

REPAINT SPECIFICATION

PART 1 – GENERAL

1.01 SUMMARY

- A. Section Includes:
 - 1. Exterior painting.
 - 2. Surface preparation.
- B. Paint exposed surfaces, except where the paint schedules indicate that a surface or material is not to be painted or is to remain natural. If the paint schedules do not specifically mention an item or a surface, paint the item or surface the same as similar adjacent materials or surfaces whether or not schedules indicate colors. If the schedules do not indicate color or finish, the Owner will select from standard colors and finishes available.
- C. See attached WOOD, STUCCO, PLASTER, CEMENT and METAL area checklists.
- D. Table of abbreviations used in this specification:
 - 1. American Society for Testing and Material
 - a. Shown as ASTM (i.e. ASTM D16 – Standard terminology relating to paint, varnish, lacquer, and related products)
 - 2. Occupational Safety and Health Administration
 - a. Shown as OSHA or CAL-OSHA when referring to safety regulations.
 - 3. Master Painters Institute
 - a. Shown as MPI
 - 4. The Society for Protective Coatings
 - a. SSPC: Steel Structures Painting Council
 - 5. Air Quality Management District
 - a. AQMD – relating to state and local air quality regulations
- E. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels.
 - 1. Prefinished items include the following factory-finished components:
 - a.
 - 2. Concealed surfaces include walls or ceilings in the following generally inaccessible spaces:
 - a.
 - 3. Finished metal surfaces include the following:
 - a.
 - 4. Operating parts include moving parts of operating equipment and the following:
 - 5. Labels: Do not paint over Underwriters Laboratories (UL), Factory Mutual (FM), or other code-required labels or equipment name, identification, performance rating, or nomenclature plates.

SCHEDULING OF WORK

- F. Coordinate the commencement of work with Owners so as not to cause inconvenience to the facility.
- G. Post notices in conspicuous areas (garage door or front door) three to five days in advance of beginning work on specified phase, noting start date, any instructions to occupants and business phone number.
- H. Identify items that need to be moved by occupant (i.e.: deck items, BBQ, lounge chairs, plants, etc.).

1.02 QUALITY ASSURANCE

- A. Field Samples: Prepare Field Samples for Owner or Owner's Representative's review and to establish requirements for color and finish texture.
- B. Correct areas, modify method of application/installation, or adjust finish texture as directed to comply with specified requirements.
- C. Accent colors may require two or more coats to achieve color uniformity and may require additional expense to Owner.
- D. Maintain field sample accessible to serve as a standard of quality for this Section.
- E. Samples shall consist of the following:
 - 1. Provide large mock up on provided wall surface, determined by the Owner or Owner's Representative for approval of color, sheen and texture.

1.03 DELIVERY, STORAGE, AND HANDLING

- A. Owner will provide on-site material storage area, room, or location.
- B. Deliver products in original unopened packaging with legible manufacturer's product identification.
- C. Storage and Protection: Comply with manufacturer's recommendations.
- D. Remove oily rags, waste, etc., every night and take every precaution to prevent fire.
- E. Store in a cool, dry place out of direct sunlight.
- F. Protect from the elements and from damage.
- G. Store at a temperature of not less than 40 degrees F.
- H. Stack materials no more than three high in five-gallon containers.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. Paint materials: Commercial quality primers, paints, and accessory materials.
 - 1. ***KELLY-MOORE PAINT COMPANY.***
- B. Comply with current health, safety, and environmental regulations.
- C. Paint mixing and thinning: If necessary, comply with manufacturer's instructions.
 - 1. Mix and thin materials in specified work and storage areas only.
 - 2. Return paint thinners, tools, rags and partially filled containers to storage area at the completion of each day.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Closely examine surfaces. Surfaces that are in question or that will affect the execution or quality of work must be brought to the attention of the Owner's Representative before painting will begin.
- B. The Owner or Owner's Representative will inspect preparation before the application of paint finishes.
- C. Rework surfaces not properly prepared to receive paint finishes to the satisfaction of the Owner or Owner's Representative.

3.02 PREPARATION

- A. Prepare surfaces in compliance with manufacturer's requirements for coatings to be applied.
- B. Surfaces to be painted: Clean and dry, free of foreign matter and contaminants. Use cleaning methods as appropriate or indicated; including pressure washing, scraping, sanding and wire brushing.
 - 1. Utilize power scrapers and brushes carefully to minimize damage to substrate.
- C. Pressure Washing:
 - 1. Avoid areas such as vents, Soffits, and entry doors to prevent introduction of water into interior spaces.
 - 2. Allow pressure washed areas to dry at least two days or until the moisture content of the surface to be painted is no more than 12%.
 - 3. All surfaces to be painted shall be high-pressure water washed to remove dirt, loose or peeling paint, rust, excess chalk, efflorescence and contaminants that will affect adhesion of the prime or finish coats. The optimum pressure range is about 2000 to 4000 PSI as this performs optimum cleaning with low operator fatigue.
 - 4. Pressure washing may not remove all contaminants or chalk. A close inspection of chalky surfaces should be made to determine the need of more aggressive preparation by hand tools and priming
 - 5. Areas that are affected with mildew growth must be washed using a commercial-grade cleaner or chlorine solution strong enough to kill the mildew. This is normally a 20% or 25% solution.

PRECAUTION:

WHILE WORKING WITH THIS SOLUTION IT IS RECOMMENDED THAT YOU WEAR RUBBER GLOVES AND AVOID GETTING THE SOLUTION IN YOUR EYES. PEOPLE WITH A KNOWN ALLERGY TO BLEACH OR PEOPLE WITH ESPECIALLY SENSITIVE SKIN SHOULD AVOID ALL CONTACT WITH THIS SOLUTION. BE SURE TO WASH YOUR HANDS AND ARMS WELL WITH SOAP AND WATER WHEN YOU ARE THROUGH. NEVER MIX AMMONIA WITH CHLORINE OR CHLORINATED DETERGENTS!

- 6. The Contractor must check with County or City environmental regulations as some areas may require a special permit or do not allow pressure washing.
- 7. The contractor must plan for the proper clean up and disposal of spent coatings removed by this process.
- 8. Allow all surfaces to dry thoroughly prior to preparation and painting.
- D. Repair damage to substrate caused by preparation work.
- E. Ensure that hardware is removed or protected before painting, and then replaced or uncovered when painting in that area is complete.

3.03 SURFACE PREPARATION

- A. STUCCO/PLASTER/CEMENT: Mechanically high-pressure water wash to remove dirt, dust, contaminants and loose and peeling paint from surfaces.
 - 1. Patch large voids and cracks with Kelly-Moore Kel-Seal Elastomeric Sealant System, 1106.
 - 2. Match existing stucco texture to blend in when surface is painted.
 - 3. In the areas where the concrete is failing and causing the paint to peel, perform a pH test to assure acceptable pH level of 8 to 10 prior to coating.
- B. METAL PREPARATION:
 - 1. SSPC-SP 1, Chemical Cleaning: This includes commercial cleaner/de-greaser solutions, steam cleaning, alkaline cleaning or volatile solvent cleaning.
 - 2. SSPC-SP 2, Hand Tool Cleaning: Sound coatings that are very hard or glossy shall be sanded to remove gloss and slightly roughen the surface. Prior to this, remove grease, salt, chemical dust, mildew or other contaminants.
 - 3. SSPC-SP 3, Power Tool Cleaning: Care must be taken to avoid polishing the surface or abrading too deeply.
 - 4. SSPC –SP11, Power Tool Cleaning to Bare Metal: This requires complete removal of all visible grease, oil, dirt dust, mill scale, rust, paint, oxide, corrosion products and other foreign matter. A surface profile must be maintained or produced to a degree suitable for the specified paint system.
- C. FERROUS METAL – Mechanically high-pressure water wash metal where feasible to remove dirt, contaminants, rust scale or oxides and loose and peeling paint.
 - 1. Remove excess rust, loose or peeling paint using SSPC methods, SP-2 Hand Tool Cleaning or SP-3 Power Tool Cleaning, to provide a surface for paint application.
 - 2. Prime bare and sound rusted metal with recommended primer.
- D. NON-FERROUS METAL - Mechanically high-pressure water wash metal where feasible to remove dirt, contaminants and loose and peeling paint.
 - 1. Remove loose or peeling paint using SSPC method, SP-2 Hand Tool Cleaning, to provide a surface for paint application.
 - 2. Prime bare metal with recommended primer.
- E. WOOD: Mechanically high-pressure water wash to remove dirt contaminants, dust and loose or peeling paint.
 - 1. Remove excess loose or peeling paint with wire brush, scraper or sanding, as necessary, to provide a smooth surface for paint application.
 - 2. Reset and prime protruding nail heads with rust preventative primer before finish coat is applied.
- F. CONCRETE AND CONCRETE BLOCK: Mechanically high-pressure water wash to remove contaminants, dirt, dust, and loose and peeling paint.
 - 1. Remove excess loose or peeling paint with wire brush, scraper or sanding, as necessary, to provide a smooth surface for paint application.
 - 2. If efflorescence exists, remove and spot prime affected areas with appropriate alkaline resistant primer to inhibit condition.
 - 3. In the areas where the concrete is failing and causing the paint to peel, perform a pH test to assure acceptable pH level of 8 to 10 prior to coating.
- G. GENERAL MILDEW REMOVAL: Remove mildew with a solution of one part household bleach to three parts water to leave an uncontaminated, clean surface for paint.
 - 1. Mix cleaning solutions stronger as necessary to produce the desired level of cleanliness. Scrub where necessary with a soft bristle brush.
- H. Spot prime bare surfaces with appropriate primer after crack repair, sealants, and other preparation has been completed and surface has dried.

3.04 CRACK REPAIR

- A. Surfaces shall be firm and free of dirt, oil, grease, efflorescence, mildew and loose material. Wire brush or blast unsound masonry to obtain a firm surface. Remove dirt, loose contaminants and chalk by high pressure chemical and water cleaning.
 - 1. Cracks ranging from 1/64" to 1/32", apply generously, appropriate KEL-SEAL Elastomeric Sealant (1107 Brush Grade) over the entire area in need of renovation. If surface is chalky, apply an appropriate Kelly-Moore surface conditioner before application of sealant.
 - 2. Rout out cracks exceeding 1/32" to 1/4" wide by 1/4" deep. When completed, flush joint out with water and check to see that the surface is sound and free of grinding dust. Once joint is sound, use a bond breaker tape to prevent three point adhesion.

3.05 SEALANTS

- A. Fill wood-to-wood, wood to stucco joints, and cracks with a sealant and/or elastomeric patch to match surrounding substrate; including window trim, fascia joints, handrail joints, and trim to stucco gaps.
- B. Fill field cracks and splits with elastomeric patch such as **KM #1107 or #1109 KEL-SEAL Elastomeric Patch Textured (brush grade/knife)** on stucco.
 - 1. Refer to Kelly-Moore Kel-Seal Elastomeric System Technical Literature for additional information.

3.06 APPLICATION

- A. Prepare, paint and finish surfaces specified, scheduled, and indicated on checklists.
- B. Apply material evenly; free from sags, runs, crawls, holidays or defects. Mix to proper consistency; brush out smooth, leaving a minimum of brush marks.
 - 1. Uniformly flow out enamels and varnishes.
- C. Apply by brush, roller or spray as appropriate for conditions.
 - 1. When applying paint by spray method, back roll one coat.
- D. The number of coats specified is the minimum number acceptable. If full coverage is not achieved with the specified number of coats, apply additional coats as necessary to produce the required finish.
- E. DO NOT apply paint in rain, fog, mist, when surface temperature is below 50 degrees Fahrenheit or when rain is imminent.

3.07 CLEAN UP

- A. Immediately clean up accidental splatters, spills and misplaced paint, and restore the affected area to its original condition.
- B. At completion of work, remove materials, supplies, debris and rubbish, and leave workspaces and paint storage areas in a clean, acceptable condition.

3.08 EXTERIOR PAINT SCHEDULE

- A. Metal Doors
 - 1. Clean as appropriate to remove dirt, mildew, etc.
 - 2. Remove loose and peeling paint.
 - 3. Remove deteriorated sealant and re-apply.
 - 4. Re-secure and spot prime loose nail heads.
 - 5. Fill cracks and joints as necessary to prevent water intrusion.
 - 6. **Prime bare metal.**
 - 7. Coating System
 - a. **Spot Prime as Necessary: Rustoleum Grip Tech**
 - b. **1st 2nd Coat: Rustoleum Metal Max Semi-Gloss**

- B. Metal Trim, Metal Vents, Drip Flashing, Downspouts, Utility Box Covers and Natural Gas Meters
 1. Clean as appropriate to remove dirt, mildew, etc.
 2. Remove loose and peeling paint.
 3. Remove deteriorated sealant and re-apply.
 4. Re-secure and spot prime loose nail heads.
 5. Fill cracks and joints as necessary to prevent water intrusion.
 6. **Prime bare metal.**
 7. Coating System
 - a. **Spot Prime as Necessary: Rustoleum Grip Tech**
 - b. **1st 2nd Coat: 1128 Kel-Seal Elastomeric Urethane Modified Acrylic**

- C. Main Body Stucco/Concrete
 1. Pressure wash, using cleaner as appropriate to remove dirt, mildew, chalking, efflorescence, etc.
 2. Remove loose and peeling paint.
 3. Remove deteriorated sealant and re-apply.
 4. Fill cracks and joints as necessary to prevent water intrusion.
 5. **Prime bare or new stucco.**
 6. Coating System
 - a. **Spot Prime as Necessary: 247 ACRY-SHIELD 100% Acrylic Exterior Masonry Primer**
 - b. **1st Coat: 1128 Kel-Seal Elastomeric Urethane Modified Acrylic**
 - c. **2nd Coat: 1128 Kel-Seal Elastomeric Urethane Modified Acrylic**

- D. Galvanized Gutters
 1. Clean with appropriate cleaner-degreaser to remove contaminants from surface.
 2. Remove loose and peeling paint.
 3. **Prime bare and new metal.**
 4. Coating System
 - a. **Spot Prime as Necessary: Rustoleum GripTech**
 - b. **1st Coat: 1128 ACRY-SHIELD 100% Acrylic Exterior Low Sheen Paint**

- E. Metal Vents, Metal Doors, Drip Flashing, Downspouts, Utility Box Covers and Natural Gas Meters
 1. Clean with appropriate cleaner-degreaser to remove contaminants from surface.
 2. Remove loose and peeling paint.
 3. Remove loose rust with wire brush, scraper, etc.
 4. **Prime bare and new metal.**
 5. Coating System
 - a. **Spot Prime as Necessary: Rustoleum's GripTech**
 - b. **1st Coat: Rustoleum Metal Max Semi-Gloss**

- L. Fire Extinguisher Metal Post
 1. Clean with appropriate cleaner-degreaser to remove contaminants from surface.
 2. Remove loose and peeling paint.
 3. Remove loose rust with wire brush, scraper, etc.
 4. Prime bare and new metal.
 5. Coating System
 - a. **Spot Prime as Necessary, Rustoleum Metal Max Semi-Gloss**
 - b. **1st Coat: Rustoleum Beyond High Gloss**

West Valley College

This specification is not to be considered as inclusive or exclusive of any or all areas. The Owner may, upon proper notification, before bidding, remove, and solicit separate bids for any area listed or not listed. This specification is for general reference and is considered binding only when mutually agreed upon by the Owner and Contractor.

Kelly-Moore Paint Company assumes no liability for any work performed or not performed at the contract site.

Contact **Michael Lazzarini 408.828.9139** with any questions regarding any areas to be painted.

END OF SECTION

Products

- **1128 Kel-Seal Elastomeric Urethane Modified Acrylic (masonry/main body)**
- **Rustoleum Metal Max Semi-Gloss (Doors/Trim/Flashing all Metal)**
- **Rustoleum Beyond High Gloss (Any Metal that needs a high Gloss “Fire Extinguisher Red”)**
- **Rustoleum’s GripTech (Primer for troublesome metal, or bare metal)**
- **247 ACRY-SHIELD 100% Acrylic Exterior Masonry Primer**
- **KM #1107 or #1109 KEL-SEAL Elastomeric Patch Textured (brush grade/knife)**