
PART 1 GENERAL**1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes surface preparation and the application of paint systems on the following interior substrates:
 - 1. Concrete.
 - 2. Concrete masonry units (CMU).
 - 3. Steel.
 - 4. Cast iron.
 - 5. Galvanized metal.
 - 6. Wood.
 - 7. Gypsum board.
- B. Related Requirements:
 - 1. Division 1 Section "Sustainable Design Requirements".
 - 2. Division 5 Sections for shop priming of metal substrates with primers specified in this Section.
 - 3. Division 8 Sections for factory priming doors with primers specified in this Section.
 - 4. Division 9 painting Sections for high-performance and special-use coatings.
 - 5. Division 9 Section "Exterior Painting" for surface preparation and the application of paint systems on exterior substrates.
 - 6. Division 9 Section "Staining and Transparent Finishing" for surface preparation and the application of wood stains and transparent finishes on interior wood substrates.

1.3 DEFINITIONS

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

1.4 QUALITY ASSURANCE

- A. The work of this section shall be performed by a company which specializes in the type of interior painting work required for this Project, with a minimum of 5 years of documented successful experience and shall be performed by skilled workmen thoroughly experienced in the necessary crafts.
 - 1. Work shall be performed in compliance with Owner's insurance underwriters' requirements and UL approvals and testing for materials, assemblies and procedures.
- B. Manufacturer shall specialize in manufacturing the type of interior painting specified in this section, with a minimum of 5 years of documented successful experience, and have the facilities capable of meeting all requirements of Contract Documents as a single-source responsibility and warranty.
- C. Mockups: Apply mockups 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. Architect will select one surface to represent surfaces and conditions for application of each paint system specified in Part 3.
 - a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft. (9 sq. m).
 - b. Other Items: Architect will designate items or areas required.
 - 2. 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. 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. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- D. Manufacturer's identification tags or marks are not acceptable on surfaces which will remain exposed to view after installation.
 1. Evidence of "patching" after removal of tags or marks is not acceptable.

1.5 SUBMITTALS

- A. Submit the following according to Conditions of the Construction Contract and Division 1 Specification Sections.
- B. Product Data: For each type of product. Include preparation requirements and application instructions.
- C. LEED Submittals:
 1. Product Data for Credit EQ 4.2: For paints and coatings, including printed statement of VOC content.
- D. Samples for Initial Selection: For each type of topcoat product.
- E. 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. 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.
- F. 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 in Part 2, with the proposed product highlighted.
 3. VOC content.
- G. Hazardous Materials Notification: In the event no product or material is available that does not contain asbestos, PCB or other hazardous materials as determined by the Owner, a "Material Safety Data Sheet" (MSDS) equivalent to OSHA Form 20 shall be submitted for that proposed product or material prior to installation.
- H. Asbestos and PCB Certification: After completion of installation, but prior to Substantial Completion, Contractor shall certify in writing that products and materials installed, and processes used, do not contain asbestos or polychlorinated biphenyls (PCB), using format in Article 3 of General Conditions.

1.6 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.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Comply with General Conditions and Division 1 Section "Product Requirements".
- 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 (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 WARRANTY

- A. Comply with General Conditions and Division 1 Section "Product Requirements".

1.9 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 UNAUTHORIZED MATERIALS

- A. Materials and products required for work of this section shall not contain asbestos, polychlorinated biphenyls (PCB) or other hazardous materials identified by the Owner.

2.2 ACCEPTABLE MANUFACTURERS

- A. Products of the manufacturers specified in this section establish the minimum functional, aesthetic and quality standards required for work of this section.
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. Benjamin Moore & Co.
 2. Coronado Paint.
 3. ICI Paints.
 4. Kelly-Moore Paints.
 5. PPG Architectural Finishes, Inc.
 6. Pratt & Lambert.
 7. Sherwin-Williams Company (The).
- C. Basis of Design Products: Subject to compliance with requirements, provide product listed in other Part 2 articles for the paint category indicated or a comparable product by one of the acceptable manufacturers listed above.
- D. Substitutions: Comply with General Conditions using form in Division 1 Section "Substitution Request Form".

2.3 PAINT, GENERAL

- A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."
- B. 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.
- C. VOC Content: Products shall comply with VOC limits of authorities having jurisdiction and, for interior paints and coatings applied at Project site, the following VOC limits, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
1. Flat Paints and Coatings: 50 g/L.
 2. Nonflat Paints and Coatings: 150 g/L.
 3. Dry-Fog Coatings: 400 g/L.
 4. Primers, Sealers, and Undercoaters: 200 g/L.
 5. Anticorrosive and Antirust Paints Applied to Ferrous Metals: 250 g/L.
 6. Zinc-Rich Industrial Maintenance Primers: 340 g/L.
 7. Pretreatment Wash Primers: 420 g/L.
 8. Floor Coatings: 100 g/L.
 9. Shellacs, Clear: 730 g/L.
 10. Shellacs, Pigmented: 550 g/L.
- D. Colors: As indicated in a color schedule.

2.4 BLOCK FILLERS

- A. Block Filler, Latex, Interior/Exterior: MPI #4.
1. Sherwin Williams Prep Rite Interior/Exterior Block Filler B25W25.

2.5 PRIMERS/SEALERS

- A. Primer Sealer, Latex, Interior: MPI #50.
 - 1. Sherwin Williams ProMar 200 Interior Latex Primer B28W8200.
- B. Primer, Alkali Resistant, Water Based: MPI #3.
 - 1. Sherwin Williams Loxon Concrete & Masonry Primer A24W8300.
- C. Primer, Latex, for Interior Wood: MPI #39.
 - 1. Sherwin Williams Prep Rite Multi-Purpose Latex Primer B51W8020.

2.6 METAL PRIMERS

- A. Primer, Rust-Inhibitive, Water Based: MPI #107.
 - 1. Sherwin Williams Pro Industrial Pro-Cryl Universal Primer B66W00310.
- B. Primer, Galvanized, Water Based: MPI #134.
 - 1. Sherwin Williams DTM Acrylic Primer/Finish B66W1.

2.7 WATER-BASED PAINTS

- A. Latex, Interior, Flat, (Gloss Level 1): MPI #53.
 - 1. Sherwin Williams Pro Green 200 Interior Latex Flat B30W00651.
- B. Latex, Interior, (Gloss Level 3): MPI #52.
 - 1. Sherwin Williams MPI52 Gloss Level 3 Interior Latex Egg-Shell.
- C. Latex, Interior, (Gloss Level 4): MPI #43.
 - 1. Sherwin Williams ProMar 400 Interior Latex Semi-Gloss B31W4400.
- D. Latex, Interior, Semi-Gloss, (Gloss Level 5): MPI #54.
 - 1. Sherwin Williams ProMar 400 Interior Latex Gloss B21W451.
- E. Latex, Interior, High Performance Architectural, Semi-Gloss (Gloss Level 5): MPI #141.
 - 1. Sherwin Williams Pre-Catalyzed Water based Epoxy Semi-Gloss K46W00151.

2.8 FLOOR COATINGS

- A. Floor Paint, Latex, Low Gloss (Maximum Gloss Level 3): MPI #60.
 - 1. Sherwin Williams Armorseal Tread-Plex B90W111.

2.9 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 coatings 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.
 - 5. Plaster: 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 Manual" applicable to substrates 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, 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 exceed 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.
- 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 fabricated from coil stock by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.
- I. Wood Substrates:
 - 1. Scrape and clean knots, and apply coat of knot sealer before applying primer.
 - 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 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, if not factory painted.
 - b. Tanks that do not have factory-applied final finishes.
 2. Paint the following work where exposed in occupied spaces:
 - a. Equipment, including Panelboards, if not factory painted.
 - 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.

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. Concrete Substrates, Nontraffic Surfaces:
1. Latex System:
 - a. Prime Coat: Alkali resistant, water based, MPI #3.
 - b. Intermediate Coat: Latex, interior, matching topcoat.
 - c. Topcoat: Latex, interior, semi-gloss, (Gloss Level 5), MPI #54.

- B. Concrete Substrates, Traffic Surfaces:
 - 1. Latex Floor Enamel System:
 - a. Prime Coat: Floor paint, latex, low gloss (maximum Gloss Level 3), MPI #60.
 - b. Intermediate Coat: Floor paint, latex, low gloss (maximum Gloss Level 3), MPI #60.
 - c. Topcoat: Floor paint, latex, low gloss (maximum Gloss Level 3), MPI #60.
- C. CMU Substrates:
 - 1. Latex System:
 - a. Block Filler: Block filler, latex, interior/exterior, MPI #4.
 - b. Intermediate Coat: Latex, interior, matching topcoat.
 - c. Topcoat: Latex, interior, semi-gloss, (Gloss Level 5), MPI #54.
- D. Steel Substrates:
 - 1. High-Performance Architectural Latex System:
 - a. Prime Coat: Primer, rust inhibitive, water based, MPI #107.
 - b. Intermediate Coat: Latex, interior, high performance architectural, matching topcoat.
 - c. Topcoat: Latex, interior, high performance architectural, semi-gloss (Gloss Level 5), MPI #141.
- E. Galvanized-Metal Substrates:
 - 1. High-Performance Architectural Latex System:
 - a. Prime Coat: Primer, galvanized, water based, MPI #134.
 - b. Intermediate Coat: Latex, interior, high performance architectural, matching topcoat.
 - c. Topcoat: Latex, interior, high performance architectural, semi-gloss (Gloss Level 5), MPI #141.
- F. Wood Substrates: Including wood trim and wood-based panel products.
 - 1. Latex System:
 - a. Prime Coat: Primer, latex, for interior wood, MPI #39.
 - b. Intermediate Coat: Latex, interior, matching topcoat.
 - c. Topcoat: Latex, interior, semi-gloss, (Gloss Level 5), MPI #54.
- G. Gypsum Board Substrates:
 - 1. Latex System:
 - a. Prime Coat: Primer sealer, latex, interior, MPI #50.
 - b. Intermediate Coat: Latex, interior, matching topcoat.
 - c. Topcoat: Latex, interior, flat, (Gloss Level 1), MPI #53 at ceilings.
 - d. Topcoat: Latex, interior, (Gloss Level 3), MPI #52 at walls.
 - e. Topcoat: Latex, interior, (Gloss Level 4), MPI #43 where noted.

3.7 SCHEDULE OF PAINT COLORS

DRAWING DESIGNATION	COLOR	GENERAL LOCATION AND AS NOTED
Paint Color No. 1	Custom Color as selected by the Architect	Gypsum Board Walls at Public Areas.
Paint Color No. 2	Custom Color as selected by the Architect	Gypsum Board Ceilings at Public Areas.
Paint Color No. 3	Custom Color as selected by the Architect	Gypsum Board Walls at Stairs.
Paint Color No. 4	Custom Color as selected by the Architect	Gypsum board, concrete, and CMU walls at Mechanical, Electrical, Telecom, Service Elevator and Janitor's Closet.
Paint Color No. 5	Custom Color as selected by the Architect	Gypsum board walls at back of house spaces.
Paint Color No. 6	Custom Color as selected by the Architect	Interior Metal Doors and Frames.

Paint Color No. 7	Custom Color as selected by the Architect	Metal Stairs and Railings.
Paint Color No. 8	Custom Color as selected by the Architect	Passenger Elevator hoistway doors and frames (all levels except Ground Level); Service Elevator hoistway doors and frames (all levels).
Paint Color No. 9	Custom Color as selected by the Architect	Ladders, Bollards, miscellaneous steel items.
Paint Color No. 10	Flat Black	Interior of Ductwork and Visible Blank-Off Panels.
Paint Color No. 11	Custom Color as selected by the Architect	Walls at Garage elevator lobbies.
Paint Color No. 12	Custom Color as selected by the Architect	Ceilings at Garage elevator lobbies.
Paint Color No. 13	Custom Color as selected by the Architect	Concrete flooring at Garage elevator lobby dropoff.
Paint Color No. 14	Custom Color as selected by the Architect	Exterior face of column furring at perimeter curtain wall.
Paint Color No. 15	Custom Color as selected by the Architect	Toilet Room walls
Paint Color No. 16 Thru 19	Not Used	
Paint Color No. 20	Custom Color as selected by the Architect	Exterior hollow metal doors and frames at Penthouse.
Paint Color No. 21	Custom Color as selected by the Architect	Exterior plaster soffits.
Paint Color No. 22	Custom Color as selected by the Architect	Plaster walls at parking entrance ramp.
Paint Color No. 23	Custom Color as selected by the Architect	Exterior steel at tower top.

END OF SECTION