

SECTION 099123 - INTERIOR 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.

1.2 SUMMARY

- A. Section includes surface preparation and the application of paint systems on interior substrates.
 - 1. Concrete masonry units (CMUs).
 - 2. Steel and iron.
 - 3. Gypsum board.

1.3 DEFINITIONS

- A. MPI Gloss Level 1: Not more than five units at 60 degrees and 10 units at 85 degrees, according to ASTM D523.
- B. MPI Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.
- C. MPI Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D523.
- D. MPI Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D523.
- E. MPI Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D523.
- F. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D523.
- G. MPI Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D523.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.
 - 1. Include Printout of current "MPI Approved Products List" for each product category specified, with the proposed product highlighted.
 - 2. Indicate VOC content.
- B. Sustainable Design Submittals:

1. Product Data: For paints and coatings, indicating VOC content.
 2. Laboratory Test Reports: For paints and coatings, indicating compliance with requirements for low-emitting materials.
- C. Samples for Verification: For each type of paint system and in each color and gloss of topcoat.
1. Submit Samples on rigid backing, **8 inches (200 mm)** square.
 2. Apply coats on Samples in steps to show each coat required for system.
 3. Label each coat of each Sample.
 4. Label each Sample for location and application area.
- D. Product List: Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules. Include color designations.

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. (3.8 L)** of each material and color applied.

1.6 QUALITY ASSURANCE

- A. Mockups: Apply mockups of systems shown below 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. Provide Mockup of CMU System – full system showing Knock down finish primer and top coats as specified.

a. Vertical Surfaces: Provide samples of at least **4 feet wide by 8' H.**

a.2. Provide Mockup of Paint Colors inside Stair C157.

2.3. Final approval of color selections will be based on mockups.

- a. If preliminary color selections are not approved, apply additional mockups of additional colors selected by Architect at no added cost to Owner.

3.4. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.

4.5. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.7 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 (7 deg C).
 - 1. Maintain containers in clean condition, free of foreign materials and residue.
 - 2. Remove rags and waste from storage areas daily.

1.8 FIELD CONDITIONS

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
- B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide Benjamin Moore & Co. ; Interior paint. or a comparable product by one of the following:
 - 1. PPG Paints.
 - 2. Sherwin-Williams Company (The).
- B. Products: Subject to compliance with requirements, provide product listed in the Interior Painting Schedule for the paint category indicated.

2.2 PAINT, GENERAL

- A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."
- B. Material Compatibility:
 - 1. Materials for use within each paint system shall be 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, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.
- C. Emissions Requirements: Verify field-applied paints and coatings that are inside the weatherproofing system comply with one of the following:
 - 1. Verify VOC content does not exceed limits of authorities having jurisdiction and the following:
 - a. Flat Coatings: 50 g/L.

- b. Nonflat Coatings: 100 g/L.
- c. Primers, Sealers, and Undercoats: 100 g/L.
- d. Shellacs, Clear: 730 g/L.
- e. Shellacs, Pigmented: 550 g/L.

D. Colors:

1. PNT-1 Sherwin Williams SW 6203 Spare White
 2. PNT-2 Sherwin Williams SW 7757 High Reflective White
 3. PNT-3 Sherwin Williams SW 6381 Anjou Pear
 4. PNT-4 Sherwin Williams SW 6524 Commodore
 5. PNT-5 Sherwin Williams SW 7018 Dovetail
 6. PNT-6 Sherwin Williams SW-7598 Sierra Redwood
 7. PNT-7 Sherwin Williams SW-6258 Tricorn Black
 8. PNT-8 Sherwin Williams SW- 7019 gauntlet Gray (color to be reviewed by owner during Mockup.
 - ~~8-9.~~ PNT-9 Sherwin Williams SW – 7020 Black Fox (color to be reviewed by owner during mockup)
- ~~9-10.~~ Twenty percent of surface area will be painted with deep tones.

2.3 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. Masonry (Clay and CMUs): 12 percent.
 2. Gypsum Board: 12 percent.

- C. 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 Architectural Painting Specification 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 if any.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, soap, wax, scaling paint, water soluble materials, mildew and incompatible paints and encapsulants. Remove any previously applied coatings and adhesives. Glossy areas should be dulled. Drywall surfaces should be free of sanding dust. Spot prime before and after filing nail holes, cracks and other surface imperfections.
 - 1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
- D. 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. New masonry surfaces must be allowed to cure (30 days) before applying base coat.
- E. 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.
 - 2. SSPC-SP 3.
 - 3. SSPC-SP 7/NACE No. 4.
 - 4. SSPC-SP 11.
- F. Previously Coated Surface (Gloss Epoxy): Sand existing epoxy finish with 120- to 220-grit sandpaper to promote adhesion. Test for adhesion by applying the specified coating system to the prepared substrate, covering at least 2 to 3 square feet. Allow the coating to dry one week before administering the adhesion test per ASTM D3359. If the coating system is determined to be incompatible, complete removal of the old coating is required per ASTM D4259.

3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."
 - 1. Use applicators and techniques suited for paint and substrate indicated.
 - 2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
 - 3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
 - 4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
 - 5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.

- B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.

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

- D. 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.

- E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:
 - 1. Paint the following work where exposed in equipment rooms:
 - 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.
 - h. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.

 - 2. Paint the following work where exposed in occupied spaces:
 - a. Equipment, including panelboards.
 - b. Uninsulated metal piping.
 - c. Uninsulated plastic piping.
 - d. Pipe hangers and supports.
 - e. Metal conduit.
 - f. Plastic conduit.

- g. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.
 - h. Other items as directed by Architect.
 - 3. Paint portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets that are visible from occupied spaces.
- F. Permanently mark and identify fire walls, fire barriers, and fire partitions to meet North Carolina Building Code requirements.

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 INTERIOR PAINTING SCHEDULE

- A. CMU Substrates:
 - 1. Institutional Low-Odor/VOC Latex System MPI INT 4.2A:
 - a. Primer: Textured coating, Latex, interior institutional low odor/VOC INSL-X Aqua Lock Plus Acrylic Primer/ Sealer (AQ-0XXX); WFT: 4.0 - 5.3 mils/ DFT: 1.6 - 2.2 mils; VOC: 45 g/L
 - b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.

Ultra Spec Masonry Int/ Ext High-Build Block Filler (571); WFT: 16 - 21 mils/
DFT: 8.5 - 11.4 mils; VOC: 45 g/L

- c. Topcoat: Latex, interior, institutional low odor/VOC (MPI Gloss Level 3), MPI #145.
Ultra Spec 500 Interior Eggshell (T538); WFT: 3.9 - 4.3 mils/ DFT: 1.6 - 1.8 mils;
VOC: ZERO

B. Clay Masonry Substrates:

1. Institutional Low-Odor/VOC Latex System MPI INT 4.1M:

- a. Prime Coat: Primer sealer, interior, institutional low odor/VOC, MPI #149.
- b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
- c. Topcoat: Latex, interior, institutional low odor/VOC (MPI Gloss Level 3), MPI #145.

~~B.C.~~ Steel Substrates:

1. Institutional Low-Odor/VOC Latex System MPI INT 5.1S:

- a. Prime Coat: Primer, rust inhibitive, water based MPI #107.
Ultra Spec HP Acrylic Metal Primer (HP04); WFT: 4.0 - 5.5 mils/ DFT: 1.7 - 2.3 mils; VOC: 48 g/L
- b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.
- c. Topcoat: Latex, interior, institutional low odor/VOC, flat (MPI Gloss Level 1), MPI #143.
Ultra Spec 500 Interior Flat (T535); WFT: 4.0 - 4.4 mils/ DFT: 1.7 - 1.9 mils;
VOC: ZERO
- d. Topcoat: Latex, interior, institutional low odor/VOC, semi-gloss (MPI Gloss Level 5), MPI #147.
Ultra Spec 500 Interior Semi-Gloss (T546); WFT: 3.9 - 4.2 mils/ DFT: 1.5 - 1.7 mils; VOC: ZERO

~~C.D.~~ Gypsum Board Substrates:

1. Institutional Low-Odor/VOC Latex System MPI INT 9.2M:

- a. Prime Coat: Primer sealer, interior, institutional low odor/VOC, MPI #149.
Eco Spec Waterborne Interior Latex Primer (N372); WFT: 4.0 mils/ DFT: 1.2 mils; VOC: ZERO
- b. Intermediate Coat: Latex, interior, institutional low odor/VOC, matching topcoat.

Topcoat: Latex, interior, institutional low odor/VOC, flat (MPI Gloss Level 1), MPI #143. (CEILINGS)

Ultra Spec 500 Interior Flat (T535); WFT: 4.0 - 4.4 mils/ DFT: 1.7 - 1.9 mils;
VOC: ZERO

- c. Topcoat: Latex, interior, institutional low odor/VOC (MPI Gloss Level 3), MPI #145. (WALLS)

Ultra Spec 500 Interior Eggshell (T538); WFT: 3.9 - 4.3 mils/ DFT: 1.6 - 1.8 mils;
VOC: ZERO

END OF SECTION 099123