



Finance Technical Guideline

TG004 Floor Surfacing in Government Buildings

1 Purpose and Application

This guide assists agency representatives, consultants and project managers to select and install flooring materials for government buildings. This guide replaces the carpet panel and the carpet panel buyer's guide.

2 General Requirements

Flooring materials must be selected and installed in accordance with the requirements of the relevant agency project brief. Where the requirements of the brief conflict with or exceed the requirements of this standard, the brief takes precedence. In particular:

- Education projects shall be in accordance with the standard pattern primary school brief, or the secondary school planning guide, as required,
- Police projects shall be in accordance with the WAPOL brief, and
- Health projects shall be in accordance with the Health brief.
- Fire and Emergency Services projects shall be in accordance with the DFES Career Fire Station brief, or the Volunteer Fire Station brief, as required.
- Justice projects shall be in accordance with the Justice brief.

When selecting flooring materials for a project, consider their suitability in terms of:

- Whole-of-life cost (life cycle assessment),
- Environmental impact,
- Ease of cleaning,
- Longevity, ease of maintenance,
- Fire safety,
- Slip resistance,
- Acoustic properties,
- Infection control, hygiene, and
- Indoor environment quality, VOC emissions.

3 Durability

Flooring materials installed in government buildings must be commercial grade, not residential. For example, carpet must have a minimum ACCS (Australian Carpet Classification Scheme) grading of Contract Heavy Duty.

Flooring materials should have a warranty of at least 7 years. Consider any conditions on the warranty. For example, be wary of products where the warranty is void unless the floor is steam-cleaned every week.

Skirtings can reduce damage to walls from cleaning equipment and wheeled furniture.

4 Environmental Impact

State Government building projects are required to target a 4-star Green Star rating, so flooring materials should be selected with consideration of the following Green Star credits:

- IEQ-8 Volatile Organic Compounds,
- Mat-6 PVC, and
- Mat-11 Flooring.

Give preference to products with environmental ratings, including but not limited to:

- Good Environmental Choice Australia (GECA),
- Green Tag,
- ISO 14000 series, and
- Environmental Certification Scheme (ECS). Carpet should have a minimum ECS rating of level 2 or above.

5 References

Australian Carpet Classification Scheme (ACCS) is a product certification scheme administered by the Carpet Institute of Australia. Refer section on Carpet Grading, and Publications. <https://www.carpetinstitute.com.au/>

Green Tag is a third party, green building product rating and certification system, underpinned by rigorous scientific and Life Cycle Assessment processes.

<http://www.ecospecifier.com.au/certifications/green-tag-certification.aspx>

Good Environmental Choice Australia (GECA) is Australia's only independent, not-for-profit, multi-sector ecolabelling program. <http://www.geca.org.au/>

ISO 14000 series addresses various aspects of environmental management. It provides tools for companies to control their environmental impact. More information: <http://www.iso.org/iso/iso14000>

Environmental Certification Scheme (ECS) is an environmental labelling scheme for carpets. <https://www.carpetinstitute.com.au/environmental/>

NATSPEC 06 FINISH 065 Floor Surfacing worksections reference relevant Australian and International Standards which must be used for all projects, regardless of project dollar value, as appropriate (including, but not limited to):

- 0651 Resilient Finishes
- 0652 Carpets
- 0654 Engineered Panel Flooring,
- 0655 Timber Flooring,
- 0656 Floor Sanding and Finishing
- 0657 Resin Based Seamless Flooring

Please note that all Australian and International standards documents referenced should be the current version. <https://www.natspec.com.au/>

6 Document Control

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Content Owner	Assistant Director, Building Technical Services
Enquiries	Consult with Content Owner or principal.architect@finance.wa.gov.au

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08/05/2015	E.Bazen	Initial release	All
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06/08/2018	K.Maher	Update agency specific standard briefs cited. Update links and references. Revise Version Control Protocol Revise Principal Architect	General Requirements References Document Control Document Approval

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7 Document Approval

This guideline was endorsed and approved for use on 6 July 2021 by:

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