMENT OF PLANNING, DESIGN & CONSTRUCTION**

FLOORING STANDARDS

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PART I: ABOUT THE STANDARDS

Section A Guiding Principles: Flooring Standards

Standards and Guidelines provide a direction and consistency in our facilities and campus systems. Facility design guidelines provide guidance for the project architects/engineers, project management teams, and the contractor teams during the design, renovation and construction process for University of New Mexico projects. Design guidelines should be used along with the project-specific program.

1. **Review Process:** All flooring selections for projects on campus should be reviewed by UNM Planning, Design & Construction (PDC) Interiors in order to promote consistent aesthetics and appropriateness of application across facilities. Flooring installed to match an existing product already in place does not need to be reviewed.
2. **Durability:** UNM prioritizes use of products of the highest quality possible as the project budget allows to ensure that the life of the product lasts as long as possible and to promote fiduciary responsibility.
3. **Sustainability:** All construction or renovation projects at UNM will be designed to emphasize the life cycle costs associated with the operations and maintenance of the facility over initial capital costs and to meet or exceed the U. S. Green Building Council's LEED Silver standard per the Governor's Executive Order 2006-001. Carpet tile must be recyclable and recycled backing is encouraged.
4. **Functionality:** The function of the space should inform the flooring products selected. Factors such as acoustics, traffic level, availability of regular maintenance, and longevity should be considered.
5. **Aesthetics:** Flooring products should be selected to be cohesive visually with building architecture and finishes.

PART II: SPECIFICATIONS

Section A General Specifications

i. Carpet Standards

a. Typical areas of application:

- i. Carpet tile shall be used in administrative areas, private offices, auditoriums and lecture halls, classrooms, conference rooms, and libraries. Loop, combination loop/pile or tip-sheared uneven loop construction is recommended for durability and resistance to traffic pattern wear and stains. Colors and patterns selected shall work to mask or hide soil, stains and wear; light and solid colors are to be avoided. Carpet tile is preferred over broadloom carpet, due to ease of replacement of tiles in case of damage.
- ii. Broadloom carpet shall be considered on a case by case basis, and should be avoided in high traffic areas. Broadloom carpet can be considered for conference rooms, or dormitories.
- iii. Walk-off carpet tiles shall be used in vestibules and at exterior doors, according to recommendations made the U. S. Green Building Council's LEED Silver standard.

b. Specifications:

- i. Yarn System: Must be type 6 or type 6,6 bulk continuous filament nylon. Olefin, polyester, or staple cut fibers are not permissible.
- ii. Construction: tufted or woven, level or multi-level loop pile with maximum pile height variation of 1/16 inch. Minimum face weight shall be 1/10 gauge and with at least 10 stitches per inch.
- iii. Dye Method: 100% solution dyed nylon
- iv. Pile Weight: Minimum 14 oz./yard
- v. Installation: Glueless or releasable adhesive and installation method as recommended by manufacturer.

c. Maintenance

- i. All carpet selected shall be compatible with cleaning and maintenance equipment in use by UNM's Facilities Maintenance. Maintenance of selected carpet shall not require specialty equipment or products.

d. Warranty

- i. Minimum 20 year commercial warranty

ii. Luxury Vinyl Tile (LVT) Standards

a. Typical areas of application:

- i. LVT is preferred over resilient sheet goods due to ease of maintenance, installation, and repair. LVT is a layered construction consisting of a tough, clear, vinyl wear layer protecting a high fidelity print layer on a solid vinyl backing.
 1. Floating LVT shall be used where existing flooring is contaminated, and cannot be disturbed.
 2. Glue Down LVT shall be used in areas of new construction, and where existing floor is suitable. Glue down is preferred in areas subject to heavy rolling loads.

b. Specifications:

- i. Wear Layer thickness: 20 mil minimum
 - ii. Overall thickness: 2 mm - 5mm
 - iii. Finish: UV-cured polyurethane finish, insoluble in water and resistant to cleaning agents and light
 - iv. Installation: Use adhesive and installation method as recommended by manufacturer
- c. Maintenance
 - i. All flooring selected shall be compatible with cleaning and maintenance equipment in use by UNM's Facilities Maintenance. Maintenance of selected LVT shall not require specialty equipment or products.
- d. Warranty
 - i. Minimum 10 year commercial warranty

iii. Vinyl Composition Tile (VCT) Standards

- a. **Typical areas of application:**
 - i. VCT is used when required by project budget or when matching existing flooring. VCT should not be used in areas where concentrated static or dynamic loads are present.
- b. **Specifications:**
 - i. Overall thickness: 1/8"
 - ii. Pattern: through-body color and pattern
 - iii. Installation: Follow installation method as recommended by manufacturer
- c. **Maintenance:**
 - i. All flooring selected shall be compatible with cleaning and maintenance equipment in use by UNM's Facilities Maintenance. Ongoing maintenance shall be performed as recommended by manufacturer.
- d. **Warranty:**
 - i. Minimum 5 year commercial warranty

iv. Floor Tile Standards

- a. **Typical areas of application:**
 - i. Floor Tile is used most commonly in restrooms and other high traffic or wet areas
- b. **Specifications:**
 - i. Composition: Through body porcelain tile is preferred
 - ii. Face Size Variation: Rectified
 - iii. Dynamic Coefficient of Friction: Not less than 0.42
 - iv. Installation: Follow installation method as recommended by manufacturer
- c. **Maintenance:**
 - i. All flooring selected shall be compatible with cleaning and maintenance equipment in use by UNM's Facilities Maintenance.
- d. **Warranty:**
 - i. Minimum 1 year commercial warranty

v. Resilient Sheet Standards

a. Typical areas of application:

- i. Resilient Sheet Goods is used most commonly in labs and Health Sciences.

b. Specifications:

- i. Composition: Homogenous
- ii. Installation: Follow installation method as recommended by manufacturer

c. Maintenance:

- i. All flooring selected shall be compatible with cleaning and maintenance equipment in use by UNM's Facilities Maintenance.

d. Warranty:

- i. Minimum 5 year commercial warranty

vi. Specialty Flooring Standards

- a. Specialty flooring needs not addressed in the standards should be reviewed by UNM Planning, Design and Construction Interiors on a case by case basis.