

## SECTION 09 91 13 - EXTERIOR PAINTING

### PART 1 - GENERAL

#### 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
- B. The Contractor's attention is specifically directed, but not limited, to the following documents for additional requirements:
  - 1. *Uniform General Conditions for Construction Contracts, State of Texas, 2010 (UGC).*
  - 2. *The University of Houston's Supplemental General Conditions and Special Conditions for Construction.*

#### 1.2 SUMMARY

- A. Section includes surface preparation and the application of paint systems on exterior substrates.
- B. Related Requirements:
  - 1. Section 05 12 00 "Structural Steel Framing" for shop priming of metal substrates with primers specified in this Section.
  - 2. Section 09 96 00 "High-Performance Coatings" for special-use coatings.
  - 3. Section 09 91 23 "Interior Painting" for surface preparation and the application of paint systems on interior substrates.
  - 4. Section 09 93 00 "Staining and Transparent Finishing" for surface preparation and the application of wood stains and transparent finishes on exterior wood substrates.

#### 1.3 DEFINITIONS

- A. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523 (semigloss).
- B. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523 (gloss).

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.
- B. Samples for Verification: For each type of paint system and each color and gloss of topcoat.
  - 1. Submit Samples on rigid backing, 8 inches square.

2. Step coats on Samples to show each coat required for system.
3. Label each coat of each Sample.
4. Label each Sample for location and application area.

C. Product List: For each product indicated, include the following:

1. Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules.
2. Printout of current "MPI Approved Products List" for each product category specified, with the proposed product highlighted.
3. VOC content.
4. Include all of the above information in the project closeout Operations and Maintenance manuals.

## 1.5 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. of each material and color applied.

## 1.6 DELIVERY, STORAGE, AND HANDLING

A. 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. Maintain containers in clean condition, free of foreign materials and residue.
2. Remove rags and waste from storage areas daily.

## 1.7 FIELD CONDITIONS

A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F.

B. Do not apply paints in snow, rain, fog, or mist; 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

### 2.1 MANUFACTURERS

A. **Manufacturers:** Subject to compliance with requirements, provide products by one of the following :

1. **ICI Paints.**

2. [Sherwin-Williams Company \(The\)](#).
3. Substitutions: see section 01 25 00 – Substitution Procedures.

- B. Products: Subject to compliance with requirements, listed in other Part 2 articles for the paint category indicated.

## 2.2 PAINT, GENERAL

- A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."

- B. Ready mixed, unless intended to be a field-catalyzed coating.

- C. 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. Provide paints and coatings of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
3. Supply each coating material in quantity required to complete entire project's work from a single production run.
4. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
5. 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.

- D. VOC Content: Provide materials that comply with the most stringent VOC limits specified in the following:

1. 40 CFR 50, Subpart D – National Volatile Organic Compound Emission Standards for Architectural Coatings.
2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.

- E. Colors: As selected by Architect from manufacturer's full range .

## 2.3 PRIMERS/SEALERS

- A. General: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.

## 2.4 WATER-BASED PAINTS

- A. Latex, Exterior Semi-Gloss (Gloss Level 5): MPI #11.

- B. Latex, Exterior, Gloss (Gloss Level 6): MPI #119.
- C. Light Industrial Coating, Exterior, Water Based, Semi-Gloss (Gloss Level 5): MPI #163.
- D. Light Industrial Coating, Exterior, Water Based, Gloss (Gloss Level 6): MPI #164.

## 2.5 FLOOR COATINGS

- A. Sealer, Water Based, for Concrete Floors: MPI #99.

## 2.6 SOURCE QUALITY CONTROL

- A. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:
  - 1. Owner will engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.
  - 2. Testing agency will perform tests for compliance with product requirements.
  - 3. Owner may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

## PART 3 - EXECUTION

### 3.1 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: 12 percent.
  - 2. Masonry (Clay and CMU): 12 percent.
  - 3. Wood: 15 percent.
  - 4. Gypsum Board: 12 percent.
- C. Exterior Gypsum Board Substrates: Verify that finishing compound is sanded smooth.
- D. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

- E. Proceed with coating application only after unsatisfactory conditions have been corrected.
  - 1. Application of coating indicates acceptance of surfaces and conditions.

### 3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates and paint systems indicated.
- B. Remove hardware, covers, plates, and similar items already in place that are removable and 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.
  - 1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
  - 1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
- D. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.
- E. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceeds that permitted in manufacturer's written instructions.
- F. Steel Substrates: Remove rust, loose mill scale, and shop primer if any. Clean using methods recommended in writing by paint manufacturer[.] but not less than the following:
  - 1. SSPC-SP 2, "Hand Tool Cleaning."
  - 2. SSPC-SP 3, "Power Tool Cleaning."
  - 3. SSPC-SP 7/NACE No. 4, "Brush-off Blast Cleaning."
  - 4. SSPC-SP 11, "Power Tool Cleaning to Bare Metal."
- G. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.
- H. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.
- I. Aluminum Substrates: Remove loose surface oxidation.

J. Wood Substrates:

1. Scrape and clean knots. Before applying primer, apply coat of knot sealer recommended in writing by topcoat manufacturer for exterior use in paint system indicated.
2. Sand surfaces that will be exposed to view, and dust off.
3. Prime edges, ends, faces, undersides, and backsides of wood.
4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Manual."

1. Use applicators and techniques suited for paint and substrate indicated.
2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.
3. Paint both sides and edges of exterior doors and entire exposed surface of exterior door frames.
4. Paint entire exposed surface of window frames and sashes.
5. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
6. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.

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

C. 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.

D. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:

1. Paint the following work where exposed to view:
  - a. Equipment, including panelboards and switch gear.
  - b. Uninsulated metal piping.
  - c. Uninsulated plastic piping.
  - d. Pipe hangers and supports.
  - e. Metal conduit.
  - f. Plastic conduit.
  - g. Tanks that do not have factory-applied final finishes.

### 3.4 FIELD QUALITY CONTROL

- A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.
  - 1. Contractor shall touch up and restore painted surfaces damaged by testing.
  - 2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

### 3.5 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. 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.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

### 3.6 EXTERIOR PAINTING SCHEDULE

- A. Concrete Substrates, Nontraffic Surfaces:
  - 1. Latex System:
    - a. Prime Coat: Primer, alkali resistant, water based, MPI #3.
    - b. Topcoat: Latex, exterior semi-gloss (Gloss Level 5), MPI #11.
- B. CMU Substrates:
  - 1. Latex System:
    - a. Prime Coat: Block filler, latex, interior/exterior, MPI #4.
    - b. Topcoat: Latex, exterior semi-gloss (Gloss Level 5), MPI #11.
  - 2. Latex over Alkali-Resistant Primer System:
    - a. Prime Coat: Primer, alkali resistant, water based, MPI #3.
    - b. Topcoat: Latex, exterior semi-gloss (Gloss Level 5), MPI #11.
- C. Steel Substrates:

1. Water-Based Light Industrial Coating System:
  - a. Prime Coat: Shop primer specified in Section 05 12 00 "Structural Steel Framing" where substrate is specified.
  - b. Topcoat: Light industrial coating, exterior, water based, semi-gloss (Gloss Level 5), MPI #163.
  
- D. Galvanized-Metal Substrates:
  1. Latex System:
    - a. Prime Coat: Primer, galvanized, water based, MPI #134.
    - b. Topcoat: Latex, exterior semi-gloss (Gloss Level 5), MPI #11.
  
  2. Water-Based Light Industrial Coating System:
    - a. Prime Coat: Primer, galvanized, water based, MPI #134.
    - b. Topcoat: Light industrial coating, exterior, water based, semi-gloss (Gloss Level 5), MPI #163.
  
- E. Wood Substrates: Including wood trim doors .
  1. Latex System:
    - a. Prime Coat: Primer, latex for exterior wood, MPI #6.
    - b. Topcoat: Latex, exterior semi-gloss (Gloss Level 5), MPI #11.
  
- F. Exterior Gypsum Board Substrates:
  1. Latex System:
    - a. Prime Coat: Latex, exterior, matching topcoat.
    - b. Topcoat: Latex, exterior semi-gloss (Gloss Level 5), MPI #11.

END OF SECTION 09 91 13