

FLOOR COVERING JOB CONDITIONS

Representatives of the flooring contractor and general contractor agree to meet **30 days before** the start of the floor covering work to review and agree in respect to the following conditions.

1. Temperature* (75° ± 10°F) and humidity* levels (50% ± 10%) should be achieved 48 hours prior to installation; maintained during installation; and, held for 48 hours after the installation is completed. Propane heat is **not** acceptable due to moisture considerations. Use of electric heat, fans and de-humidifiers will facilitate required site condition levels allowing flooring products and adhesives to work properly. (*Required by ASTM F 1869-98 in respect to VET testing & by most flooring manufacturers)
2. Concrete slabs to receive resilient flooring should be permanently dry, clean, smooth, flat (3/16" in 10 ft.) and structurally sound. They should be free of dust, solvent, paint, wax, oil, grease, residual adhesive, adhesive removers, curing, sealing, hardening, or parting compounds, alkaline salts, excessive carbonation, mold, mildew, and other foreign materials that might prevent adhesive bond. (ASTM F 710-98 – Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring)
3. Adequate light must be available so installers can see to work. Electrical outlets must be nearby to operate power equipment (100 foot power cord limit to power source).
4. Moisture tests: Owner or general contractor will employ the services of an Independent Testing Laboratory for testing the moisture content of concrete slabs in accordance with the flooring manufacturer requirements and the project specifications. (Most specifications now require VET testing to be done in accordance with ASTM F 1869-98 – Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride.)
5. All preparation work will be done on time and materials unless otherwise stated in bid proposal and/or contract documents. Surface cracks, grooves, depressions, control joints or other non-moving joints, and other irregularities should be filled or smoothed with latex patching or underlayment compound recommended by the resilient flooring manufacturer. Patching compound should be moisture, mildew and alkali-resistant and achieve compressive strength of 3,500 PSI. Expansion and isolation joints are best treated by the general contractor and should **not** be filled with patching compounds but cleaned and filled with appropriate sealant as specified in Division 03300, Concrete or 07900, Joint Sealers. (Requirements of ASTM F 710-98)
6. Door frames and trim must be in before installers can install base materials. The wall installation contractor should finish the walls to the floor leaving no more than 1/4" of clearance. This will make the walls acceptable for wall base.

7. Flooring installers need room to work. Many jobs are not bid by the piece and schedules cannot be met if other trades impede progress. We need a minimum number of coverable square feet per day which will be specified in the bid proposal, contract documents, or as agreed upon now _____ feet per day (initial) _____.