

Hotel & Hospitality Fabric Specification Checklist

A practical tool for interior designers and architects specifying fabric for UK hotel and hospitality projects.

1. Project Definition — Complete before selecting any fabric

- Brand tier confirmed: Budget / Midscale / Luxury
- Refurbishment cycle confirmed: 5 / 7 / 10+ years
- Occupancy profile confirmed: year-round / seasonal / mixed
- Use intensity mapped by area: Bedrooms / Lobby / F&B; / Bar / Spa
- Housekeeping cleaning products confirmed (request SDS if possible)
- Fire hazard category confirmed with fire consultant / responsible person
- Project phasing confirmed: single install or phased over multiple years
- Dye lot continuity requirement established for phased projects

2. Martindale Specification by Area

Industry guidelines, not formal standards. Adjust for fibre, construction, and lifecycle. Add 20,000–30,000 rubs for luxury or long-lifecycle projects.

Area	Minimum Rubs	Premium / Long-Lifecycle
Bedroom seating (chair, chaise)	40,000	60,000–70,000
Headboards	25,000	40,000
Restaurant seating	60,000	80,000+
Bar seating	60,000–80,000	100,000+
Hotel lobby (continuous use)	80,000–100,000	100,000+
Meeting rooms	40,000	60,000
Spa seating	40,000 + moisture resistance	60,000

3. Fire Compliance

Upholstery: specify BS 7176 Medium Hazard

- BS 7176 Medium Hazard confirmed as correct hazard category
- Certificate includes fabric + foam combination (not fabric-only claim)
- Full independent test certificate requested — not generic compliance statement
- Foam type used in test documented on certificate

Curtains: specify BS 5867 Part 2 Type B

- Upholstery and curtain fire standards confirmed as separate
- BS 5867 certificate obtained for all contract curtain fabrics

Note: Mohair velvet certified to Crib 5 without topical treatment must still carry an independent test certificate confirming the specific range and construction.

4. Cleaning Compatibility

Typical hotel housekeeping cleaners are pH 8–11. Cleaning codes indicate method but do not guarantee resistance to specific commercial chemicals.

- Actual cleaning products used by housekeeping confirmed (not assumed)
- Fabric cleaning codes checked against housekeeping products
- Fabrics suitable for water-based cleaning (W or WS) preferred for bedroom and public area seating
- **S-coded fabrics: confirm specialist cleaning contract is in place before specifying**
- Written confirmation obtained from supplier of chemical compatibility

- FR treatment survival under hotel cleaning regime confirmed for topically treated fabrics

5. Light Fastness

Grades to ISO 105-B02. Check per colourway, not just fabric range. Do not reduce grade based on glazing specification alone.

Environment	Recommended Grade
Standard bedrooms, mixed orientation	Grade 5 where possible
South / west-facing bedrooms	Grade 6+
Atriums, high-glare lobbies	Grade 6–7
Outdoor terraces, semi-outdoor	Grade 7–8

- Light fastness grade confirmed per colourway for each area
- Curtain fabrics in south/west-facing rooms confirmed at grade 6+

6. Dye Lot Continuity — Critical for Phased Projects

- Full project quantity reserved from single dye lot where possible
- Supplier tolerance standards for dye lot variation confirmed in writing
- Control samples retained from first delivery for future matching
- Colourway confirmed as remaining in production for full project duration

- **Phased installs over 2+ years without reserved stock: high risk of visible inconsistency**

7. Headboard Specification

Classification varies by construction, fire officer, insurer, and building control. Confirm before specifying.

- Headboard construction confirmed: freestanding/bed-attached or fixed wall element
- Applicable fire standard confirmed with fire consultant
- Martindale rub count confirmed: 25,000 minimum; 40,000 for longer lifecycle
- Stain-resistant finish specified
- Cleaning compatibility with housekeeping products confirmed

8. Documentation Sign-Off

- BS 7176 Medium Hazard certificate (foam type specified on certificate)
- BS 5867 Part 2 Type B certificate for all contract curtain fabrics
- Martindale test results for all upholstery fabrics
- Light fastness grade confirmed per colourway
- Cleaning code and chemical compatibility confirmed in writing
- Dye lot reservation or continuity strategy confirmed
- Supplier continuity assurance obtained for phased projects

Common Specification Failures to Avoid

- **Selecting by appearance alone without confirming technical performance**
- **Accepting 'Crib 5 compliant' without a full BS 7176 certificate naming the foam**
- **Ignoring housekeeping cleaning products — S-coded fabrics in standard hotel environments**
- **No dye lot strategy on phased projects**
- **Assuming upholstery FR certification applies to curtains**

Request cuttings for hotel projects: kothea.com/cuttings • Full specification guides: kothea.com/2026/04/05/martindale-rub-test-guide/ and kothea.com/2026/04/05/bs-5852-crib-5-guide/