

SECTION 09 91 13

PAINTING

PART 1 - GENERAL

1.01 SUMMARY

- A. Section Includes: Requirements for furnishing and applying paint finishes for exterior painting and interior surfaces including but not limited to: exterior walls and wood trim, all interior walls, ceilings and trim, doors and frames at residential areas. All exterior wood landscape surfaces, including all trellis and planters and railings.

NOTE: ALL PAINT TO BE NO-VOLITILE ORGANIC COMPOUNDS (VOC) (5 grams per liter or less)

- B. Surfaces not to receive paint finish:
1. Factory-finished items, unless otherwise specified.
 2. Surfaces scheduled to be unfinished or exposed.
 3. Wall and ceiling surfaces permanently concealed from view, and adjacent concealed ducts, pipes, and conduit.
 4. Stainless steel, bronze, aluminum, and chromium plate, unless otherwise specified.
 5. Nameplates.
 6. Other items specified herein and in the individual Specification Sections.

1.02 SUBMITTALS

- A. Product Data: Manufacturer's technical information, including paint label analysis and application instructions for each material.
- B. Submit schedule of colors and color names to Owner.
- C. Samples: Labeled and identified as to use.
1. Two 8" x 8" samples on hardboard for each type, color and finish texture paint selected.
 2. Two 8" x 8" samples on wood of type to be used for the work, for each stain color and finish selected.
 3. Resubmit samples until accepted; the Architect will review and take action on paint and stain samples.

1.03 QUALITY ASSURANCE

- A. Regulatory Requirements: Amount of volatile organic compounds released into the atmosphere from paint materials shall comply with applicable air quality requirements of the Bay Area Air Quality Management District, Federal or State guidelines, whichever is more strict.
- B. Paint for interior application shall be rated Class II when tested in with ASTM E 84.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Comply with requirements of Section 01600.
- B. Store materials in clean, well-ventilated spaces, away from heat, sparks, flames, and direct sunshine; maintain storage spaces free from fire and other hazards.
- C. Deliver materials to job site in original, new, unopened packages and containers bearing manufacturer's name and label, with:
 - 1. Name of material, color and sheen.
 - 2. Manufacturer's name, stock number and date of manufacture.
 - 3. Contents by volume, for major pigment and vehicle constituents.
 - 4. Thinning and application instructions.

1.05 ENVIRONMENTAL REQUIREMENTS

- A. Follow manufacturers' printed instructions for environmental conditions for application of materials.
- B. Provide ventilation for interior application of materials.
- C. Do not apply materials in spaces in which open flames are used, in which welding is being performed, and in which dust is being generated.
- D. Do not apply materials to exterior surfaces when fog, mist, or rain is present. Do not apply paint when relative humidity exceeds 85 percent; or to damp or wet surfaces.
- E. Apply water-base paints when temperature of surfaces and surrounding air are between 50 and 90 degrees F.
- F. Apply solvent-thinned paints when temperature of surfaces and surrounding air are between 45 and 95 degrees F.
- G. Painting may be continued during inclement weather if areas to be painted are enclosed and heated within temperature limits specified.
- E. VOC Content: Determine VOC (Volatile Organic Compound) content of solvent borne and waterborne paints and related coatings in accordance with EPA Method 24 or ASTM D3960, Standard Practice for Determining Volatile Organic Compound (VOC) Content of Paints and Related Coatings.
 - 1. Provide products compliant with the Bay Area Air Quality Management District Reg. 8 Organic Compounds, Rule 3 Architectural Coatings.
 - 2. Provide products compliant with the South Coast Air Quality Management District's Rule 1113.
- C. No- VOC products: Provide products compliant with Green Seal GS-11, Paints, and tested in accordance with ASTM D5116, Standard Guide for Small-Scale Environmental Chamber Determinations of Organic Emissions from Indoor Materials/Products and with ASTM D6670, Standard Practice for Full-Scale Chamber Determination of Volatile. ALL PAINT to be 5 grame per liter or less VOC).

PART 2 - PRODUCTS

2.01 MATERIALS

- A. General: Paint products for each system shall be top-of-the-line products of the same manufacturer, and materials within each system shall be compatible with each other.
- B. Acceptable Manufacturer:
 - 1. Sherwin Williams
- C. General-Purpose Filler: Spackling compound, gypsum board joint compound, or latex patching compound, all of standard manufacture.
- D. Wood Filler: Type recommended by paint manufacturer for type of wood and paint to be used.
- E. Other Materials: Types recommended by paint manufacturer for his particular products and conditions of use.

2.02 COLORS

- A. Paint colors and textures shall match existing adjacent materials where so specified. Should a question arise as to quality of match, the Architect's decision shall be final.
- B. Paint shall be already color-mixed when delivered to the Project site; no color-mixing shall be permitted at the Project site.
- C. Assume minimum five (5) exterior colors.
Assume one (1) interior color with multiple sheens at residential unit interiors.
Assume two (3) interior colors at the community building.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Verify that conditions are satisfactory for the application of paint and stain finishes. If unsatisfactory conditions exist, do not begin application until such conditions have been corrected.
- B. Start of painting work indicates acceptance of surfaces and conditions of surfaces and conditions within any particular area.

3.02 PREPARATION

- A. General: Remove finish hardware, switchplates, nameplates, gauges, and similar items prior to start of painting; replace removed items only after paint has completely dried. For items not reasonable to remove and replace, protect by masking or other means.
- B. Existing Materials:
 - 1. General:

- a. Refer to Owner's Hazardous Materials section for location and information on existing conditions.
 - b. Surface preparation of existing materials shall be such that substrate shall be as smooth as that of new materials, and coatings applied thereto shall achieve appearance as satisfactory as if applied on new materials.
 - c. If examination of existing surfaces to be refinished shows that surface conditions are not suitable to receive specified first coat, apply one coat of surface conditioner recommended by coating manufacturer for the substrate and conditions involved; or, if determined by coating manufacturer, prepare as specified hereinafter.
 - d. Clean mildew with water spray containing bleach and trisodium phosphate.
2. Wood Trim:
- a. Exterior and Interior Wood Trim: With specified wood filler, fill holes, cracks, and areas not exceeding 3/8 inch in depth where wood is missing; sand flush and smooth when filler is dry. For areas exceeding 3/8 inch in depth where wood is missing, replace with new wood, neatly cut in at a 45-degree angle and glued with non-staining, non-bleeding, waterproof glue; sand flush and smooth when glue is dry.
- C. New Materials:
1. Metal: Remove mill scale, rust, and other foreign material by wire brushing, scraping, sandblasting, or chemical means; remove oil, grease, dirt, and dust by use of mineral spirits. Pretreat galvanized metal with phosphoric acid or vinyl wash; apply primer the same day as surface is prepared. Provide powder coat finish at all EXTERIOR signage (see Section 10400 Signage). Provide field paint finish at all exterior trellis and other metal installations.
 2. Wood: Clean soiled surfaces, then sand smooth. Fill cracks, holes, and depressions with specified wood filler; sand flush and smooth when filler is dry. Prime all wood trim and cuts prior to installation of wood trim.
 3. Gypsum Board: Fill narrow, shallow cracks, and small holes and depressions with general-purpose filler; rake deep, wide cracks and deep holes, then fill with thin applications of general-purpose filler. Allow filler to dry, then sand flush and smooth, taking care not to remove or raise nap of paper facing.
 4. Fiber Cement Plank or Panel: Prime all cuts and edges prior to installation. Touch up primer per manufacturer's instructions.

3.03 APPLICATION

- A. Interior spaces to receive paint shall be broom-clean, and surfaces to which paint materials will be applied shall be dry, clean, smooth, and free from rust, scale, grease, and other materials that could prevent proper application and performance of paint coatings.
- B. Apply materials in accordance with the manufacturer's printed instructions and as specified.

C. Coats and Textures:

1. The number of coats specified is the minimum number required; if complete and even coverage is not achieved with the number of coats specified, as determined by the Architect, apply additional coats until the required finish has been achieved; materials and application of such additional coats shall be at no increase in Contract Price.
 2. Color tint sealers and undercoats to correspond with finish color. Vary color of successive coats sufficiently to distinguish between coats. Tint undercoats to colors selected by the Architect, increasing the depth of shade in successive coats.
 3. Allow each coat to completely dry before application of each succeeding coat, following manufacturer's recommendations for drying time between coats.
 4. Sand between each coat to remove defects visible from a distance of five feet.
 5. Smooth or textured finish is indicated on the Drawings.
- D. Touch-up and restore damaged shop-applied primer. Refinish the entire surface if touch-up or a portion of a finish is not acceptable.
- E. Apply paint materials by spray, or with brushes or rollers. Provide dropcloths, masking, and other protection necessary to prevent damage to adjacent surfaces not to be painted. Visible brush marks will not be acceptable.
- F. Paint all exterior and interior surfaces at areas of new or modified existing work and paint as indicated on finish schedule.

3.04 CLEANUP

- A. Clean-Up: During progress of work, remove discarded paint materials, rubbish, cans, rags from site at end of each work day.
1. Clean glass and paint-spattered surfaces immediately by proper methods of washing and scraping, using care not to scratch or damage finished surfaces.
- B. Protection: Protect work of other trades, whether to be painted or not; correct damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect.
1. Provide "Wet Paint" signs to protect newly-painted finishes.
 2. Remove temporary protective wrappings provided by others for protection of their work, after completion of painting operations.
- C. Repair: At completion of work of other trades, touch-up and restore damaged surfaces or defaced painted surfaces.

3.05 COMPLETION

- A. When complete, surfaces to which paint has been applied shall be clean and evenly covered, uniform in appearance, smooth, and free from brush marks, holidays, skips, runs, bubbles, streaks, and other damage and defects.
- B. Edges of applied finishes adjoining other materials and colors shall be clean and sharp, with no overlapping.

- C. At the end of one year, paint colors shall be free from noticeable fading, and finishes shall have their original adherence, with-out evidence of blisters, runs, peeling, scaling, chalking, streaks, and stains. Washing with alkali-free soap and water shall remove surface dirt from finished surfaces without damaging finish.

3.06 PAINT SCHEDULE

- A. General: Major surfaces only are scheduled; finish miscellaneous items attached to or associated with surfaces to be painted or stained to match such surfaces. Consult the Architect if in doubt as to whether an item is required to be painted or stained.

- B. Exterior Paint Systems:

- 1. Wood Trim – Semi-gloss sheen:
 - a. One Coat: Sherwin Williams Stain-resistant Acrylic primer.
 - b. Two Coats: Sherwin Williams Acrylic Semi-Gloss.
- 2. Galvanized Steel Flashing – Gloss sheen:
 - a. Pretreatment primer coating for paint adhesion.
 - b. One Coat: Sherwin Williams Galvanized Iron Primer.
 - c. Two Coats: Sherwin Williams Acrylic Gloss Enamel
- 3. Shop-Primed Steel Doors, Door Frames -- Gloss sheen:
 - a. Touch up shop-applied primer or One Coat Sherwin Williams Rust Inhibitive Primer.
 - b. Two Coats: Sherwin Williams Acrylic Gloss Enamel
- 4. Wood Doors, painted: Semigloss sheen:
 - a. One coat: Sherwin Williams Stain Resistant Acrylic Primer.
 - b. Two Coats: Sherwin Williams Acrylic Gloss Enamel
- 5. Fiber Cement Siding – Semi-gloss sheen:
 - a. One Coat: Sherwin Williams Stain-resistant Acrylic primer.
 - b. Two Coats: Sherwin Williams Acrylic Semi-Gloss.

- C. Interior Paint Systems:

- 1. Gypsum Board systems: Semigloss sheen:
 - a. One Coat: Sherwin Williams no-voc Latex Primer.
 - b. Two Coats: Sherwin Williams no-voc Latex Semi-Gloss Enamel.

3.07 MISCELLANEOUS PAINTING AND STAINING

- A. Repair paint and stain finishes on surfaces damaged by the performance of the Work with paint or stain of same type and color. If satisfactory repair cannot be made, repaint or restain entire surface; the Architect's decision as to quality of repair shall be final.
- B. Exposed New Mechanical and Electrical Items: Finish to match adjacent finished surfaces.

- C. Existing Painted and Stained Surfaces: Apply compatible primer or reconditioner, as required by the conditions of the surfaces to be refinished; apply a minimum of one finish coat, extending finish to corners, unless otherwise permitted by Architect.
- D. Factory-Finished Items Specified in the Individual Sections to be Painted or Stained: Apply a minimum of two coats of finish compatible with factory-applied finish.

3.08 PAINTING AND STAINING SCHEDULE: see A8.02 and A8.03:

END OF SECTION - 09 91 13