SECTION 09900

PAINTING

1. GENERAL

1.1 DESCRIPTION OF WORK

 A. Drawings and general provisions of Contract, including General Conditions and Division 1 specifications, apply to work in this section.

 B. The extent of work shall be as shown on Drawings and called for in these Specifications. Performance shall meet the requirements of these Specifications. The work covered by this section of Specifications consists of the following:

 1. Painting or staining all interior and exterior surfaces in these Specifications.

 2. Painting interior walls, door trim, window trim, etc.

 3. Staining and varnishing rails as called for on Drawings.

 4. Painting all exterior doors as specified.

1. Painting and finishing any other work requiring finishing left unfinished by others.
2. Walls painted accent as called for on Drawings.
3. Frames and exterior doors.
4. Volatile Organic Compound (VOC) emissions from paints & coatings must not exceed the VOC limits of Green Seal’s Standards GS-11 requirements.

1. Non-flat: 150 g/l

 2. Flat: 50 g/l

NOTE: All colors to be selected by Architect. The Contractor shall submit to the Architect, for approval, color samples of stain finishes, See general Note Section 09250.

1.2 SUBMITTALS

 A. Issue submittals in accordance with Section 01300, Submittals.

 B. Submit as follows:

 1. Manufacturer's data, application instructions, and color chips on all specified products.

 2. Paint schedule covering all surfaces to be painted.

 3. Contractor to provide 4' x 8' test panels in finished spaces for up to 3 trials for each required color selection. Test panel colors to be selected by Architect. Final color to be approved by Architect from test panels.

 4. Provide as maintenance material, a minimum of one gallon of each type and color of paint used on job, in labeled and well-sealed containers, for future touch-up. Also provide typed list of each type and color of paint used on job, including name of distributor from whom paint may be obtained.

2. PRODUCTS

2.1 General

A. Paint: Acceptable manufacturers, unless specific manufacturer is noted: California Products Corporation, Benjamin Moors, Pratt & Lambert, Sherwin-Williams, Tnemec.

1. All products used shall be manufacturer's top quality product for each type of finish specified.

2.2 MATERIALS

A. Where primer is called for, use primer recommended by manufacturer for particular combination of substrate and finish coat. Where painting over shop-applied primers, verify that finish paint proposed for field application is compatible with shop primers actually used.

1. Exterior Doors: Steel-Clad: Benjamin Moore Ironclad Retardo

1. All Gypsum Walls and Ceilings to be painted: Primer - Benjamin Moore Vinyl Latex Primer Sealer.
2. Finish-Walls - Benjamin Moore Moorcraft Latex Eggshell.
3. Finish Ceiling – Flat Ceiling White Latex
4. Interior exposed softwood woodwork as noted on Drawings: One (1) coat Primer; two (2) finish coats Semigloss Latex. All Hardwood: three (3) coats urethane.
5. Interior Door Frames & Trim, & Miscellaneous interior wood trim: Benjamin Moore Wood Primer and two (2) coats Latex Semigloss.
6. Exterior Cement Board – (2) coats latex exterior grade paint within 180 days of installation. Note: seal all cut edges.
7. Exterior AZEK trim, two (2) coats 100% acrylic latex, check with paint manufacturer for light reflectivity.

3. EXECUTION

3.1 JOB CONDITIONS

 A. Store materials in sealed containers. Provide a fire extinguisher in storage room. Remove flammable rags and waste from building at end of day.

B. Do not perform exterior work in rain or when precipitation is forecast imminently; or in hot, dry, or windy weather which would cause finish to cure too rapidly, or be marred by windstorm dust; or at temperatures below 40 degrees F.

 C. Maintain temperature at interior locations between 50 and 75 degrees F, maximum 80 percent relative humidity, while paint is being applied. Provide adequate ventilation, by mechanical means if necessary, for drying of paint and prevention of condensation and mildew. Do not apply finish in areas in which dust is being generated.

 D. Protect finished surfaces and equipment not being painted with masking tape, canvas drop cloths, polyethylene sheets, etc. Items such as lighting switch covers, fixture canopies, and door handles shall be temporarily removed, carefully stored, and replaced after painting, or carefully covered during painting operations.

3.2 PREPARATION

 A. Preparation of newly-installed materials to receive finish painting is specified under those Sections installing materials. This includes, but is not necessarily limited to: touch-up of damaged shop coats; taping, sealing and sanding of drywall; patching masonry; sanding finish wood; and cleaning off grease, oil, dirt, mildew, factory- applied protective coatings, and other foreign materials.

 B. At wood surfaces to be painted, scrape and clean small, dry, seasoned knots, and apply a thin coat of white shellac or other recommended knot sealer, before application of priming coat. After priming, fill holes and imperfections in finish surfaces with putty or plastic wood-filler. Sandpaper smooth when dried. Caulk all interplay between wood trim, door frames and base boards with gyp board.

1. Before beginning work under this Section, verify that preparation of substrates under other Sections has been done as specified. Thoroughly remove water, dirt, and dust with clean cloths, brooms, or brushes. Allow masonry motar joints to cure as long as possible before beginning paint application, 7 days minimum, 28 days preferably.

3.3 APPLICATION

 A. Apply all materials in accordance with the manufacturer's recommendations.

 B. Apply materials with suitable brushes, rollers, and spraying equipment. Keep application equipment clean, dry, and free from contaminants. Thoroughly stir materials before applying, and periodically during application.

 C. Rate and method of application and drying time between coats shall be strictly in accordance with manufacturer's recommendations.

 D. Prepare field test panels in accordance with paragraph 1.4-B.3 of this Section for each type and color of finish specified. Request review of first completed room, color scheme, special items, etc., which shall serve as project standard after approval.

 E. Touch-up shop applied primers before field painting.

 F. Do not apply first coat until surface is dry to touch. Moisture content of surface shall be within limitations recommended by paint manufacturer.

 G. Leave all parts of moldings and ornaments clean and true to detail, without excessive paint in corners and depressions. Make edges of paint adjoining other materials or colors clean and sharp with no overlapping. Paint surfaces visible through grilles one coat flat black.

 H. Finish coats shall be smooth, free of brush marks, streaks, laps or pile-up of paint, and skipped or missed areas. Refinish whole wall if unacceptable finish is extensive or of such a nature that it cannot be repaired by normal touch-up.

 I. After completion of painting work, remove spilled or spattered paint. Touch-up and repair finishes damaged in any way by work under this Section. Protect finished surfaces.

3.4 Exterior

1. Exterior and interior - Steel-Clad door: Two (2) coats exterior enamel over factory primer. Doors shall be laid flat if sprayed. Doors may be rolled or brushed in place, however with no visible brush marks, drips or imperfections.
2. All exterior metal work (steel) to include railings, brackets and grids.

a. Alkyd Systems

 Gloss Finish

 1st Coat: S-W All surface Enamel Primer, A11w210

 2nd Coat: S-W All Surface Enamel, A11 Series

 3rd Coat: S-W All Surface Enamel, A11 Series

1. mils wet, 1.6 mils dry per coat)
2. Fiber cement panels and lap siding: Two (2) coats at exposed surfaces after installation on all trim and cornice. Seal all ends. Paint to be Sherwin Williams Duration Paint, acrylic latex.
3. PVC Trim Boards.  Provide 2 coats of paint designed specifically for vinyl products such as Sherwin Williams VinylSafe™ or Benjamin Moore Vinyl Select.

1st Coat: Sherwin Williams SuperPaint® VinylSafe™ Exterior Latex Acrylic Satin, A89 Series. 2nd Coat: Sherwin Williams SuperPaint® VinylSafe™ Exterior Latex Acrylic Satin, A89 Series (4 mils wet, 1.44 mils dry per coat)

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3.5 Interior

1. Interior Painting: Paint shall be applied in the following number of coats, primer and finish. Tint all primers to match finish color.

 1. One (1) fully applied finish coat of even coverage. NOTE: Contractor to adequately cover M.R. (Blueboard) or other colored drywall by primer or finish coat as necessary to eliminate any visible "bleed through".

1. Drywall: All interior walls including garage to receive paint: one (1) coat latex base primer-sealer, two (2) finish coats latex eggshell. Ceiling: One (1) coat primer and two (2) coats latex flat.
2. Cone Block: One (1) coat latex base primer, two (2) finish coats latex eggshell finish.
3. Interior Window Sill, Door Frames & Trim, and Miscellaneous Interior Wood Trim- one (1) coat primer and two (2) coats finish for all soft wood.
4. All hardwood to receive three (3) coats urethane. Apartment entry doors, three (3) coats urethane.
5. Exterior Oak Door, five (5) coats marine varnish.
6. NOTE: Painting Contractor to verify that interior apartment doors are prefinished.

END OF SECTION