CONTENTS

Preface vii

Chapter 1 Interiors Projects 1

INTRODUCTION TO COMMERCIAL INTERIORS PROJECTS 1

A BRIEF HISTORY 2

BASE BUILDING AND TENANT IMPROVEMENTS 7

The Lease and the Work Letter 7

MEASURING COMMERCIAL OFFICE SPACE 7

Contract Documents for Commercial and Residential Interiors 9

The Contract for Commercial Construction 9

The Contract for Furniture, Furnishings, and Equipment (FF&E) 14

LAWS THAT AFFECT THE CONTRACTS FOR INTERIORS PROJECTS 22

Sources of U.S. Law 22

CONTRACT LAW AND COMMERCIAL LAW 26

Sales Contracts and Services Contracts 26

Differences Between Contract Law and Commercial Law Warranties 26

Warranties 29

CUSTOM AND STANDARD CONTRACT DOCUMENT FORMS 29

Residential Contract Forms 29

Standard Commercial Contract Forms 30
Contents

Chapter 3  Building Systems and Performance  75

STRUCTURAL SYSTEMS  76
 Wood  76
 Masonry  78
 Steel  79
 Concrete  81

HEATING AND COOLING SYSTEMS  82
 Electric Systems  82
 Hydronic Systems  83
 Forced Air Systems  85

THERMAL PERFORMANCE OF BUILDINGS  86
 Methods of Heat Transfer  86

MOISTURE CONSIDERATIONS IN A BUILDING  87
 Dew Point and Condensation  88

ACOUSTIC PERFORMANCE OF A BUILDING  90
 Sound Absorption  90
 Noise Isolation  91

Chapter 4  Materials  93

SUSTAINABLE DESIGN  93
 Green Design  94
 Sustainable Product and Material Selection  94
 Green Buildings  101

METALS  104
 Dissimilar Metals  105
 Metal Finishes  105
 Nonferrous Metals  109
 Copper  110
 Ferrous Metals  112

WOOD  114
 Solid Wood  116
 Pressure-Treated Lumber  120
 Wood Composite Panels  120
 Sustainability and Environmental Impact  126
 Wood Veneer  126
 Wood Finishing  129

PLASTICS  134
 The Components of Plastics  134
 Thermoplastics  135
 Thermosets  137
 Sustainability and Environmental Impact  140
GLASS 142
  Float Glass 142
  Heat-Treated Glass 143
  Safety Glass 144
  Wired Glass 145
  Fire-Rated Glass and Glazing 145
  Laminated Glass 146
  Cast Glass 148
  Low-Iron Glass 148
  Frosted Glass 149
  Antireflective Glass 149
  Glass Used as Railings 150
  Sealing Glass Joints 150
  Sustainability and Environmental Impact 151

TEXTILES AND LEATHER 151
  Fibers 151
  Natural Fibers 155
  Synthetic Fibers 158
  Fabric Construction 161
  Fabric Wear Resistance 163
  Sustainability and Environmental Impact 167
  Leather 167
  Leather Surface Treatments 170

Chapter 5  Construction Materials 173

WALL FINISHES 173
  Gypsum Board 173
  Gypsum Board Assemblies 174
  Plaster 181
  Sustainability and Environmental Impact 183
  Paints and Coatings 183
  Wallcoverings 197
  Upholstered Wall Systems 212

CEILING FINISHES 216
  Glass Reinforced Gypsum (GRG) 216
  Acoustic Ceilings 217
  Acoustic Concerns 219

FLOOR FINISHES 223
  Flooring Selection Considerations 224
  Ceramic Tile 229
  Terrazzo 237
  Wood Flooring 241
Plastic Laminate Flooring 246
Bamboo Flooring 247
Stone 247
Vinyl Flooring 254
Rubber Flooring 260
Linoleum 263
Cork 263
Resilient Flooring Accessories 264
Carpet and Carpet Tile 268

DOORS AND DOOR HARDWARE 297
  Wood Doors 297
  Steel Doors 298
  Door Hardware 299

Chapter 6  Furniture and Furnishings 307
  CASEWORK 307
    Custom Casework 307
    Prebuilt Casework 308
    Countertops 309
  FILE CABINETS 311
    Seating 314
    Seating for Work 314
    Upholstered Seating 318
  SYSTEMS FURNITURE 325
    Wire and Cable 327
  WINDOW TREATMENTS 331
  SHADING FROM SOLAR HEAT GAIN 331
    Insulation from Heat Loss 334
    Blinds 335
    Shades 339
    Draperies 340

Appendix A  AIA Document B171 ID 347
  STANDARD FORM OF AGREEMENT BETWEEN OWNER
  AND ARCHITECT FOR ARCHITECTURAL INTERIOR
  DESIGN SERVICES 348

Appendix B  AIA Document A275 ID 369
  GENERAL CONDITIONS OF THE CONTRACT FOR
  FURNITURE, FURNISHINGS AND EQUIPMENT 370
<table>
<thead>
<tr>
<th>Appendix</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>AIA Document A175 ID</td>
<td>383</td>
</tr>
<tr>
<td></td>
<td>STANDARD FORM OF AGREEMENT BETWEEN OWNER AND VENDOR FOR FURNITURE, FURNISHINGS AND EQUIPMENT</td>
<td>384</td>
</tr>
<tr>
<td>D</td>
<td>Uniform Commercial Code, Article 2 (Abridged)</td>
<td>391</td>
</tr>
<tr>
<td></td>
<td>Glossary</td>
<td>403</td>
</tr>
<tr>
<td></td>
<td>Index</td>
<td>415</td>
</tr>
</tbody>
</table>