SPECIAL SPECIFICATION

2243

INTERIOR AND EXTERIOR PAINTING

1.1 DESCRIPTION

A. This Item shall govern for the interior and exterior wall preparation and painting at the locations as indicated on the plan drawings.

B. Furnish all materials and perform all painting procedures as shown and specified. Provide all paint, labor, equipment, materials, operations and incidentals necessary and required to complete the work.

C. This Specification includes surface preparation and field painting of exposed exterior and interior items and surfaces. Surface preparation, priming, and finish coats specified in this Specification are in addition to shop priming and surface treatment specified in other Specifications.

D. Paint exposed surfaces, except where the paint schedules indicate that a surface or material is not to be painted or is to remain natural. If the paint schedules do not specifically mention an item or a surface, paint the item or surface the same as similar adjacent materials or surfaces whether or not schedules indicate colors. If the schedules do not indicate color or finish, the Architect / Engineer will select from standard colors and finishes available.

E. Do not paint pre-finished items, concealed surfaces, finished metal surfaces, operating parts, and labels.

Labels: Do not paint over Underwriters Laboratories (UL), Factory Mutual (FM), or other code required labels or equipment name, identification, performance rating, or nomenclature plates.

F. Submittals: For each paint system specified, provide the following:

Material List: Provide an inclusive list of required coating materials. Indicate each material and cross-reference specific coating, finish system, and application. Identify each material by manufacturer's catalog number and general classification.

Manufacturer's Information: Provide manufacturer's technical information, including label analysis and instructions for handling, storing, and applying each coating material proposed for use.
G. **Samples for Initial Selection:** Provide Manufacturer's color charts showing the full range of colors available for each type of finish-coat material indicated. After color selection, the Architect / Engineer will furnish color chips for surfaces to be coated.

Provide a list of materials and applications for each coat of each sample. Label each sample for location and application.

Submit Samples on the following substrates for the Architect's / Engineer’s review of color and texture only.

H. **Source Limitations:** Obtain block fillers, primers, and undercoat materials for each coating system from the same manufacturer as the finish coats.

I. **Benchmark Samples (Mockups):** Provide a full-coat benchmark finish sample of each type of coating and substrate required on the Project. Comply with procedures specified in PDCA P5. Duplicate finish of approved prepared samples.

The Architect / Engineer will select one room or surface to represent surfaces and conditions for each type of coating and substrate to be painted. After permanent lighting and other environmental services have been activated, apply coatings in this room or to each surface as specified.

J. Deliver materials to the Project Site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label.

K. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 degrees F. Maintain containers in clean condition, free of foreign materials and residue. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily.

L. **Project Conditions:** Do not apply paint in snow, rain, fog, or mist; or when the relative humidity exceeds 85 percent; or at temperatures less than 45 degrees F; or to damp or wet surfaces. Safe levels for painting will be determined by use of an electronic moisture meter.

1.2 **MATERIALS**

A. The Contractor shall submit to the Architect / Engineer the manufacturer’s specifications, support reports / data and detailed shop drawings of the exterior / interior painting and incidentals for preapproval. The materials and construction will be governed by the following specification.

B. **Product:** Painting – Interior or Exterior Applications

1. Where and as indicated on the Plan Drawings, provide Sherwin Williams Products, or pre-approved equivalent to match all existing conditions
C. **Material Compatibility:** Provide block fillers, primers, undercoats, and finish-coat materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.

D. **Material Quality:** Provide manufacturer's best-quality paint material of the various coating types specified. Paint-material containers not displaying manufacturer's product identification will not be acceptable.

E. **Colors:** Provide color selections made by the Architect / Engineer.

F. All paint products shall be selected from Sherwin-Williams or pre-approved equivalent.

G. **Proof of Purchase:** Upon request by the Architect / Engineer, the Contractor shall provide “proof of purchase”/ invoices verifying purchase and quantities of items purchased for all of the items listed within this Specification.

H. **Detail Requirements:**

1. **EXTERIOR PAINTING SCHEDULE:**

   a. **Galvanized Metal Surfaces**
      
      * Surface Preparation: Galvanized Metal S-W 10
      * Prime Coat: Galvite HS Solvent Based Acrylic Coating
      * Intermediate Coat: A-100 Exterior Latex Flat
      * Finish Coat: A-100 Exterior Latex Flat

   b. **Stucco Surfaces (Flat Elastomeric Waterproofing Finish)**
      
      * Surface Preparation: Concrete S-W 5
      * Prime Coat: Loxon Exterior Acrylic Masonry Primer – A24 Series
      * Intermediate Coat: ConFlex XL, Smooth Elastomeric High Build Coating
      * Finish Coat: ConFlex XL, Smooth Elastomeric High Build Coating

* Existing Exterior Stucco Surfaces are painted with Sherwin Williams No. 1351 – Pleasant Gold  
* Contractor to verify that color specified color matches the original color of interior surfaces.

2. **INTERIOR PAINTING SCHEDULE:**

   a. **Gypsum Board Surfaces**
      
      * Surface Preparation: As per Benjamin Moore and Co. requirements
      * Prime Coat: Super Spec Latex Enamel Undercoater and Primer Sealer 253
      * Intermediate Coat: Super Hide Latex Semi-Gloss Enamel 283
      * Finish Coat: Super Hide Latex Semi-Gloss Enamel 283

   b. **CMU / Block Surfaces / Interior Plaster Surfaces**
      
      * Surface Preparation: Block (Cinder and Concrete) S-W 3
Prime Coat: PrepRite Block Filler
Intermediate Coat: ProMar 400 Interior Latex Semi Gloss
Finish Coat: ProMar 400 Interior Latex Semi Gloss

** Existing Interior Wall Plaster Surfaces are painted with Sherwin Williams No. 1242 – Slightly Blue
** Existing Interior Plaster / Gypsum Ceiling Surfaces are painted with Sherwin Williams No. 1648 – Dover White
** Contractor to verify that color specified color matches the original color of interior surfaces.

1.3 EXECUTION

A. Examine substrates, areas, and conditions under which painting will be performed for compliance with paint application requirements. Do not begin to apply paint until unsatisfactory conditions have been corrected and surfaces receiving paint are thoroughly dry.

B. Coordination of Work: Review other sections in which primers are provided to ensure compatibility of the total system for various substrates.

C. Preparation: Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and similar items already installed that are not to be painted. If removal is impractical or impossible because of the size or weight of the item, provide surface-applied protection before surface preparation and painting. After completing painting operations in each space or area, reinstall items removed using workers skilled in the trades involved.

D. Cleaning: Before applying paint or other surface treatments, clean the substrates of substances that could impair the bond of the various coatings. Remove oil and grease before cleaning. Schedule cleaning and painting so dust and other contaminants from the cleaning process will not fall on wet, newly painted surfaces.

E. Surface Preparation: Clean and prepare surfaces to be painted according to manufacturer's written instructions for each particular substrate condition.

Cementitious Materials: Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Roughen surface as required to remove glaze. If hardeners or sealers have been used to improve curing, use non-mechanical methods of surface preparation. Abrasive blast-cleaning methods, even if recommended by paint manufacturer, will not be allowed. Hand cleaning and scraping are the recommended methods for surface preparation.

   a. Determine alkalinity and moisture content of surfaces by performing appropriate tests. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition. Do not paint surfaces where moisture content exceeds that permitted in manufacturer's written instructions.
   b. Delete subparagraphs that specify wood treatment below if wood surfaces are not to be painted. Refer to the Plan Drawings.
c. Scrape and clean small, dry, seasoned knots, and apply a thin coat of white shellac or other recommended knot sealer before applying primer. After priming, fill holes and imperfections in finish surfaces with putty or plastic wood filler. Sand smooth when dried.

d. Prime, stain, or seal wood to be painted immediately on delivery. Prime edges, ends, faces, undersides, and backsides of wood, including cabinets, counters, cases, and paneling.
e. Putty nail holes, mars, cuts, etc.
f. Seal tops, bottoms, and cutouts of unprimed wood doors with a heavy coat of varnish or sealer immediately on delivery.
g. End grain wood sash and door edges shall be finished in the same manner as the remainder of the wood surfaces.
h. All exposed rough carpentry: Frames shall be clean, smooth, dry and fully sanded prior to painting. Knots and pitch pockets under paint finish shall be sealed with shellac. Fill joints, cracks, nail holes, disfigurations, etc. with putty after priming, then sand smooth.
i. Ferrous Metals: Clean un-galvanized ferrous-metal surfaces that have not been shop coated; remove oil, grease, dirt, loose mill scale, and other foreign substances. Use solvent or mechanical cleaning methods that comply with the Steel Structures Painting Council's (SSPC) recommendations.
j. Touch up bare areas and shop-applied prime coats that have been damaged. Wire-brush, clean with solvents recommended by paint manufacturer, and touch up with the same primer as the shop coat.
k. Galvanized Surfaces: Clean galvanized surfaces with non-petroleum-based solvents so surface is free of oil and surface contaminants. Remove pretreatment from galvanized sheet metal fabricated from coil stock by mechanical methods.

F. Materials Preparation: Mix and prepare paint materials according to manufacturer's written instructions.

Stir material before application to produce a mixture of uniform density. Stir as required during application. Do not stir surface film into material. If necessary, remove surface film and strain material before using. Use only thinners approved by paint manufacturer and only within recommended limits.

G. All material shall be applied and cut in neatly so as to dry uniformly to the color and sheen specified, free from runs, sags, wrinkles, shiners, streaks and brush marks.

H. Coats specified are in addition to shop or prime coats specified elsewhere.

I. Application: Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied.

   a. Paint colors, surface treatments, and finishes are indicated in the schedules.
   b. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.
c. Provide finish coats that are compatible with primers used.
d. The term "exposed surfaces" includes areas visible when permanent or built-in items are in place. Extend coatings in these areas, as required, to maintain the system integrity and provide desired protection.

e. Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces.
f. Before the final installation of equipment, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
g. Paint back sides of access panels and removable or hinged covers to match exposed surfaces.
h. Finish exterior doors on tops, bottoms, and side edges the same as exterior faces.
i. Sand lightly between each succeeding enamel or varnish coat.

J. **Scheduling Painting:** Apply first coat to surfaces that have been cleaned, pretreated, or otherwise prepared for painting as soon as practicable after preparation and before subsequent surface deterioration.

The number of coats and the film thickness required are the same regardless of application method. Do not apply succeeding coats until the previous coat has cured as recommended by the manufacturer. If sanding is required to produce a smooth, even surface according to manufacturer's written instructions, sand between applications.

If undercoats, stains, or other conditions show through final coat of paint, apply additional coats until paint film is of uniform finish, color, and appearance. Give special attention to ensure edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.

Allow sufficient time between successive coats to permit proper drying. Do not recoat surfaces until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and where application of another coat of paint does not cause the undercoat to lift or lose adhesion.

K. **Application Procedures:** Apply paints and coatings by brush, roller, spray, or other applicators according to manufacturer's written instructions.

L. **Minimum Coating Thickness:** Apply paint materials no thinner than manufacturer's recommended spreading rate. Provide the total dry film thickness of the entire system as recommended by the manufacturer.

M. **Block Fillers:** Apply block fillers to concrete masonry block at a rate to ensure complete coverage with pores filled.

N. **Prime Coats:** Before applying finish coats, apply a prime coat of material, as recommended by the manufacturer, to material that is required to be painted or finished and that has not been prime coated by others. Recoat primed and sealed surfaces where evidence of suction spots
or unsealed areas in first coat appears, to ensure a finish coat with no burn through or other defects due to insufficient sealing.

O. During the actual application and drying of the paint, and until normal occupancy of the building colors, a minimum temperature of 60 degrees F shall be maintained. This temperature shall be held as constant as possible to prevent condensation. Adequate ventilation shall be provided at all times so that the humidity cannot rise above the dew point at the cold wall. The Contractor is solely responsible for maintaining required ventilation and room conditions.

P. Any work which does not meet the approval of the Architect / Engineer shall be immediately corrected. If the work is not corrected, the Architect / Engineer reserves the right to deduct from the amount due the Contractor under the written contract.

Q. Completed Work: Match approved samples for color, texture, and coverage. Remove, refinish, or repaint work not complying with requirements.

R. Warranty: Guarantee all painting work and materials against all defects such as blistering, scaling, peeling and spotting for a period of one year from date of acceptance.

S. Field Quality Control: The Architect / Engineer reserves the right to engage the services of an independent testing agency to sample the paint material being used. Samples of material delivered to the project will be taken, identified, sealed, and certified in the presence of the Contractor.

The testing agency will perform appropriate tests to material samples as requested by the Architect / Engineer. Pay for this service will be at the Contractor’s expense.

If tests show material being used does not comply with specified requirements of this contract, the Contractor shall remove non-complying paint from the site and repaint surfaces previously coated with the rejected paint. If necessary, the Contractor may be required to remove rejected paint from previously painted surfaces if, on repainting with specified paint, the 2 coatings are incompatible.

T. Cleanup: At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from the site. After completing painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing and scraping. Be careful not to scratch or damage adjacent finished surfaces.

U. Protect work of other trades, whether being painted or not, against damage by painting. Correct damage by cleaning, repairing or replacing, and repainting, as approved by Architect / Engineer.

V. Provide "Wet Paint" signs to protect newly painted finishes. Remove temporary protective wrappings provided by others to protect their work after completing painting operations.
At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces. Comply with procedures specified in PDCA P1.

1.4 MEASUREMENT

A. INTERIOR PAINTING

1. This Item will be measured by the square foot coverage area complete and in place. A square foot is further defined as a 12” x 12” area or 144 square inch area of interior wall or ceiling surface.

B. EXTERIOR PAINTING

1. This Item will be measured by the square foot coverage area complete and in place. A square foot is further defined as a 12” x 12” area or 144 square inch area of exterior wall surface.

1.5 PAYMENT

A. Interior/Exterior Painting and Incidentals: The work performed and materials furnished shall be in accordance with this Item and measure as provided under “Measurement” will be paid for at the unit price bid for “Interior/Exterior Painting”. This price shall be full compensation for furnishing all materials, paint products, labor, and incidentals necessary to complete the work as shown on the plans.