

**SECTION 09900****PAINTING****PART 1 GENERAL****1.01 SUMMARY****A. Section Includes:**

1. This Section includes surface preparation and the application of paint materials to exposed interior and exterior items and surfaces scheduled. Surface preparation, prime and finish coats specified are in addition to shop-priming and surface treatments.
2. Paint all exposed surfaces, whether or not colors are designated, except where a surface or material is indicated not to be painted or is to remain natural. Where an item or surface is not mentioned, paint the same color as similar adjacent materials or surfaces. If color or finish is not designated, the Owner/Architect will select from standard colors or finishes available.
3. Except in mechanical and electrical rooms, paint all exposed plumbing, heating, fire protection, and electrical material to match the walls and ceilings of that area unless noted otherwise. This shall include, but not be limited to, pipes, sprinkler piping, insulation, conduit, ducts, access panels, grilles, diffusers, hangers, exposed steel and iron supports, HVAC and electrical equipment that do not have a factory applied finish, whether the adjacent surfaces receive paint or not, and the like. Include dampers or baffles behind grilles.
4. Unless noted otherwise, painting is not required on pre-finished items, finished metal surfaces, concealed surfaces, operating parts, sprinkler heads, or labels.
 - a. All louvers and grilles to be painted to match adjacent surfaces.
 - b. Labels: Do not paint over Underwriter's Laboratories, FMG or other code-required labels, or equipment name, identification, performance rating, or nomenclature plates.

B. Related Sections:

1. Prime coat on new hollow metal work shall be furnished under the "Steel Doors and Frames" Section 08 11 13 (08110).
2. Prime coat on lintels shall be furnished under the Division 05 Sections.
3. Spray applied textured coating specified in Section 09 21 16 (09255).
4. Prime and finish coat for exposed exterior ferrous metal items and ferrous metal items located within Interior Pool areas shall be furnished under the "High Performance Coatings", Section 09 96 00 (09960). Refer to that Section for items included.

1.02 DEFINITIONS:

- A. "Paint" includes coating systems materials, primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.



1.03 SUBMITTALS

- A. Submit "Letter of Conformance" in accordance with Section 01 33 00 (01330) with the following supporting data:
 1. Product Data: Submit manufacturer's technical information, label analysis, and application instructions for each paint material proposed for use.
 2. Samples: Submit two representative samples of each major type of surface or material. Do not proceed with final painting until samples are approved.
 3. Color Charts: In duplicate, for all paints, stains and special coatings. Identify with numbers used on the "Interior Finish Index" or on the Drawings.
 4. Painting Schedule: In a form similar to the schedule herein outlining the type of paint to be used for each category, application, and color. Indicate each material and cross-reference specific coating, finish system, and application. Identify each material by manufacturer's catalog number and general classification.
 5. Quality Control Submittals:
 - a. Certifications: Manufacturer's statement that paint materials conform to current regulations relating to lead content and air pollution emission requirements.
- B. Written Permission in writing by the Owner's Representative for the use of Mechanical application methods.
 1. Provide product Cut Sheet and MSDS for each paint and coating used in the building highlighting VOC limits and chemical component limits as per Green Seal requirements.
 2. Provide costs for all materials separate from labor costs.

1.04 QUALITY ASSURANCE

- A. Single Source Responsibility: Provide primers and undercoat paint produced by the same manufacturer as the finish coats.
- B. Coordination of Work: Review Sections in which primers are provided to ensure compatibility of the total systems for various substrates.
- C. Material Quality: Provide the manufacturer's best quality trade sale type paint material of the various types specified. Paint material containers not displaying manufacturer's product identification will not be acceptable. Proprietary names used to designate colors or materials are not intended to imply that products named are required or to exclude of equal products of other manufacturers.

1.05 DELIVERY AND STORAGE

- A. Deliver materials to the job site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label with trade name and manufacturer's instructions.
- B. Store materials not in use in tightly covered containers in a well-ventilated area at a minimum ambient temperature of 45 deg. F. Protect from freezing. Keep storage area neat and orderly. Remove oily rags and waste daily.

1.06 PROJECT CONDITIONS:

- A. Do not apply paint in snow, rain, fog, or mist, or when the relative humidity exceeds 90 percent, or at temperatures less than 5 degrees F. above the dew point, or to damp or wet surfaces.

1.07 MATERIALS:

- A. Except where noted otherwise, all finishing materials, thinners, etc., shall be the best quality, first line materials as manufactured by:
- B. Approved Manufacturers:
 - 1. Pratt and Lambert, Inc. (Division of Sherwin Williams (P&L) (800-289-7728)
 - 2. Benjamin Moore & Co. (BM) (888-236-6667)
 - 3. Martin Senour (MN) (800-677-5270)
 - 4. ICI Paints (800-984-5444)
- C. Raw linseed oil, turpentine, benzene, gloss oil, or coal oil shall not be used in any of the materials for painting work.

PART 2 PRODUCTS

2.01 PAINT MATERIALS - GENERAL

- A. Material Compatibility: Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
- B. Material Quality: Provide manufacturer's best-quality paint material of the various coating types specified that are factory formulated and recommended by manufacturer for application indicated.
 - 1. Paint-material containers not displaying manufacturer's product identification will **NOT** be acceptable.

2.02 PAINT SCHEDULE – SEE PAINT SCHEDULE BY INTERIOR DESIGNER

2.03 PROTECTIVE COATINGS

- A. Bituminous Paint: Acid and alkali resistant type conforming to ASTM D1187.
- B. Zinc Chromate Primer: Standard zinc chromate primer, selected from manufacturers listed in this Section.
- C. Aluminum Pigmented Paint: Fibrated aluminum complying with ASTM D2824, Type IV.
- D. Apply protective coating, bituminous paint, to isolate aluminum member as required.



2.04 COLOR SAMPLES:

- A. The Contractor shall furnish samples of all finishes in triplicate and obtain the approval of the Architect. Final colors must match exactly with the approved sample. There will be 3 unit color schemes, each unit will receive a one color option.
- B. Where a different manufacturer is utilized that product identified in Interior Finish Index, color must match listed name or number.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Examine substrates and conditions under which painting will be performed for compliance with requirements. Do not begin application until unsatisfactory conditions have been corrected.
 - 1. Start of painting will be construed as Applicator's acceptance of surfaces and conditions within a particular area.

3.02 SURFACES TO BE COATED

- A. Paint access doors, panels, registers, diffusers, light fixture trim, metal speaker covers and grilles the same color as adjacent surfaces. Paint access doors and panels in open position.
- B. Paint interiors of ducts showing through registers and grilles flat black.
- C. Paint prime coated or previously painted hinges the same as door frame to which they are attached.
- D. Finish edges of doors to match faces.
- E. Do not paint electrical device face plates or devices, sprinkler heads, smoke alarms or thermostats/covers.
- F. Unless otherwise directed, remove and spray paint metal items/products that are removable such as vents, registers, access panels, covers, louvers and diffusers. Reinstall upon completion.

3.03 PREPARATION:

- A. Remove hardware and hardware accessories, plates, machined surfaces, lighting fixtures, and items in place that are not to be painted, or provide protection prior to surface preparation and painting. Remove items if necessary for complete painting of the items and adjacent surfaces. Following completion of painting, reinstall items removed using workmen skilled in the trades involved.
- B. Clean surfaces before applying paint or surface treatments. Schedule cleaning and painting so dust and other contaminants will not fall on wet, newly painted surfaces.
- C. Provide protection for adjacent surfaces as necessary to prevent paint from coming into contact with adjacent materials not scheduled for painting.

3.04 SURFACE PREPARATION:

- A. Clean and prepare surfaces to be painted in accordance with manufacturer's instructions for each particular substrate condition. Notify Architect in writing of problems anticipated using specified finish coat material with substrates primed by others.



- B. Ferrous Metals: Clean non-galvanized ferrous metal surfaces that have not been shop-coated; remove oil, grease, dirt, loose mill scale and other foreign substances. Use solvent mechanical cleaning methods that comply with recommendations of the Steel Structures Painting Council.
 - 1. Touch-up shop-applied prime coats that have been damaged, and bare areas. Wire-brush, clean with solvents, and touch-up with the same primer as the shop coat.
 - 2. At areas to receive epoxy paint, prepare steel surfaces to SSPC-SP11 power tool clean.
- C. Galvanized Surfaces: Utilize SSPC-SP1 solvent cleaning and chemical wash (tri-sodium phosphate). Power wash with tri-sodium phosphate type cleaner (5% solution at 140 degrees F.) and solvent clean after rinsing and drying with a non-petroleum based solvent cleaner so that surface is free of oil and surface contaminants. Remove pretreatment from galvanized sheet metal fabricated from coil stock, by mechanical methods.
 - 1. Touch-up shop-applied prime coats that have been damaged, and bare areas. Wire-brush clean with solvents, and touch-up with the same primer as the shop coat.
- D. Wood Surfaces:
 - 1. General:
 - a. Clean surfaces of dirt, oil, and other foreign substances with scrapers, mineral spirits, and sandpaper, as required. Sand surfaces exposed to view smooth and dust off.
 - b. 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.
 - c. Delete subparagraphs below if these requirements are specified in other Sections.
 - 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. When transparent finish is required, backprime with spar varnish.
 - f. Backprime paneling on interior partitions where masonry, plaster, or other wet wall construction occurs on backside.
 - g. Seal tops, bottoms, and cutouts of unprimed wood doors with a heavy coat of varnish or sealer immediately on delivery.

3.05 MATERIALS PREPARATION:

- A. Mix and prepare paint in accordance with manufacturer's directions.
- B. Stir material before application to produce a mixture of uniform density; stir as required during application. Do not stir surface film into material. Remove film and, if necessary, strain before using.
- C. Use only thinners approved by manufacturer, and only within recommended limits.



3.06 APPLICATION:

- A. Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to formation of a durable paint film.
- B. Paint colors, surface treatments, and finishes are indicated in "schedules."
- C. The number of coats and film thickness required is the same regardless of application method. Do not apply succeeding coats until previous coat has cured. Sand between applications where required to produce a smooth, even surface. Apply additional coats when undercoats or other conditions show through final coat, until paint film is of uniform finish, color, and appearance.
- D. The term "exposed surfaces" includes areas visible when permanent or built-in items are in place. Extend coatings in these areas to maintain system integrity and provide desired protection.
- E. Paint back sides of access panels and removable or hinged covers to match exposed surfaces.
- F. Omit primer on metal surfaces that have been shop-primed, unless primer becomes worn, damaged, or more than six months old from date of delivery to job site.
- G. Paint all edges of every door to match faces, including top and bottoms.

3.07 MINIMUM COATING THICKNESS:

- A. Apply materials at the manufacturer's recommended spreading rate. Provide total dry film thickness of the system as recommended by the manufacturer.

3.08 BLOCK FILLERS:

- A. Apply block fillers at a rate to ensure complete coverage with pores filled.

3.09 PRIME COATS:

- A. Before application of finish coats, apply a prime coat as recommended by the manufacturer to material required to be painted or finished, and has not been prime coated by others.
- B. Tinting of primers will not be permitted.
- C. Re-coat primed and sealed substrates where there is evidence of suction spots or unsealed areas in the first coat to assure a finish coat with no burn-through or other defects due to insufficient sealing.
- D. Back Priming:
 - 1. All wood trim shall be back primed before installation. Spot prime all ends of trim.

3.10 BRUSH APPLICATION:

- A. Brush-out and work brush coats into surfaces in an even film. Eliminate cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness, or other surface imperfections. Draw neat glass lines and color breaks. Apply primers and first coats by brush unless manufacturer's instructions permit use of mechanical applicators.



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/16/14

118 ON MUNJOY HILL – PORTLAND, MAINE

3.11 ROLLER APPLICATION

- A. Rollers: Use rollers of carpet, velvet-back, or high-pile sheep's wool as recommended by manufacturer for material and texture required.

3.12 MECHANICAL APPLICATIONS:

- A. Mechanical methods for paint application will ONLY be permitted by written permission of the Architect. All suite entry doors must be brush applied.

3.13 COMPLETED WORK:

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

3.14 CLEANING

- A. At the end of each work day, remove empty cans, rags, rubbish, and other discarded paint materials from the site.
- B. Upon completion of painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing, scraping, or other proper methods, using care not to scratch or damage adjacent finished surfaces.
- C. Protect work of other trades, whether to be painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting, as acceptable to Architect.
- D. Provide "Wet Paint" signs 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 construction activities of other trades, touch-up and restore damaged or defaced painted surfaces.

END OF SECTION