

Attachment A-1 of ITB 680 Exterior Painting of the Legislative Finance Building

EXTERIOR REPAINTING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes surface preparation and the application of paint systems on exterior substrates and may include the following:
 - 1. Concrete.
 - 2. Galvanized metal.
 - 3. Wood.
 - 4. Plastic trim fabrications.

1.2 DEFINITIONS

- A. Gloss Level 1: Not more than 5 units at 60 degrees F and 10 units at 85 degrees F, according to ASTM D 523.
- B. Gloss Level 3: 10 to 25 units at 60 degrees F and 10 to 35 units at 85 degrees F, according to ASTM D 523.
- C. Gloss Level 4: 20 to 35 units at 60 degrees F and not less than 35 units at 85 degrees F, according to ASTM D 523.
- D. Gloss Level 5: 35 to 70 units at 60 degrees F, according to ASTM D 523.
- E. Back Roll: Is the process of using a paint roller to roll over paint that has been applied to areas with a paint sprayer.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.
- B. Samples: For each type of paint system and each color and gloss of topcoat.

1.4 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials, from the same product run, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Paint: 5 percent, but not less than 1 gal. (3.8 L) of each material and color applied.

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1.5 SPECIFIED MATERIALS

- A. All materials (primers, paints, coatings, varnishes, stains, lacquers, fillers, thinners, solvents, etc.) shall be products listed in the latest edition of the MPI Approved Product List and shall be manufactured by Benjamin Moore or an Agency approved manufacture with equivalent specifications for each system used.
- B. Other paint materials such as linseed oil, shellac, turpentine, etc. shall be the highest quality product of an approved manufacturer listed in the MPI Approved Product List and shall be compatible with other coating materials as required.
- C. All materials and paints shall be lead and mercury free.

1.6 PROJECT AND SITE REQUIREMENTS

- A. UNLESS specifically pre-approved by the specifying body, Paint Inspection Agency and the applied product manufacturer, perform no exterior repainting work when the ambient air and substrate temperatures are below 40 degrees F.
- B. Perform no exterior primer or repainting work unless environmental conditions are within MPI and paint manufacturer's requirements or until adequate weather protection is provided. Where required, suitable weatherproof covering and sufficient heating facilities shall be in place to maintain minimum ambient air and substrate temperatures for 24 hours before, during and after painting application.
- C. Perform no exterior repainting work when the relative humidity is above 85% or when the dew point is less than 5 degrees F variance between the air / surface temperature.
- D. Perform no exterior repainting work when the maximum moisture content of the substrate exceeds:
 - 1. 15% for wood.
- E. Conduct all moisture tests using a properly calibrated electronic Moisture Meter.
- F. Test concrete and masonry surfaces for alkalinity as required.
- G. Apply paint only to dry, clean, and adequately prepared surfaces in areas where dust is no longer generated by construction activities such that airborne particles will not affect the quality of finished surfaces.

PART 2 - PRODUCTS

2.1 PAINT, GENERAL

- A. Material Compatibility:

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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. Finish and Colors:

1. Unless otherwise specified herein, all exterior repainting work shall be done in accordance with MPI Premium Grade requirements.
2. Colors shall match existing as approved by Agency from specified manufacturer.

PART 3 - EXECUTION

3.1 GUTTER SYSTEM

- A. Carefully remove entire rain gutter system from the building in manner that allows for reinstallation of rain gutter system by the Contractor.
- B. Label and store rain gutter system to prevent damage until reinstallation.
- C. Carefully reinstall rain gutter system as originally installed after all exterior painting has been completed.

3.2 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
 1. Concrete: 30 percent.
 2. Wood: 15 percent.
- C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- D. Proceed with coating application only after unsatisfactory conditions have been corrected.
 1. Application of coating indicates acceptance of surfaces and conditions.

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3.3 PREPARATION

- A. Prepare all exterior surfaces for repainting in accordance with MPI Repainting Manual requirements. Refer to the MPI Repainting Manual in regard to specific requirements for the following:
 - 1. environmental conditions.
 - 2. pH testing.
 - 3. rust stain removal.
 - 4. mildew removal.
 - 5. vertical and horizontal concrete surfaces.
 - 6. dimension and dressed lumber.
 - 7. wood shingles and shakes.
- B. Pressure wash exterior surfaces that are to be repainted prior to repainting in accordance with MPI standards for type of surfaces and recommended pressures to ensure complete removal of all loose paint, stains, dirt, and other foreign matter. This work shall be carried out only by qualified tradesman experienced in pressure water cleaning. The use of water hose cleaning will not be considered satisfactory, unless specifically specified. Allow sufficient drying time and test all surfaces using an electronic moisture meter before commencing work.
- C. Clean all exterior siding and trim with Benjamin Moore Clean (Product number 0018) or Jomax of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
 - 1. Remove paint and primers by scraping or sanding the peeling paint.
- D. Properly mask and cover all miscellaneous hardware and surface fittings / fastenings (e.g. electrical lights, mechanical louvers, door and window hardware (e.g. hinges, knobs, locks, trim, frame stops) and, hazard / instruction labels on exterior surfaces, doors and frames, prior to repainting and remove masking supplies upon completion. Carefully clean all such items upon completion of repainting work in each area. Do not use solvent or reactive cleaning agents on items that will mar or remove finishes (e.g. lacquer finishes).
- E. Protect all exterior surfaces and areas, including landscaping, walks, drives, all adjacent building surfaces (including glass, aluminum surfaces, etc.) and equipment and any labels and signage from repainting operations and damage by drop cloths, shields, masking, templates, or other suitable protective means and make good any damage caused by failure to provide such protection. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates and paint systems indicated.

3.4 APPLICATION

- A. Do not commence repainting unless substrates and all environmental conditions are acceptable for the application of products.

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- B. Apply primer, paint or stain in accordance with MPI Painting Manual Premium Grade finish requirements.
- C. Apply primer, paint or stain in a workmanlike manner using skilled and trade qualified applicators as noted under section 1.6 (Quality Assurance).
- D. Apply primer, paint or stain within an appropriate time frame after cleaning and preparation to prevent weathering or water staining of substrate or before environmental conditions encourage flash-rusting, rusting, contamination or when the manufacturer's paint specifications require earlier applications.
- E. Primer, paint or stain coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.
- F. Unless otherwise directed by the Agency, apply one coats of paint where deep or bright colors are used to achieve satisfactory results.
- G. Do not apply finishes on exterior surfaces that are not sufficiently dry. Unless manufacturer's directions state otherwise, each coat shall be sufficiently dry and hard before a following coat is applied.
- H. To avoid air entrapment in applied coats, apply materials in strict accordance with manufacturer's spread rates and application requirements.
- I. Prime raw wood surfaces with exterior oil base primer Benjamin Moore Fresh Start (Product number 094).
- J. Apply one coat of Benjamin Moore Aura Low Luster (product number 634) to all shingle and concrete surfaces (the body/siding of the building) by hand painting or by a paint sprayer that is immediately followed up with a back roll of the areas that were sprayed with an airless sprayer.
- K. Apply one coat of Benjamin Moore Aura Soft-Gloss (product number 632) to all trim (windows/facia/sophetts, and etc. of the building) by hand painting or by a paint sprayer that is immediately followed up with a back roll of the areas that were sprayed with an airless sprayer.

3.5 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 the Project Director, and leave in an undamaged condition.
- B. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.