

## SECTION 09900 - PAINTING

### PART 1 - GENERAL

#### RELATED DOCUMENTS:

Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.

#### DESCRIPTION OF WORK:

Extent of painting work is indicated on drawings and schedules, and as herein specified.

Work includes painting and finishing of interior and exterior exposed items and surfaces throughout project, except as otherwise indicated.

Surface preparation, priming and coats of paint specified are in addition to shop-priming and surface treatment specified under other sections of work.

Work includes field painting of exposed bare and covered pipes and ducts (including color coding), and of hangers, exposed steel and iron work, and primed metal surfaces of equipment installed under mechanical and electrical work, except as otherwise indicated.

"Paint" as used herein means all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.

Surfaces to be Painted: Except where natural finish of material is specifically noted as a surface not to be painted, paint exposed surfaces whether or not colors are designated in "schedules". Where items or surfaces are not specifically mentioned, paint the same as similar adjacent materials or areas. If color or finish is not designated, Architect will select these from standard colors or finishes available.

Following categories of work are not included as part of field-applied finish work.

Pre-Finished Items: Unless otherwise indicated, do not include painting when factory-finishing or installer-finishing is specified for such items as (but not limited to) metal toilet enclosures, prefinished partition systems, acoustic materials, architectural woodwork and casework, elevator entrance doors and frames, elevator equipment, and finish mechanical and electrical equipment, including light fixtures, switchgear and distribution cabinets.

Concealed Surfaces: Unless otherwise indicated, painting is not required on surfaces such as walls or ceilings in concealed areas and generally inaccessible areas, foundation spaces, furred areas, utility tunnels, pipe spaces, duct shafts and elevator shafts.

Finished Metal Surfaces: Unless otherwise indicated, metal surfaces of anodized aluminum, stainless steel, chromium plate, copper, bronze and similar finished materials will not require finish painting.

Operating Parts: Unless otherwise indicated, moving parts of operating units, mechanical and electrical parts, such as valve and damper operators, linkages, sinkages, sensing

devices, motor and fan shafts will not require finish painting.

The following categories of work are included under other sections of these specifications.

Shop Priming: Unless otherwise specified, shop priming of ferrous metal items is included under various sections for structural steel, metal fabrications, pre-engineered metal building system, hollow metal work and similar items.

Unless otherwise specified, shop priming of fabricated components such as architectural woodwork, wood casework and shop-fabricated or factory-built mechanical and electrical equipment or accessories is included under other sections of these specifications.

Do not paint over any code-required labels, such as Underwriters' Laboratories and Factory Mutual, or any equipment identification, performance rating, name, or nomenclature plates.

#### QUALITY ASSURANCE:

Single Source Responsibility: Provide primers and other undercoat paint produced by same manufacturer as finish coats. Use only thinners approved by paint manufacturer, and use only within recommended limits.

Coordination of Work: Review other sections of these specifications in which prime paints are to be provided to ensure compatibility of total coatings systems for various substrates. Upon request from other trades, furnish information or characteristics of finish materials provided for use, to ensure compatible prime coats are used.

#### SUBMITTALS:

Product Data: Submit manufacturer's technical information including paint label analysis and application instructions for each material proposed for use.

Samples: Prior to beginning work, Architect will furnish color chips for surfaces to be painted. Use representative colors when preparing samples for review. Submit samples for Architect's review of color and texture only. Provide a listing of material and application for each coat of each finish sample.

On 12" x 12" hardboard, provide two samples of each color and material, with texture to simulate actual conditions. Resubmit samples as requested by Architect until acceptable sheen, color, and texture is achieved.

#### DELIVERY AND STORAGE:

Deliver materials to job site in original, new and unopened packages and containers bearing manufacturer's name and label, and following information:

Name or title of material.	Manufacturer's name.
Fed. Spec. number, if applicable.	Thinning instructions.
Manufacturer's stock number	Contents by volume, for major
pigment	and vehicle constituents
and date of manufacturer	

Application instructions.

Color name and number.

Store materials not in actual use in tightly covered containers. Maintain containers used in storage of paint in a clean condition, free of foreign materials and residue.

Protect from freezing where necessary. Keep storage area neat and orderly. Remove oily rags and waste daily. Take all precautions to ensure that workmen and work areas are adequately protected from fire hazards and health hazards resulting from handling, mixing and application of paints.

#### JOB CONDITIONS:

Apply water-base paints only when temperature of surfaces to be painted and surrounding air temperatures are between 50 degrees F (10 degrees C) and 90 degrees F (32 degrees C), unless otherwise permitted by paint manufacturer's printed instructions.

Apply solvent-thinned paints only when temperature of surfaces to be painted and surrounding air temperatures are between 45 degrees F (7 degrees C) and 95 degrees F (35 degrees C), unless otherwise permitted by paint manufacturer's printed instructions.

Do not apply paint in snow, rain, fog or mist, or when relative humidity exceeds 85%, or to damp or wet surfaces, unless otherwise permitted by paint manufacturer's printed instructions.

Painting may be continued during inclement weather if areas and surfaces to be painted are enclosed and heated within temperature limits specified by paint manufacturer during application and drying periods.

#### PART 2 - PRODUCTS

##### ACCEPTABLE MANUFACTURERS:

Subject to compliance with requirements, provide products of one of the following:

Coronado Paint Company (Basis of Design)  
Benjamin Moore  
Sherwin-Williams

##### MATERIALS:

Material Quality: Provide best quality grade of various types of coatings as regularly manufactured by acceptable paint materials manufacturers. Materials not displaying manufacturer's identification as a standard, best-grade product will not be acceptable.

Color Pigments: Pure, non-fading, applicable types to suit substrates and service indicated.

Paint Schedules: Except as otherwise noted, Coronado Paint Company products are used throughout the following schedules to establish grades and types of materials required for each listed surface. Comparable items by the manufacturers listed above are acceptable.

## EXTERIOR PAINT / COATING SYSTEMS:

### EPS 1: Galvanized Metal Doors, Overhead Coiling Doors, Frames and Misc. Metal

- \* 1st coat: Coronado Acrylic Latex Metal Primer 35-111 or Coronado Elastomeric Acrylate Perma-Bond 100-10 (substrate-dependent).
- \* "Touch-up" previously primed items as required and verify 2<sup>nd</sup> and 3<sup>rd</sup> coat compatibility.
- 2nd coat: Coronado Acrylic Latex Gloss Enamel 80.
- 3rd coat: Coronado Acrylic Latex Gloss Enamel 80.

## INTERIOR PAINT SYSTEMS:

### IPS 1: Concrete Floor Finish(Epoxy)

- 1st coat: Coronado Final Finish Concrete Coating 101 Line, reduced 25% Part A.
- 2nd coat: Coronado Final Finish Concrete Coating 101 Line, full strength (unreduced) Part B.

### IPS 2: Metal Doors, Frames and Misc. Metal Items

- 1st coat: Coronado Rust Scat Metal Primer 35-111 or Coronado Elastomeric Acrylate Perma-Bond 100-10 (substrate-dependent).
- 2nd coat: Coronado Rust Scat Enamel 90-Line Semi-Gloss.
- 3rd Coat: Coronado Rust Scat Enamel 90-Line Semi-Gloss.

### IPS 3: Exposed Steel Roof/Ceiling System

- 1st coat: Coronado Rust Scat Metal Primer 35-11 or Coronado Elastomeric Acrylate Perma-Bond 100-10 (substrate-dependent).
- 2nd coat: Coronado Dry-Fall Semi-Gloss 131-1.
- 3rd Coat: Coronado Rust Scat Enamel 90-Line Semi-Gloss.

## PART 3 - EXECUTION

### INSPECTION:

Applicator must examine areas and conditions under which painting work is to be applied and notify Contractor in writing of conditions detrimental to proper and timely completion of work. Do not proceed with work until unsatisfactory conditions have been corrected in a manner acceptable to Applicator.

Starting of painting work will be construed as Applicator's acceptance of surfaces and conditions within any particular area.

Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions otherwise detrimental to formation of a durable paint film.

### SURFACE PREPARATION:

General: Perform preparation and cleaning procedures in accordance with paint manufacturer's instructions and as herein specified, for each particular substrate condition.

Provide barrier coats over incompatible primers or remove and reprime as required. Notify Architect in writing of any anticipated problems in using the specified coating systems with substrates primed by others.

Remove hardware, hardware accessories, machined surfaces, plates, lighting fixtures, and similar items in place and not to be finish-painted, or provide surface-applied protection prior to surface preparation and painting operations. Remove, if necessary, for complete painting of items and adjacent surfaces. Following completion of painting of each space or area, reinstall removed items.

Clean surfaces to be painted before applying paint or surface treatments. Remove oil and grease prior to mechanical cleaning.

Program cleaning and painting so that contaminants from cleaning process will not fall onto wet, newly-painted surfaces.

Cementitious Materials: Prepare cementitious surfaces of concrete, concrete block, cement plaster and cement-asbestos board to be painted by removing efflorescence, chalk, dust, dirt, grease, oils, and by roughening as required to remove glaze.

Determine alkalinity and moisture content of surfaces to be painted by performing appropriate tests. If surfaces are found to be sufficiently alkaline to cause blistering and burning of finish paint, correct this condition before application of paint. Do not paint over surfaces where moisture content exceeds that permitted in manufacturer's printed directions.

Clean concrete floor surfaces scheduled to be painted with a commercial solution of muriatic acid, or other etching cleaner. Flush floor with clean water to neutralize acid, and allow to dry before painting.

Ferrous Metals: Clean ferrous surfaces, which are not galvanized or shop-coated, of oil, grease, dirt, loose mill scale and other foreign substances by solvent or mechanical cleaning.

Touch-up shop-applied prime coats wherever damaged or bare, where required by other sections of these specifications. Clean and touch-up with same type shop primer.

Galvanized Surfaces: Clean free of oil and surface contaminants with non-petroleum based solvent.

#### MATERIALS PREPARATION:

Mix and prepare painting materials in accordance with manufacturer's directions.

Maintain containers used in mixing and application of paint in a clean condition, free of foreign materials and residue.

Stir materials before application to produce a mixture of uniform density, and stir as required during application. Do not stir surface film into material. Remove film and, if necessary, strain material before using.

## APPLICATION:

General: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.

Paint colors, surface treatments, and finishes, are indicated in "schedules" of the contract documents.

Provide finish coats which are compatible with prime paints used.

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

Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Paint surfaces behind permanently-fixed equipment or furniture with prime coat only before final installation of equipment.

Paint interior surfaces of ducts, where visible through registers or grilles, with a flat, non-specular black paint.

Paint back sides of access panels, and removable or hinged covers to match exposed surfaces.

Finish exterior doors on tops, bottoms and side edges same as exterior faces, unless otherwise indicated.

Sand lightly between each succeeding enamel or varnish coat.

Omit first coat (primer) on metal surfaces which have been shop-primed and touch-up painted, unless otherwise indicated.

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

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

Minimum Coating Thickness: Apply materials at not less than manufacturer's recommended spreading rate, to establish a total dry film thickness as indicated or, if not indicated, as recommended by coating manufacturer.

Prime Coats: Apply prime coat of material which is required to be painted or finished, and which has not been prime coated by others.

Recoat primed and sealed surfaces where there is evidence of suction spots or unsealed

areas in first coat, to assure a finish coat with no burn-through or other defects due to insufficient sealing.

Pigmented (Opaque) Finishes: Completely cover to provide an opaque, smooth surface of uniform finish, color, appearance and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness or other surface imperfections will not be acceptable.

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

#### CLEAN-UP AND PROTECTION:

Clean-Up: During progress of work, remove from site discarded paint materials, rubbish, cans and rags at end of each work day.

Upon completion of painting work, clean window glass and other paint-spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage finished surfaces.

Protection: Protect work of other trades, whether to be painted or not, against damage by painting and finishing work. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect.

Provide "Wet Paint" signs as required to protect newly-painted finishes. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations.

At completion of work of other trades, touch-up and restore all damaged or defaced painted surfaces.

END OF SECTION 09900

