



DHW Technical Guideline

TG004 Floor Surfacing in Government Buildings

1. Purpose and Application

This technical guide assists customer agency representatives, consultants and project managers to select and install flooring materials for non-residential 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 customer 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.
- Health projects shall be in accordance with the project specific Health Service providers 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.

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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

DHW Technical Guideline *TG040 for Environmentally Sustainable Design on Non-Residential Government Buildings* applies the Green Building Council of Australia (GBCA) Green Buildings rating tool to target a minimum 4-star Green Star rating. When selecting flooring materials, the *Minimum Expectations* of the Exposure to Toxins category should be achieved, and consideration given to achieving a Credit under this category, as well as the Responsible Finishes category.

5. References

1. 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/>. Refer Environmental Certification Scheme (ECS) is an environmental labelling scheme for carpets. <https://www.carpetinstitute.com.au/environmental/>
2. Green Tag is a third party, green building product rating and certification system, underpinned by rigorous scientific and Life Cycle Assessment processes. [Professionals | Global GreenTag - globally recognised certification](#)
3. Good Environmental Choice Australia (GECA) is Australia's only independent, not-for-profit, multi-sector ecolabelling program. <http://www.geca.org.au/>
4. 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>
5. 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 Multilayered Board 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/>

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<p>This guideline was endorsed and approved for use on 03/11/2025 by:</p> <p>Dean Wood, Principal Architect</p> <p>Department of Housing and Works</p>

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