



Date Issued: July 06, 2009  
Subject : Section 2 Design Guidelines - Finishes, Materials and Systems, 4.1 Finishes  
Reference: Independent Living BC Non-Profit Housing Design and Construction Standards, Revised October 2006  
Provincial Homelessness Initiative Design Guidelines & Construction Standards, October 2006  
Page: 1 of 8

---

**SUBJECT:**

Revisions to BC Housing's Design Guidelines for finishes as referred to in Section 2 Design Guidelines – Finishes, Materials and Systems, 4.1 Finishes as a result of revised Section 5 Resilient Flooring, Section 09650. The same revisions apply to the Independent Living BC Non-Provincial Housing Design and Construction Standards, Revised October 2006, and the Provincial Homelessness Initiative Design Guidelines and Construction Standards, October 2006.

**PURPOSE:**

Revise the finish schedules for Floors to reflect the Technical Bulletin revising Resilient Flooring, Section 09650 as well as changing the Base from a rubber base to a painted wood base with sealant to allow for easier cleaning of insects and prevention of an infestation spreading to other units.

**REFERENCE:**

Independent Living BC Non-Profit Housing Design and Construction Standards (ILBC Standards), Revised October 2006:

- Section 2 Design Guidelines – Finishes, Materials and Systems, 4.1 Finishes

Provincial Homelessness Initiative Design Guidelines and Construction Standards, (PHI Standards), October 2006:

- Section 2 Design Guidelines – Finishes, Materials and Systems, 4.1 Finishes

**DESCRIPTION:**

**ILBC Standard, Section 2 Design Guidelines – Finishes, Materials and Systems, 4.1 Finishes**

Delete in its entirety and Replace with Section 2 Design Guidelines – Finishes, Materials and Systems, 4.1 Finishes, pages 54-57.



Date Issued: July 06, 2009  
Subject : Section 2 Design Guidelines - Finishes, Materials and Systems, 4.1 Finishes  
Reference: Independent Living BC Non-Profit Housing Design and Construction Standards, Revised October 2006  
Provincial Homelessness Initiative Design Guidelines & Construction Standards, October 2006  
Page: 2 of 8

---

## **4. FINISHES, MATERIALS AND SYSTEMS**

### **4.1 FINISHES**

#### **4.1.1 General**

Colour Schemes - Provide a minimum of two colour schemes and sample boards for suite interiors, for review by the Sponsor. Colour schemes and sample boards shall also be prepared for the building exterior and common areas.

#### **4.1.2 Common Area Ceilings**

Acoustic panel ceilings are acceptable in common areas, in particular for access to building services. It must not be possible however, to use the ceiling space as a route from one area to another. All dividing partitions must be full structure height. A flat ceiling grid of 610 x 1219 mm (2'-0" x 4'-0") is to be used if acoustic panels are used in common areas.

Ceiling at Corridor, Amenity Rooms – in selected areas where access is required for mechanical, t-bar and acoustical ceiling tile may be used in combination with suspended gypsum board. Large areas of uninterrupted acoustic ceiling tile are to be avoided.

Do not use acoustic panels inside dwelling units, in poorly ventilated common areas or in spaces whose ceilings are used as air plenums. (Acoustic panels have been associated with “sick building” syndrome where used in these circumstances.)

#### **4.1.3 Carpet and Resilient Flooring**

Generally, flooring colours shall be consistent throughout each unit. Floors for dwelling unit kitchen, dining, bathroom, laundry and storage rooms shall be sheet vinyl.

Refer to Section 4 – Construction Standards, 09680 Carpet and 09650 Resilient Flooring for detailed requirements.

#### **4.1.4 Finish Schedule**



Date Issued: July 06, 2009  
 Subject : Section 2 Design Guidelines - Finishes, Materials and Systems, 4.1 Finishes  
 Reference: Independent Living BC Non-Profit Housing Design and Construction Standards, Revised October 2006  
 Provincial Homelessness Initiative Design Guidelines & Construction Standards, October 2006  
 Page: 3 of 8

The following generic finish schedule is provided to indicate recommended finishes. A finish schedule shall be developed that reflects project specific requirements. Refer to the Construction Standards sections for each of the finish materials for more detailed requirements.

<b>GENERIC FINISH SCHEDULE</b>				
<b>TENANT SUITES –TYPICAL</b>				
	<b>Living Room, Bedrooms</b>	<b>Kitchen</b>	<b>Dining</b>	<b>Bathroom - Wheel in Shower or Tub</b>
<b>FLOORS</b>	Interlocking level loop carpet with moisture impervious secondary backing	Heterogeneous sheet vinyl or Homogeneous sheet vinyl	Heterogeneous sheet vinyl or Homogeneous sheet vinyl	Slip resistant sheet vinyl for bathrooms
	Base: Painted wood 102 mm (4")	Base: Painted wood 102 mm (4")	Base: Painted wood 102 mm (4")	Base: Painted wood 102 mm (4")
<b>WALLS</b>	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G5 HP Acrylic Latex	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G5 HP Acrylic Latex
<b>CEILING</b>	Spray Texture	INT 9.2B G5 HP Acrylic Latex	Spray Texture	INT 9.2B G5 HP Acrylic Latex
<b>DOORS</b>	Raised Panel INT 9.2C G5 Alkyd	INT 9.2C G5 Alkyd	INT 9.2C G5 Alkyd	Raised panel, swing or pocket door INT 9.2C G5 Alkyd

Notes:

1. If the dining area sheet vinyl area conflicts with furniture layout, the living area carpet may be extended into the dining area.
2. For *wheelchair accessible* units, the carpeting should have a direct glue down application.
3. For painted wood base provide a continuous bead of sealant along the top edge and underside of the base to prevent insects from getting behind the baseboard.



Date Issued: July 06, 2009  
 Subject : Section 2 Design Guidelines - Finishes, Materials and Systems, 4.1 Finishes  
 Reference: Independent Living BC Non-Profit Housing Design and Construction Standards, Revised October 2006  
 Provincial Homelessness Initiative Design Guidelines & Construction Standards, October 2006  
 Page: 4 of 8

COMMON AREAS				
	Lobby and Corridor	Amenity	Common Dining	Laundry
<b>FLOORS</b>	Lobby: Non-slip ceramic tile	Activity, Crafts – Homogeneous sheet vinyl or Linoleum sheet	Resilient Floor: Homogeneous sheet vinyl or Linoleum sheet	Homogeneous sheet vinyl, clampable / floor drain
	Corridor: Level loop, direct glue-down carpet	Lounge - Level loop, direct glue-down carpet		
	Base: Painted wood 152 mm (6")	Base: Painted wood 152 mm (6")	Base: Painted wood 152 mm (6")	Base: Sheet flooring cove base
<b>WALLS</b>	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G5 HP Acrylic Latex
<b>CEILING</b>	INT 9.2A G1 HP Acrylic Latex	INT 9.2A G1 HP Acrylic Latex	INT 9.2A G1 Latex	INT 9.2B G5 HP Acrylic Latex
<b>DOORS</b>	Automatic, Double Bypass at entrance			

SUPPORT AREAS				
	Assisted Bathing	Staff / Admin Offices	Commercial Kitchen	Utility / Service Areas
<b>FLOORS</b>	Slip resistant sheet vinyl for bathrooms, clampable / floor drain or; Non-slip ceramic mosaic tile	Level loop, direct glue-down carpet, Heterogeneous Sheet vinyl or Homogeneous Sheet vinyl	Sheet vinyl – slip resistant for commercial kitchen, clampable / floor drain or, Non-slip ceramic mosaic tile	Resilient Floor - Homogeneous sheet vinyl or Vinyl composite tile
	Base: • Sheet flooring cove base • Ceramic cove base	Base: Base: Painted wood 152 mm (6")	Base: • Sheet flooring cove base • Ceramic cove base	Base: Painted wood 64 mm (2½")



Date Issued: July 06, 2009  
 Subject : Section 2 Design Guidelines - Finishes, Materials and Systems, 4.1 Finishes  
 Reference: Independent Living BC Non-Profit Housing Design and Construction Standards, Revised October 2006  
 Provincial Homelessness Initiative Design Guidelines & Construction Standards, October 2006  
 Page: 5 of 8

<b>SUPPORT AREAS</b>				
	<b>Assisted Bathing</b>	<b>Staff / Admin Offices</b>	<b>Commercial Kitchen</b>	<b>Utility / Service Areas</b>
<b>WALLS</b>	Dado: Glazed ceramic tile or plastic laminate  Wall: INT 9.2C G5 Alkyd	INT 9.2B G3 Latex	Alkyd, INT 9.2C G5; Non-combustible/heatproof material within 152mm (6") of any cooking equipment	INT 9.2B G5 HP Acrylic Latex
<b>CEILING</b>	INT 9.2C G5 Alkyd	INT 9.2A G1 Latex	Alkyd, INT 9.2C G5; in areas where access panels required - Suspended T-bar ceiling panels. Acoustic panels to be smooth, easy to clean and light coloured. (Confirm required ceiling type adjacent to hoods required by code.)	INT 9.2A G1 Latex
<b>DOORS</b>	Solid core wood, raised panel INT 6.2C G5	Solid core wood, raised panel or glazed where permitted INT 6.2C G5	Solid core wood, painted INT 6.2C G5 W.B. Acrylic	HM doors, painted INT 6.2C G5 W.B. Acrylic



Date Issued: July 06, 2009  
Subject : Section 2 Design Guidelines - Finishes, Materials and Systems, 4.1 Finishes  
Reference: Independent Living BC Non-Profit Housing Design and Construction Standards, Revised October 2006  
Provincial Homelessness Initiative Design Guidelines & Construction Standards, October 2006  
Page: 6 of 8

---

**PHI Standard, Section 2 Design Guidelines – Finishes, Materials and Systems, 4.1 Finishes**

Delete in its entirety and Replace with Section 2 Design Guidelines – Finishes, Materials and Systems, 4.1 Finishes, pages 33-34.

**4. FINISHES, MATERIALS AND SYSTEMS**

**4.1 FINISHES**

**4.1.1 General**

Colour Schemes - Provide a colour scheme and sample boards for unit interiors, for review by the Sponsor. Colour schemes and sample boards shall also be prepared for the building exterior and common areas.

**4.1.2 Carpet and Resilient Flooring**

Generally, flooring colours shall be consistent throughout each unit. Floors for unit kitchen, dining, bathroom, laundry and storage rooms shall be sheet vinyl.

Refer to Section 5– Construction Standards, 09680 Carpet and 09650 Resilient Flooring for detailed requirements.

**4.1.3 Carpet and Resilient Flooring**

The following generic finish schedule is provided to indicate recommended finishes. A finish schedule shall be developed that reflects project specific requirements. Refer to the Construction Standards sections for each of the finish materials for more detailed requirements.



Date Issued: July 06, 2009  
 Subject : Section 2 Design Guidelines - Finishes, Materials and Systems, 4.1 Finishes  
 Reference: Independent Living BC Non-Profit Housing Design and Construction Standards, Revised October 2006  
 Provincial Homelessness Initiative Design Guidelines & Construction Standards, October 2006  
 Page: 7 of 8

<b>GENERIC FINISH SCHEDULE</b>				
<b>TENANT SUITES –TYPICAL</b>				
	<b>Living Room, Bedrooms</b>	<b>Kitchen</b>	<b>Dining</b>	<b>Bathroom - Wheel in Shower or Tub</b>
<b>FLOORS</b>	Homogeneous sheet vinyl	Homogeneous sheet vinyl	Homogeneous sheet vinyl	Slip resistant sheet vinyl for bathrooms
	Base: Painted wood 102 mm (4")	Base: Painted wood 102 mm (4")	Base: Painted wood 102 mm (4")	Base: Painted wood 102 mm (4")
<b>WALLS</b>	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G5 HP Acrylic Latex	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G5 HP Acrylic Latex
<b>CEILINGS</b>	Spray Texture	INT 9.2B G5 HP Acrylic Latex	Spray Texture	INT 9.2B G5 HP Acrylic Latex
<b>WOOD DOORS</b>	Flush Panel INT 9.2C G5 Alkyd	INT 9.2C G5 Alkyd	INT 9.2C G5 Alkyd	Flush panel, swing or pocket door INT 9.2C G5 Alkyd

Notes:

1. For painted wood base provide a continuous bead of sealant along the top edge and underside of the base to prevent insects from getting behind the baseboard.



Date Issued: July 06, 2009  
 Subject : Section 2 Design Guidelines - Finishes, Materials and Systems, 4.1 Finishes  
 Reference: Independent Living BC Non-Profit Housing Design and Construction Standards, Revised October 2006  
 Provincial Homelessness Initiative Design Guidelines & Construction Standards, October 2006  
 Page: 8 of 8

	Lobby and Corridor	Common Dining	Commercial Kitchen	Amenity	Laundry
<b>FLOORS</b>	Lobby: Non-slip ceramic tile Corridor: Homogeneous sheet vinyl or Linoleum sheet	Homogeneous sheet vinyl or Linoleum sheet	Slip resistant sheet vinyl for commercial kitchen	Activity, Lounge/TV - Homogeneous sheet vinyl or Linoleum sheet	Homogeneous sheet vinyl, clampable / floor drain
	Base: Painted wood 152 mm (6")	Base: Painted wood 152 mm (6")	Base: Sheet flooring cove base	Base: Painted wood 152 mm (6")	Base: Sheet flooring cove base
<b>WALLS</b>	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G3 HP Acrylic Latex	INT 9.2B G5 HP Acrylic Latex
<b>CEILINGS</b>	INT 9.2A G1 HP Acrylic Latex	INT 9.2A G1 HP Acrylic Latex	INT 9.2A G1 HP Acrylic Latex	INT 9.2A G1 HP Acrylic Latex	INT 9.2B G5 HP Acrylic Latex
<b>DOORS</b>	Automatic, Double Bypass at entrance				

	Staff/Admin Offices	Utility / Service Areas
<b>FLOORS</b>	Level loop, direct glue-down carpet, Heterogeneous sheet vinyl or Homogeneous sheet vinyl	Resilient Floor - Homogeneous sheet vinyl or Vinyl composite tile
	Base: Painted wood 152 mm (6")	Base: Painted wood 64 mm (2½")
<b>WALLS</b>	INT 9.2B G3 Latex	INT 9.2B G5 HP Acrylic Latex
<b>CEILING</b>	INT 9.2A G1 Latex	INT 9.2A G1 Latex
<b>DOORS</b>	Solid core wood, raised panel or glazed where permitted INT 6.2C G5	HM doors, painted INT 6.2C G5 W.B. Acrylic

END