

## 12.00 Wall Finishes

### 12.01 Generally

All internal wall surfaces including those in Plant Rooms, Lift Motor Rooms and Service Cupboards but excluding inaccessible service ducts, shall be painted unless noted otherwise elsewhere in this Section.

The requirements of this Section with respect to paint finishes shall apply equally to paint on any other surfaces.

Refer to [Section 8.00 External Walls](#) for Applied Finishes to external façade surfaces.

### 12.02 Paint Finishes, Materials

**Generally** – Only '*premium lines*' from Dulux, Taubmans, Rockcote or Wattyl shall be used.

Contractors are informed that other brands / lines are generally not acceptable to OFM. The proposed paint types shall be specified in the tender documents and shall not be changed without

Painting will not be permitted in dusty conditions, or in unsuitable weather such as when the relative humidity exceeds 85%, or when the surface temperature of the substrate is less than 10°C or more than 50°C, unless the paint is suitable and recommended for such conditions.

***During preparation of surfaces, painting and inspection, light levels must be maintained such that the luminance (photometric brightness) of the surface is at least equal to that produced under daylight and/or maximum permanent artificial illumination conditions.***

The areas in which painting is being carried out must be adequately ventilated, and precautions must be taken to prevent fire and accumulation of solvent fumes.

Paint-soiled rags, waste, empty cans and other debris arising out of the painting work must be removed from the site upon completion of each day's work.

Paint must be mixed and applied in accordance with the manufacturer's printed recommendations. Paint shall not be mixed in areas or on surfaces liable to damage from spillage.

A suitable container for the washing of brushes, rollers and utensils must be provided by the Contractor. The container must be removed from the site on completion of works in accordance with current environmental practices.

Prior to surface preparation and application of material remove all items such as locks, furniture, hardware, switches and the like and replace upon completion of painting. For light switches and general purpose outlets, precautions must be taken when releasing from surfaces to be painted.

#### **12.04 Paint Systems**

The following paint manufacturers and their painting systems are acceptable to OFM:

Dulux  
Taubmans  
Rockcote  
Wattyl

Other brands of paint shall not be used without the prior written approval of the Superintendent. The manufacturers recommendations with regard to the number of coats and type of paint for each coat must be strictly adhered to for the location and surface to be painted.

#### **12.05 Paint Colours**

**Generally**

As a minimum, provide sealed expansion joints at all internal angles and abutments with door frames. Joints shall be full depth of tiles and wall linings.

### **12.07 Sealants**

Sealants shall be selected to be appropriate for their application and shall be colour matched to the finished surface.

### **12.08 Decorative Wall Finishes**

Where decorative wall finishes are used in public foyers, waiting areas, lift lobbies and the like, they must be durable, easily cleaned and impact damage resistant.

Where timber finishes are used, there must be colour consistency in the timber panel veneers or battens used, particularly where different species are specified or detailed to create patterns or features.

If ceramic tiles are used as a decorative finish, then the requirements of Clause 12.06 shall apply.

### **12.09 Acoustic Wall Finishes**

If fabric faced acoustic treatment is used on walls in lecture theatres, it shall be located above head level or protected by handrails, chair rails or similar to avoid damaged by traffic along side aisles.

### **12.10 Chair Rails**

Provide a chair rail 180mm min. high x 20mm thick comprising custom wood with a plastic laminate finish to exposed face, top and bottom edges, to all walls of seminar rooms, tutorial rooms, video conferencing rooms, computer rooms, open learning areas and meeting rooms.

Consideration shall also be given to the protection of operable walls from damage by chairs.

### **12.11 Built-in Artwork**

The design of foyers and building entrances should consider the installation of artwork on walls.

This artwork will be supplied by GU and may take the form of sculptures, paintings, fabric screens, tile mosaics and the like. Consultants and Contractors will be advised if GU intends to install such artwork, and appropriate provision shall be made in the building fabric to facilitate such installations.

### **12.12 Wall Finish to Toilets or Wet Areas**

Provide splashbacks to all sink units, cleaners' sinks, hand basins and safety showers. Where these exist in isolated locations, provide a splashback which shall extend from the top edge of the skirting to at least 300mm above the top edge of the fixture and on each side.

Splashbacks shall generally be a single sheet of 10mm thick compact laminate attached to the wall with mechanical fixings. Splashbacks to safety showers in laboratories may be a continuation of the sheet vinyl covered skirting and shall extend to the ceiling line.