

PAINING SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Painting and finishing of exposed items and surfaces.
- B. Section does not include:
 - 1. Factory finishing of manufactured products.
 - 2. Painting of concealed surfaces, unless specifically indicated.

1.2 DEFINITIONS

- A. DFM (dry film mils): Thickness, measured in mils, of a coat of paint in the cured state.

1.3 SUBMITTALS

- A. Product Data: Manufacturer's technical data sheets for each coating.
- B. Color and Texture Samples: Provide for each coating system, color, and texture and brush applied to representative.

1.4 QUALITY ASSURANCE

- A. Materials: All coating materials required by this section shall be provided by a single manufacturer, unless otherwise required or approved. All paints to be mixed and applied in strict accordance with manufacturers printed instructions.
- B. Codes: The Painting Contractor shall comply with all applicable laws, codes and requirements.
- C. Applicator: Firm with demonstrated experience in painting work similar in scope to work of this project. Maintain throughout duration of the work a crew of painters who are fully qualified to satisfy requirements of the specifications.
- D. Mock-up: Before proceeding with work of this section, finish one complete space or item of each

color scheme required, showing selected colors, finish texture, materials, and workmanship.

- E. Warranty: No paint will be allowed to be applied without a written (3) three-year workmanship and 20 year limited materials warranty.
- F. Contractor shall test surfaces for pH level to confirm surfaces have been adequately neutralized following the use of any paint removal products. Commencement of painting implies the contractor has tested and accepts the surface conditions.
- G. Contractor to confirm moisture levels of surface complies with paint manufacturers standards prior to application of paint products.
- H. Provide continuous dust control to protect surrounding areas.
- I. Contractor shall comply with all ordinances relating to removal and disposal of lead-based paint dust during the surface preparation process. Personnel shall be certified as required (e.g. respirator certified) and the project site shall be protected from debris containing lead-based material (e.g. covering the ground at the perimeter of the building). Contractor shall pay all fees related to disposal of lead-based material.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver materials in manufacturer's original containers bearing coating name and color, material composition data, date of manufacture, legal notices if applicable, and mixing, thinning, and application instructions.
- B. Storage:
 - 1. Store materials in an orderly fashion and in clean, well-closed containers with labels intact.
 - 2. Maintain above 40 degrees F. Do not allow materials to freeze.

1.6 PROJECT CONDITIONS

- A. Apply coatings only under the following environmental conditions:
 - 1. Air and surface temperatures are between 50 and 100 degrees F, unless otherwise recommended by manufacturer.
 - 2. Surface temperature is at least 5 degrees F above dew point.
 - 3. Relative humidity is less than 85 percent.

- B. Do not apply coatings during inclement weather.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. The brand-name products listed in the schedule at the end of this section and made by the following manufacturers are the basis of the contract documents:
 - 1. Benjamin Moore Paints.

- B. Products made by one of the following manufacturers will be considered in accordance with standard substitution procedures:
 - 1. Sherwin-Williams Company.
 - 2. I.C.I. Dulux Paints.

2.2 PRODUCTS

- A. Colors:
 - 1. For multi-coat systems, apply each coat (including primers) using a successively darker tint or shade, unless approved otherwise.
 - 2. Top coat colors: As indicated in the color schedule and shown on the colored elevations.

- B. Lead Content:
 - 1. Not more than 0.06 percent lead by weight (calculated as lead metal) in the total nonvolatile content of the paint or the equivalent measure of lead in the dried film.
 - 2. Exception: Where permitted by applicable regulations.

- C. Wood Fillers:
 - 1. Deteriorated Wood Fillers: Acceptable fillers to as manufactured by "Abatron Inc.", Kenosha Wisconsin, or by "Dry Rot Control, Inc.", or equal are acceptable to repair gaps and cracks.
 - 2. Surface fillers: to fill cracks to 1/16" wide without a backer rod no surface filler thicker than 1/8" may be an elastomeric patching product such as "ConSeal" by Sherwin Williams or equal.

PART 3 - EXECUTION

3.1 INSPECTION

- A. Examine surfaces scheduled to receive specified paint systems for conditions that will adversely affect execution, performance or quality of work and which can not be put into acceptable conditions through preparatory work as included in 3.2. Notify the Owner's representative in writing any defects or conditions, which prevent a satisfactory installation.

- B. Prior to commencement of work, examine surfaces scheduled to be finished.
 - 1. Report any unsatisfactory conditions in writing.
 - 2. Do not apply coatings to unsatisfactory substrates.
 - 3. Beginning painting work in an area will be construed as acceptance of surfaces in that area.

3.2 SURFACE PREPARATION

- A. General Preparation
 - 1. Clean and properly neutralize surface in accordance with manufacturer's instructions and as herein specified. Remove dirt, dust, grease, oils, and foreign matter. Prepare surface for proper texture necessary to optimum coating adhesion and intended finished appearance. Plan cleaning, preparation, and coating operations to avoid contamination of freshly coated surfaces.
 - 2. Do not apply coatings to labels that identify equipment, fire-resistance ratings, etc.
 - 3. Remove hardware, cover plates, and similar items before applying coatings.
 - 4. Provide protection for non-removable items not scheduled for coating. After application of coatings, install removed items. Use only skilled workmen for removal and replacement of such items.
 - 5. Protect surfaces not scheduled for coating. Clean, repair, or replace to the satisfaction of the Owner any surfaces inadvertently spattered or coated.
 - 6. Water Blasting is not allowed, Waterblasting can force water into the woodwork rather than cleaning loose paint and grime from the surface, High pressure waterblasting causes water to penetrate exterior sheathing (at joints and laps) and damages interior finishes. A detergent solution, a medium soft bristle brush, and a garden hose for purposes of rinsing. Is the gentlest method involving water.
 - 7. Use of rotary sanding tools or wire stripping tools is STRICTLY PROHIBITED.

- B. Wood: Rafters, Brackets, Corbels, Soffits, Trim, Railings, etc.
 - 1. Scrape and remove any sap or pitch deposits from surface and clean with mineral spirits. Seal any knots and pitch pockets with a suitable product recommended by the coating manufacturer. Set nails. Sand rough spots. Remove dirt and dust.
 - 1. After first primer coat has dried, fill holes, cracks, or depressions with a suitable wood filler recommended by the coating manufacturer. Sand filler when dry. Filling with "Bondo" is not

allowed. Acceptable fillers are discussed in the products section of this specification. ALLOW FOR 15% OF EXTERIOR WOOD SURFACES TO INVOLVE USE OF DETERIORATED WOOD FILLERS, SEE SECTION 2.2-C-1 ABOVE.

2. Feather-edge sand all existing paints to remain so that the edge is no longer evident.
 3. Sand surfaces lightly between successive coats. Remove dust. Rotary sanding and scraping tools are not allowed.
 4. Reattach loose wood pieces and previously removed wood items as noted on the plans.
 5. Notify the Owner if there are areas that are damaged and not able to accept paint other than repairs
 6. The painting contractor shall anticipate the need to sand all wood surfaces following paint removal procedures to a finish acceptable to the Owner.
 7. The final result following primer application is a sealed finish without splits, cracks, "alligatoring," open nail holes, rotted openings, open or misaligned joints.
 8. All siding and trim shall be nailed firmly to the substrate prior to the second primer coat. Set nails flush with finish surface with hammer, do not overdrive nails. Wire nails and stapling of trim is not acceptable. Use finish nails on all trim and penetrate subsurface material a minimum of 1".
- C. Mildew and bird droppings:
1. Remove mildew and bird droppings by scrubbing with solution of trisodium phosphate and bleach.
 2. Rinse with clean water and allow surface to dry.

3.3 MIXING AND THINNING

- A. Remove and discard any skin formed on surface of coatings in containers. Discard any containers where skin comprises 2 percent or more of the remaining material. Do not add thinner except as specifically recommended (not merely permitted) by the coating manufacturer for proper coating application under the circumstances prevailing at the project site when application equipment recommended by the coating manufacturer is employed. Use only the quantities and the types of thinner recommended.
- B. Mix materials using mechanical mixers in accordance with coating manufacturer's printed instructions. Agitate mixed materials during application if recommended by manufacturer.
- C. Combine multi-component paints in quantities needed for use within the manufacturer's recommended pot life at the anticipated application temperatures. Discard remaining mixed material after pot life has expired.

3.4 APPLICATION

A. General:

1. Employ only application equipment that is clean, properly adjusted, in good working order, and of the type recommended by the coating manufacturer.

B. Apply coatings to match approved mock-ups.

3.5 PRIME COATS

A. General:

1. Where first coat shows signs of suction spots or poorly sealed areas, reapply first coat material to adequately seal surface before proceeding with successive coats.
2. Ferrous metals shall be field primed.
3. Re-prepare and retouch damaged prime coats using approved, compatible primer.

B. Primers for Wood and Wood Products:

1. Finish tops, bottoms, edges, and cutouts of exterior wood doors as scheduled for exterior face.

3.6 CLEANING AND PROTECTION

A. Cleaning:

1. Clean work area on a daily basis; dispose of spent materials and empty containers. If requested, turn over the Owner all empty coatings containers used during the course of each day.
2. Remove all trace of coatings from adjacent surfaces not scheduled to be coated. Remove by appropriate methods that do not damage surfaces.

B. Protection:

1. Protect work against damage until fully cured. Provide signs identifying wet surfaces until surfaces are adequately cured.
2. Shortly before final completion of the project, examine surfaces for damage to coatings and restore coatings to new, undamaged condition.
3. Touch-up of minor damage will be acceptable where result is not visibly different from surrounding surfaces. Where result is different either in color, sheen, or texture, re-coat entire surface.
4. Where touch-ups occur, the repainted area must be extended to the edges of each surface. For example: On a clapboard wall, the touch-up area would run to the nearest corner or trim piece and cannot end between clapboards.