SECTION 09 91 00
PAINTING

PART 1 - GENERAL

1.01 SUMMARY

A. This Section includes surface preparation and the application of paint systems on interior and exterior substrates.

1.02 SUBMITTALS

A. Product Data: For each type of product indicated.

B. Samples for Verification: For each type of paint system and in each color and gloss of topcoat indicated.
   1. Label each coat of each Sample.
   2. Label each Sample for location and application area.

C. Product List: For each product indicated, include the following:
   1. Printout of current "MPI Approved Products List" for each product category specified in Part 2, with the proposed product highlighted.

1.03 QUALITY ASSURANCE

A. MPI Standards:
   1. Products: Complying with MPI standards indicated and listed in "MPI Approved Products List."
   2. Preparation and Workmanship: Comply with requirements in "MPI Architectural Painting Specification Manual" for products and paint systems indicated.

B. Mockups: Apply benchmark samples of each paint system indicated and each color and finish selected to verify preliminary selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to the job site in the manufacturer's original, unopened packages and containers bearing manufacturer's name and label.

B. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F.

1.05 PROJECT CONDITIONS

A. Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

A. Available Products: Subject to compliance with requirements, provide products included on the current MPI "Approved Product List."
   1. Products not on the current MPI "Approved Product List" are not acceptable unless specifically listed in this Section.
   2. Products listed on the MPI “Approved Product List” may be substituted for those listed in this Section.

2.02 PAINT, GENERAL

A. Material Compatibility:
   1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
   2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

B. Color and Sheen: Furnish paints in colors and glosses or sheens indicated in the Finish Schedule. Where colors are not indicated, Architect will specify colors by reference to one manufacture's color names, or by furnishing color chips to the Contractor.

2.03 INTERIOR PAINT SYSTEMS

A. Gypsum Board Substrates; Institutional Low-Odor/VOC Latex System: Modified MPI INT 9.2M.
   1. Application: Gypsum board walls and ceilings.
   2. Low VOC Primer sealer, latex, interior: Non-MPI primer.
      a. ICI: Prep & Prime, Odor-Less Interior Water-Based Primer-Sealer, LM9116.
      b. Moore: Eco Spec Primer, 231-00.
      c. PPG: Speedhide Interior Latex Primer/Sealer, 6-2.
      d. S-W: PrepRite 400 Latex Primer B28W400 Series.
   3. Intermediate Coat: Same as topcoat.
   4. Topcoat, Low Sheen: MPI #144; Latex, interior, institutional low-odor/VOC, ('velvet-like' - MPI gloss level 2).
   5. Topcoat, Flat: MPI #143; Latex, interior, institutional low-odor/VOC, flat (MPI gloss level 1).

B. Steel Substrates; Institutional Low-Odor/VOC Latex System: MPI INT 5.1S.
   1. Application: Steel doors and door frames, miscellaneous steel surfaces.
   2. Prime Coat: MPI #107; Primer, rust-inhibitive, water based; or shop-applied primer.
   3. Intermediate Coat: Same as topcoat.
   4. Topcoat: MPI #147; Latex, interior, institutional low-odor/VOC, semi-gloss (MPI gloss level 5).

C. Wood Substrates; Institutional Low-Odor/VOC Latex System: Modified MPI INT 6.3V.
   1. Application: Wood doors and miscellaneous interior wood.

2. Prime Coat: Primer, latex, for interior wood, as recommended by the topcoat manufacturer.
3. Intermediate Coat: Same as topcoat.
4. Topcoat: MPI #147; Latex, interior, institutional low-odor/VOC, semi-gloss (MPI gloss level 5).

2.04 EXTERIOR PAINT SYSTEMS

A. Metal Substrates;
1. Application: Steel doors and door frames, pipe railings, and miscellaneous steel surfaces.
2. Prime Coat: Shop-primed by door manufacturer.
3. Intermediate Coat: Same as topcoat.
4. Top Coat: MPI #11 Exterior Semi-Gloss (MPI Gloss Level 5).

PART 3 - EXECUTION

3.01 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of work.

B. Alkalinity: Test alkalinity of concrete, CMU and plaster surfaces using method recommended by coating manufacturer.

3.02 PREPARATION

A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates indicated.

B. Remove plates, machined surfaces, and similar items already in place that are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

C. Seal cracks and gaps where drywall abuts other materials, including masonry, hollow metal frames, windows and similar locations to provide a smooth surface for finish painting. Use acrylic latex sealant applied in accordance with the manufacturer's recommendations. Tool beads to insure full, firm contact with both faces of the joint, strike off excess sealant and finish to a smooth, wrinkle-free, slightly concave surface.

D. Clean substrates of substances that could impair bond of paints, including dirt, oil, grease, and incompatible paints and encapsulants.

E. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal fabricated from coil stock by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.

F. Gypsum Board Substrates: Do not begin paint application until finishing compound is dry and sanded smooth.

3.03 APPLICATION

A. Apply paints according to manufacturer's written instructions, including application rate, drying time between coats, and compatibility of coating materials and substrates. Sand between coats where recommended by the manufacturer, and where necessary to remove imperfections in preceding coats.

B. Match approved mock-ups for color, texture and coverage. Remove, refinish or recoat Work that does not match mock-ups.

C. Use applicators and techniques suited for paint and substrate indicated. Use brush or roller unless the coating manufacturer requires spray application.

D. Priming: Touch up or recoat primed surfaces showing evidence of suction or unsealed surfaces.

E. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

F. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.04 EXTENT OF WORK

A. Concealed Surfaces: Paint concealed surfaces where indicated or scheduled.
   1. Prime surfaces to be covered by permanently-fastened items, including acoustical panels, casework, and wood paneling. Intermediate coat and topcoat may be omitted.
   2. Prime surfaces scheduled to receive wallcovering.
   3. Prime and paint surfaces behind furniture and shelving even when fastened to substrate.
   4. Prime surfaces behind permanently affixed equipment other than furniture and shelving. Intermediate coat and topcoat may be omitted.

B. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces.

C. Paint front and backside of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.

D. Painting Electrical Work: Paint items exposed in occupied spaces including the following. Prime pre-finished items prior to application of topcoat. Items to be painted include, but are not limited to, the following:
   1. Panelboard covers.
   2. Conduit and raceway.

E. Labels: Do not paint over labels of Underwriters Laboratories, Factory Mutual or other labels which indicate code compliance.

3.05 CORRECTION OF WORK

A. Provide additional coat to surfaces when undercoats or existing finishes show through topcoat.

B. Sand and repaint surfaces which have embedded dust or dirt, runs or sags or other imperfections. Re-prime if sanding exposes substrate.

C. When touching up or correcting surfaces with semi-gloss or gloss paint, paint entire surface to a natural break to avoid the appearance of lap-marks.

3.06 CLEANING AND PROTECTION

A. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

B. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.07 COLOR SCHEDULE

A. General: Paint colors indicated based on Benjamin Moore & Co.
1. Color P1, for Gypsum Board: #186.
2. Color P2, for Gypsum Board: #439.
3. Color P5, For Exterior Side Of Door From Lounge: #1224.

END OF SECTION 09 91 00