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ASSET EXTERIOR PAINT

PROJECT # 21-C-0010

Eugene, Oregon

CONSTRUCTION SPECIFICATIONS

Construction Specifications Institute (CSI)
50 Division Format

*Jared L. Young, Contract Administrator
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INDEX OF SPECIFICATIONS

ASSET EXTERIOR PAINT

Project #21-C-0010

Specification Sections follow the
Construction Specifications Institute (CSI) - 50 Division Format

SPECIFICATIONS GROUP

GENERAL REQUIREMENTS SUBGROUP

[Division 01]

DIVISION 01 -	GENERAL REQUIREMENTS
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01-74 00	Progress and Final Cleaning
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FACILITY CONSTRUCTION SUBGROUP

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SUBMITTAL PROCEDURES

PART 1 GENERAL

1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General Conditions and Special Conditions, Division-01 Specification Sections, and Addendum, apply to this Section.

1.2 SECTION INCLUDES

- A. Submittal procedures and requirements for:
 - 1. Product data.
 - 2. Certificates / Testing reports
 - 3. Copies of Warranties.

1.3 RELATED SECTIONS

- A. Section 00-710 - General Conditions of the Contract
- B. Section 01-60 00 ~ Product Requirements
- C. Section 01-77 00 ~ Closeout Procedures: Contract Closeout; Contract warranty and closeout submittals.

1.4 SUBMITTAL PROCEDURES

- A. Mailed, delivered, faxed, or eMail Submittals shall comply with the following:
- B. Transmit each submittal with Transmittal Cover with List of each item submitted.
 - 1. An email submittal shall include all criteria noted for Transmittal Covers.
- C. Transmittal Cover shall have the following information:
 - 1. The Submittal Transmittal form shall identify the Project, identify Contractor and/or Subcontractor, and identify Specification Section number.
 - 2. The Submittal Transmittal form shall be on Contractor's letterhead or shall have Contractor's identifying logo or stamp, including CCB#.
 - 3. The Submittal Transmittal form shall note if the information submitted or any part of the information submitted is different than the products or product criteria specified in the Contract Specifications.
 - 4. The Submittal Transmittal shall be dated with the date of delivery to the Contract Administrator's offices at Homes for Good Housing Agency.
- D. Submit data and other items required and noted at each Specification Section.
- E. Review submittal for compliance with the Contract prior to delivery.
- F. The submittal shall identify and highlight differences between the Contract Specifications and the information submitted - or any part of the information submitted. In addition, the submittal shall identify variations from Contract Documents and Product or system limitations which may be detrimental to successful performance of the completed Work.

SUBMITTAL PROCEDURES

- G. Schedule submittals to expedite the Project, and deliver to:

Jared L. Young, Contract Administrator
Homes for Good Housing Agency
100 W. 13th Avenue, Eugene, OR 97401
- H. Allow 7 working days total for review of submittal by Contract Administrator, excluding delivery time to and from the Prime or General Contractor.
- I. Revise and resubmit submittals when required.
 - a. Re-submittals shall be at the expense of the Contractor, with no additional cost to Owner.
- J. Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report in writing any inability to comply with provisions.

1.5 PRODUCT DATA

- A. See individual sections for data required.
- B. Mark each copy to identify applicable products, options, and other data. Supplement manufacturers' standard data to provide information unique to this Project.
- C. Clearly note any changes in material that is different than noted on Drawings or in Specifications.
- D. After review, distribute in accordance with Article on Submittal Procedures above.

1.6 MANUFACTURER'S CERTIFICATES AND SAMPLES OF WARRANTIES

- A. When specified in individual specification Sections, submit manufacturers' certificates to Contract Administrator for review, in quantities specified for Product Data.
 - 1. See individual sections for items required.
- B. Indicate that material or product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.
- C. Certificates may be recent or previous test results on material or Product but must be acceptable to Contract Administrator as evidence of compliance.
- D. When specified in individual specification Sections, submit copy of Manufacturer's Warranty or Warranties to Contract Administrator for review.

1.7 SUBMITTAL REVIEW

- A. Review does not relieve Contractor of any Contractual responsibilities.
 - 1. Unauthorized changes or incomplete submittal items not "caught" by Contract Administrator in the submittal review shall not relieve contractor from compliance with Contract Documents.

SUBMITTAL PROCEDURES

- C. Definitions of comments used in submittal review:
1. **"Approved"**; The meaning and intent of this statement is that the Contract Administrator finds no objection (except those noted thereon or in correspondence) to inclusion of items or Work indicated in construction provided that it:
 - a) Fundamentally complies with Contract Drawings and Specifications as to quantities, space requirements, and dimensions.
 - b) Any dimensional changes between Contract Drawings and Shop Drawing submittal are high-lighted or noted for Contract Administrator 's review.
Dimensional changes not "caught" by Contract Administrator in the review shall not relieve contractor from compliance with Contract Documents.
 - c) Does not interfere with other trades and is not the cause of union tradesmen disputes.
 - d) Does not infringe on patent rights.
 - e) Is not the cause of injury or damage to persons or property.
 - f) Complies with OSHA regulations.
 2. **"Approved as Noted"**; The meaning and intent of this statement is that the Contract Administrator finds substantial compliance with minor corrections.
 - a) Work referenced in Submittal may proceed only if the corrections noted on the returned submittal are made. "Approved as Noted" submittal shall also comply with paragraph 1.7 B. 1. items a) through f) listed above.
 3. **"Unclear" or "Incomplete"**; The meaning and intent of this statement is that the submitted material appears to not conform to plans and specifications or that all the required submittal materials have not been received, or only partially received. Re-submittal of the specified product data, required shop drawings, etc. is required.
 4. **"Rejected"**; The meaning and intent of this statement is that the submitted material does not conform to plans and specifications. Submittal of the specified product data, required shop drawings, etc. is required.
 5. **"Resubmit"**; This statement is used if the submitted material varies in brand, dimension, accessories, etc. from what is required and does not conform to Contract specifications. Re-submittal is required.
 6. **"Provide Additional Information"**; This statement is used when the submittal appears to be in compliance but there is additional information, samples, shop drawings, etc. required before "Approval" can be made.
 7. **"Confirm"**; This statement is used when the Contract Administrator requests written acknowledgement that proposed changes, statements, or questions noted on Submittal Review Notes are received and understood by Contractor.

PART 2 PRODUCTS

Not Used

SUBMITTAL PROCEDURES

PART 3 EXECUTION

Not used

END OF SECTION

PRODUCT REQUIREMENTS

PART 1 GENERAL

- 1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS
 - A. Drawings and general provisions of Contract, including General and Special Conditions, Division-1 Specification Sections, and Addendum, apply to work of this Section.
- 1.2 SECTION INCLUDES
 - A. Products.
 - B. Transportation and handling.
 - C. Storage and protection.
 - D. Product Options.
 - E. Proposed Substitutions.
- 1.3 PRODUCTS
 - A. Products: Means new material and systems forming the Work.
 - B. Does not include machinery and equipment used for preparation, fabrication, conveying, and erection of the Work.
- 1.4 TRANSPORTATION AND HANDLING
 - A. Transport and handle products in accordance with manufacturer's instructions, requirements, and recommendations.
 - B. Promptly inspect shipments to assure that products comply with requirements, quantities are correct, and products are undamaged.
 - C. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage.
- 1.5 STORAGE AND PROTECTION
 - A. Store and protect products in accordance with manufacturer's instructions, with seals and labels intact and legible.
 - B. Store temperature and weather sensitive products in weather-tight, climate-controlled enclosures.
 - C. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.
- 1.6 PRODUCT OPTIONS
 - A. Products Specified by Reference Standards or by Description Only: Any product meeting those standards or description.

PRODUCT REQUIREMENTS

- B. Products Specified by Naming One or More Manufacturers: Products of manufacturers named, and meeting specifications shall be used.
 - 1. Options or substitutions will not be allowed when proposed after the award of Contract, except;
 - 2. Options may be considered after contract in place when it is in the Agency's best interest -or- if there is a benefit to the Agency to approve a change.
 - 3. Options or substitutions will not be allowed when maintenance standardization has been established by the Agency.
- C. Products Specified by Naming One or More Manufacturers with a Provision for "or equal": Products of manufacturers named, and meeting specifications shall be used when approved and included in Addendum.
 - 1. Submit a request for substitution for any manufacturer not named prior to Bid. For consideration of proposed substitution, it must meet or exceed all warranties, technical specifications, and criteria listed. Substitution requests must be submitted prior to bid as noted below at article 1.7 "Proposed Substitutions".
- D. Products that are no longer available - or - are not available in time for scheduled project completion are to be brought to the attention of the Contract Administrator, in writing, prior to Bid.

1.7 PROPOSED SUBSTITUTIONS

- A. Contract Administrator will consider requests for Substitutions prior to bid opening and in accordance with this Section and in accordance with Instructions to Bidders.
- B. Submit substitution request at least ten (10) working days prior to Bid opening. Late requests will not be reviewed.
- C. A request constitutes a representation that the Bidder:
 - 1. Has investigated the proposed product and determined that it meets or exceeds the quality level of the specified product.
 - 2. Will provide the same or better warranty for the Substitution as for the specified product.
 - 3. Will coordinate installation and pay for changes to other Work which may be required for the Work to be complete, with no additional cost to Owner, if such changes become apparent due to proposed substitution.
 - 4. Waives claims for additional costs or time extension which may subsequently become apparent.
 - 5. Will reimburse Owner for review and/or redesign services associated with re-approval by authorities.
 - 6. Will reimburse Owner for redesign services required for use of approved substituted product.
 - 7. An equal or greater choice of colors, finishes, textures, and other attributes is available at no additional cost, and is available with no delay in Contract Time.
- D. Document each request with complete data substantiating compliance of proposed Substitution with Contract Documents.

PRODUCT REQUIREMENTS

- E. Substitutions will not be considered when they are indicated or implied on product data submittals, without separate written request, or when acceptance will require revision to the Contract Documents.

- F. Requests that do not contain adequate data to make a determination of "equal" will be deemed incomplete - and therefore may not be considered for review.
 - 1. Lack of information such as manufacturer ' s performance data, installation requirements, VOC content, copies of warranties, test results or certifications, Building or Fire Code approval, etc. shall be deemed incomplete - and therefore may not be considered for review.

- G. Substitution Request Submittal Procedure:
 - 1. Submit two signed copies of "Product Substitution Request" form for consideration. At least one of the "Product Substitution Request" forms must have original signature. (emailed Product Substitution Requests shall have 'original' signature in blue ink.)
 - a. The form is included at the end of this Section.
 - b. A blank form may be requested to be faxed or emailed.

 - 2. Submit drawings, dimensions, product data, copies of warranties, and certified test results attesting to the proposed product equivalence.

 - 3. The Contract Administrator will notify all known plan holders, in writing, of decision to accept request. The written notice shall appear in the last Contract Addenda issued.
 - a. Substitution Requests that are not accepted, due to being received too late, or due to non-compliance with listed requirements, or due to incomplete or partial submittal information, shall not be responded to unless a written request for the reason for non-acceptance is requested in writing.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

END OF SECTION

Copy of "Product Substitution Request" form on next page.

PRODUCT REQUIREMENTS

PRODUCT SUBSTITUTION REQUEST

PROJECT: _____ Project # _____ DATE _____

WE HEREBY SUBMIT FOR YOUR CONSIDERATION, THE FOLLOWING PRODUCT INSTEAD OF THE SPECIFIED ITEM FOR THE PROJECT LISTED ABOVE:

SPECIFICATION SECTION: _____ SPECIFIED ITEM: _____

PROPOSED SUBSTITUTION:

Attach complete product description, drawings, photographs, performance and test data, sample of warranties, color and finish options, and other information necessary for evaluation.

- A. What differences exist between proposed substitution and specified item?

- B. Will changes be required to design or dimensions in order to properly install proposed substitution?
 NO YES If yes, explain

- C. Does the Manufacturer's warranty of proposed substitution differ from that specified?
 No YES If yes, explain:

- D. Will substitution affect Progress Schedule?
 NO YES If yes, explain

- E. What affect does substitution have on other trades?

- F. Will substitution replacement parts cost more than specified Product?
 NO YES If yes, how much?

- G. Will maintenance and service parts be locally available for proposed substitution?
 NO YES If NO, Explain:

- H. Will substitution require more license fees or royalties than specified product?
 NO YES, Explain

By submitting this request, I certify that I have read, understand, and agree to the stipulations listed in Section 01-60 00 – Product Requirements, Article 1.7 - “Proposed Substitutions”.

Submitted By: _____ **Name of Company:** _____

Address:

PRODUCT REQUIREMENTS

Signature of Representative: _____ **Title:** _____ **Date:** _____

Note: Original Signature, in blue ink, on this form is required for review by Owner's representatives.

PROGRESS AND FINAL CLEANING

PART 1 GENERAL

- 1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS
 - A. Drawings and general provisions of Contract, including General and Special Conditions, Division-1 Specification Sections, and Addendum, apply to work of this Section.
- 1.2 SECTION INCLUDES
 - A. Restrictions on cleaning products.
 - B. Progress cleaning.
 - 1. Daily cleaning requirements.
 - C. Final cleaning.
 - D. Protection of work and finishes.

PART 2 PRODUCTS

- 2.1 PRODUCTS
 - A. Cleaning agents to be recommended or approved by Owner to prevent health problems, or affect existing health problems, for residents of occupied apartments.
 - B. Cleaning agents to be as recommended by Manufacturer of item being cleaned, with review and approval of recommended products by Owner.

PART 3 EXECUTION

- 3.1 PROGRESS CLEANING
 - A. All Owner, staff, and residential areas outside of designated Contractor work areas, shall be cleaned daily.
 - B. Maintain clean and safe work site; sweep paved areas.
 - C. Remove all solvents, grease, and oils in all areas daily.
 - D. Prevent tracking of dust, and other effects of construction activity, outside of work area.
 - E. Place rubbish, debris, and demolished materials in Contractor provided dumpster, or remove from site daily.
 - F. Contractor may not use any Resident or Agency dumpsters, waste receptacles, or other non-Contractor provided waste disposal equipment.
 - G. Required cleaning not completed by Contractor shall be back-charged to Contractor, including administration and travel time.

PROGRESS AND FINAL CLEANING

3.2 FINAL CLEANING

- A. Execute final cleaning prior to final inspection.
 - 1. Areas that are not clean shall not be inspected for final review.
- B. Clean all new work and clean all existing surfaces within and around new work. Remove temporary labels, stains and foreign substances
- C. Clean all splatters on exterior glass surfaces and other surfaces in work area.
- D. Clean handrails, and items subject to touch, to a sanitary condition.
- E. Clean site; sweep paved areas, rake clean landscaped surfaces.
- F. Power wash paved areas and exterior hard surfaces if soiled by work.
- G. Remove waste, rubbish, surplus materials, and construction facilities from the building work area and site.

3.3 PROTECTION OF FINISHED WORK

- A. Protect finished work during remainder of Contract period or until accepted in writing by Owner.

END OF SECTION

CLOSEOUT PROCEDURE

PART 1 GENERAL

- 1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS
- A. Drawings and general provisions of Contract, including General and Special Conditions, Division-1 Specification Sections, and Addendum, apply to work of this Section.
- 1.2 SECTION INCLUDES
- A. Closeout procedures.
- B. Warranties.
- C. Note: See Section 01-74 00 for Final Cleaning.
- 1.3 CLOSEOUT PROCEDURES
- A. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Owner and Contract Administrator's inspection.
- B. Submit completed and signed CONTRACTOR'S RELEASE AND CERTIFICATION form.
- C. Submit Manufacturer ' s Warranties and Installer ' s Warranties noted in individual Specification Sections.
- D. Submit final Application for Payment identifying total adjusted Contract Sum, previous payments, and sum remaining due. Use of AIA form as a supplement to Owner's form is permissible.
- 1.4 WARRANTIES
- A. Warranties shall begin upon Owner ' s acceptance of Work.
- B. Include Warranties with Close-out Documents.
1. Provide Warranties in two labeled binders; with original signatures in one binder and copies of signed warranties in the second binder.
- C. Provide written Installer ' s Warranty noted in individual Specification Sections.
- D. Provide Manufacturer ' s Warranties noted in individual Specification Sections.

PART 2 PRODUCTS Not Used

PART 3 EXECUTION Not Used

END OF SECTION

POWER WASH OUTSIDE OF PAINT AREAS

PART 1 GENERAL

- 1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS
 - A. Drawings and general provisions of Contract, including General and Special Conditions, Division-1 Specification Sections, and Addendum, apply to this Section.
- 1.2 SECTION INCLUDES
 - A. Power Wash and cleaning of existing vinyl siding and vinyl frame windows at upper levels of Shop Building.
 - B. Coordination with Owner.
 - C. Power Wash Coordination with Painting
- 1.3 RELATED SECTIONS
 - A. Section 09-91 13 ~ Exterior Painting
- 1.4 COORDINATION
 - A. Coordinate work with Contract Administrator's approved work hours and workdays.
 - B. Coordinate access with Contract Administrator.
 - C. Coordinate with Painting work.

PART 2 PRODUCTS

- 2.1 CLEANING PRODUCTS - GENERAL
 - A. Provide bio-degradable, no-VOC cleaning products, in power-wash solution, that are not harmful to existing and adjacent surfaces.
 - B. Jomax, Simple Green, and similar for cleaning vinyl siding and vinyl frame windows.

PART 3 EXECUTION

- 3.1 EXAMINATION AND COORDINATION
 - A. Examine substrates and conditions under which cleaning, and rinsing will be performed.
 - B. Verify with Contract Administrator that windows are closed and that occupants have been notified.
 - C. Coordinate access and notifications with Contract Administrator's approved schedule.
 - D. Coordinate hose bib locations and drainage areas with Contract Administrator.

POWER WASH OUTSIDE OF PAINT AREAS

3.2 CLEANING

- A. Apply cleaning products in accordance with manufacturer's instructions, requirements, and recommendations.
- B. Provide additional non-abrasive scrubbing when required to remove all dirt, mud, mold, mildew, oils, stains, and all other surface contaminants.
- C. Power wash rinse all cleaning agents and residue from building surfaces.
- C. If Power Wash and rinse are used as part of Painting preparation for ground floor siding, coordinate with approved Paint Manufacturer ' s instructions, requirements, and recommendations.

3.3 CLEAN UP

- A. Clean work under provisions of 01-74 00~ Progress and Final Cleaning

END OF SECTION

JOINT SEALANTS

PART 1 GENERAL

- 1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS
 - A. Drawings and general provisions of Contract, including General and Special Conditions, Division-1 Specification Sections, and Addendum, apply to work of this Section.
- 1.2 SECTION INCLUDES
 - A. Cleaning and preparation.
 - B. Maximum V.O.C. requirements.
 - C. Coordination
 - D. Locations for Sealant installation.
- 1.3 RELATED SECTIONS
 - A. Section 09-91 13 ~ Exterior Painting
- 1.4 QUALITY ASSURANCE / QUALIFICATIONS
 - A. Manufacturer: Company specializing in manufacturing products specified in this section with minimum ten years documented experience.
- 1.5 WARRANTY
 - A. Installer's Warranty:
 - 1. Warranty shall include installed sealants and accessories which fail to achieve watertight seal, and exhibit loss of adhesion or cohesion, or do not cure.
 - 2. Warranty shall be for a minimum of two (2) years.
 - 3. Warranty shall be "no-dollar limit" and shall be non-prorated.
 - 4. Warranty to include guarantee against water intrusion.
 - 5. Warranty to include materials and labor.
 - 6. Warranty shall begin after all areas to receive sealant are properly installed and complete, the buildings are painted, and the installation is accepted by Owner as 'Substantially Complete'.
- 1.6. SITE VERIFICATION AND FIELD MEASUREMENTS
 - A. The Contractor shall verify all extent of all locations at the site prior to Bid.
 - B. The Contractor shall verify the condition of existing substrates prior to Bid.
 - C. Coordinate the extent of Work with field conditions and Drawings.
- 1.7 SUBMITTALS
 - A. Submit under provisions of Section 01-33 00.
 - B. Submit approved Manufacturer's product data for sealant. Include data indicating Volatile Organic Compounds (VOC) for all products.

JOINT SEALANTS

- C. Submit Warranties under provisions of Section 01-77 00 ~ Closeout

1.8 DELIVERY, STORAGE, PROTECTION, AND HANDLING

- A. Deliver, store, protect, and handle products and materials to site under provisions of Section 01-60 00.
- B. Deliver, store, protect, and handle products and materials in compliance with the manufacturer's instructions, requirements, and recommendations.
- C. All materials must be delivered in original, unopened containers with the manufacturer's name, labels, and product identification.
 - 1. Diluted, contaminated, and damaged material or containers must be removed from the site immediately.
 - 2. Containers opened prior to delivery at site shall be removed from the site immediately.
 - 3. Date of manufacture, or expiration date, shall be factory printed on all containers.
- D. Store all products and materials off the ground and protected from rain, freezing, or excessive heat.

1.9 SCHEDULE COORDINATION

- A. Coordinate Schedule with Special Conditions, Section 00800.
- B. Where required to block off an area for preparation, sealant application, and painting work, coordinate with the Contract Administrator to allow 48-hour notices to residents.
- C. Coordinate work with approved Schedule.
- D. Coordinate Schedule with work of other Sections.

1.10 ENVIRONMENTAL CONDITIONS

- A. Prepare and install materials in compliance with the manufacturer's instructions, requirements, and recommendations for weather and temperature
 - 1. Do not apply material if it is raining or snowing or if such conditions appear to be imminent within following 48 hours.
 - 2. Minimum application temperature 50°F (5°C), and rising for air and surface, for 24 hours prior to application, during application, and for 8 hours after application.
 - 3. Hot-Weather Requirements: Do not apply to substrates with temperatures of 90 degrees F and above.

1.11 DELIVERY, STORAGE, AND HANDLING

- A. Store, protect, and handle products to site under provisions of Section 01-60 00.
- B. Comply with Sealant Manufacturer's instructions, requirements, and recommendations for protection, storage, and handling.

JOINT SEALANTS

- C. Accept materials on site in manufacturers unopened original packaging. Inspect for damage.
- D. Store primers and sealants in cool dry location with ambient temperature range of 60 to 80 degrees F (15 to 27 degrees C).

1.12 VOC and REGULATORY REQUIREMENTS

- A. VOC (Volatile Organic Compound) requirements: VOC shall be less than 100g / L

PART 2 PRODUCTS

2.1 APPROVED EXTERIOR SEALANTS

A. **DAP® 3.0™ Window, Door, Trim & Siding High Performance Sealant**

- 1. Dap, Inc. www.dap.com / (800) 543-3840
- 2. VOC less water less exempts: g/L: 4.2
- 3. Lifetime Guarantee
- 4. Paintable. / Color of exposed sealant: White.
- 5. Meets ASTM Specification C 920.

B. **XtraBond® 9500 - Modified Hybrid Polyurethane Sealant**

- 1. Premier Industrial Supply, Inc / www.premierindustrial.net / (866) 512-4583
- 2. VOC 9 g/L 0.0751 lb/gal
- 1. Limited Lifetime Warranty
- 2. Paintable. / Color of exposed sealant: White.
- 3. Meets ASTM Specification C 920.

C. "Or equal", Proposed Substitution Requests in accordance with Section 01-60 00, Articles 1.6 and 1.7.

- 1. Proposed substitutions must meet or exceed:
 - a. VOC Compliant: low VOC content. Low odor
 - b. ASTM C-920 Class 25
 - c. Lifetime or 50-year manufacturer guarantee.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION

- A. Clean and perform preparation in accordance with manufacturer's instructions, requirements, and recommendations.
- B. Verify that substrate surfaces and joint openings are ready to receive work.
- C. Remove loose materials and foreign matter which might impair adhesion of sealant.
 - 1. Verify that surfaces and joints are clean, dry and free from dust, oil, grease, rust, lacquer, laitance, loose substrates or other bond reducing substances.

JOINT SEALANTS

- D. Verify that release tapes are compatible with sealant.

3.2 INSTALLATION

- A. Install sealants in accordance with manufacturer's instructions, requirements, and recommendations.
- B. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.
- C. Apply sealant within recommended application temperature ranges.
- D. Install flush with adjacent surfaces.
- E. Remove masking materials, if any, immediately after sealant installation.

3.3 LOCATIONS

- A. Install sealants at exterior wall plumbing penetrations, mechanical system penetrations, and electrical system penetrations (except at light fixtures).
- B. Install sealant at tops and sides of existing door frames and door frame trim.
- C. Install sealant at tops, sides, and sills of all window frames and window frame trim (except at Vinyl Siding).
- D. Install sealant at all vertical edges of trim boards at corners of buildings

3.4 CLEAN UP

- A. Leave finished work and work area in a neat, clean condition without evidence of spillovers onto adjacent areas.
- B. Clean up in accordance with manufacturer's instructions, requirements, and recommendations.
- A. Comply with manufacturers written cleaning instructions. Immediately clean sealant from adjoining surfaces and surfaces soiled or damaged by application as work progresses.

END OF SECTION

EXTERIOR PAINTING

PART 1 GENERAL

- 1.1 CONTRACT CONDITIONS and RELATED DOCUMENTS
- A. Drawings and general provisions of Contract, including General and Special Conditions, Division-1 Specification Sections, and Addendum, apply to this Section.
- 1.2 SECTION INCLUDES
- A. Exterior Primers and Paint Coatings
- B. Volatile Organic Compound (V.O.C.) product requirements
- C. Coordination and preparation for existing surfaces.
- D. Extent of Work and Surfaces not to be painted.
- E. Coordination with work of other Sections.
- 1.3 RELATED SECTIONS
- A. Section 02-01 00 ~ Power Wash Outside of Paint Areas
- B. Section 07-92 00 ~ Joint Sealants
- 1.4 QUALIFICATIONS
- A. Manufacturers: Company specializing in manufacturing the Products specified in this section with a minimum of fifteen (15) years continuous documented experience.
- B. Applicator: Company specializing in performing the work of this section with minimum five (5) years continuous full-time documented experience.
- C. Single-Source Responsibility: Provide sealers, primers, and undercoats produced by the same manufacturer as the finish coats.
- 1.5 VOC REQUIREMENTS
- A. VOC (Volatile Organic Compound) requirements:
- VOC shall be less than 150g / L each for typical primers
 - VOC shall be less than 150g / L each for top coat / finishes
- 1.6 REFERENCES
- A. The publications listed below form a part of this specification, where referenced
- B. Products, preparation methods, and applications shall meet or exceed requirements and recommendations in the following, where referenced in this Specification Section:
- ASTM D16 - Definitions of Terms Relating to Paint, Varnish, Lacquer, and Related Products.
 - PDCA (Painting and Decorating Contractors of America)
 - SSPC (The Society for Protective Coatings, formally the Steel Structures Painting Council).

EXTERIOR PAINTING

1.7 SUBMITTALS

- A. Submit under provisions of Section 01-33 00.
- B. Provide the manufacturer's technical Product Data (one- or two-pages max) for each product, sealer, primer, and paint coating system specified.
 - 1. Include Manufacturer's data on VOC (Volatile Organic Compounds)
- C. After initial color selection by Contract Administrator, provide either of the following:
 - A. Color "Draw down" for approval by Contract Administrator for all surfaces to be coated, or
 - B. Samples: Submit two samples, 5-1/2 x 8-1/2 inch in size illustrating selected colors and sheen for each color selected.
- D. Colors to be selected by Contract Administrator.
 - 1. Allow minimum of (7) seven working days for Contract Administrator and Owner's review and approval after submitting all required data and color samples. Incomplete submittals will delay color selection.
 - 2. Color selection shall be provided by Contract Administrator in writing in a "Color Schedule".

1.8 DELIVERY, STORAGE, PROTECTION, AND HANDLING

- A. Comply with Manufacturer's instructions, requirements, and recommendations for delivery, protection, storage, and handling of materials.
- B. Deliver materials to the job site in Manufacturer's original, sealed and unopened packages and containers bearing manufacturer's name and label. Inspect to verify acceptability.
- C. Container label to include Manufacturer's name, type of paint, brand name, lot number, brand code, and Manufacturer's instructions.
- D. Keep storage area neat and orderly. Remove oily rags and waste daily.

1.9 ENVIRONMENTAL REQUIREMENTS

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required or recommended by the paint product Manufacturer.
- B. Do not apply coatings to damp or wet surfaces.
- C. Minimum Application Temperatures: 50 degrees F for exterior; unless required otherwise by manufacturer's instructions. Apply paints only when the temperature of surfaces to be painted and surrounding air temperatures are between 50 deg F and 90 deg F.
- D. Do not apply paint in snow, rain, fog, or mist; or when the relative humidity exceeds 85 percent; or at temperatures less than 5 deg F above the dew point.
- E. Painting may continue during inclement weather if surfaces and areas to be painted are enclosed and heated within temperature limits specified by the manufacturer during application and drying periods.

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1.10 COORDINATION

- A. Coordinate work with Contract Administrator's approved work hours and work days.
- B. Coordinate site and work area access with Contract Administrator.
- C. Coordinate painting of tops, bottoms, and edges of exterior doors with security protocol required by Contract Administrator.
- D. Coordinate installation of Sealants at window trims and door frames.

1.11 EXTENT OF WORK

- A. Refer to Article 3.7 below.

PART 2 PRODUCTS

2.1 GENERAL

- A. Material Compatibility: Provide primers and finish coat materials, and related materials that are compatible with one another and the substrates indicated, as demonstrated by the manufacturer based on testing and field experience.
- B. VOC (Volatile Organic Compound) requirements:
 - 2. VOC to be less than 150g / L for all topcoat finishes.
 - 3. VOC to be less than 150g / L for typical primers.
 - 4. VOC to be less than 400g / L for rust preventative primer

2.2 EXTERIOR PAINT MATERIAL SYSTEMS ON PREVIOUSLY PAINTED WOOD

- A. Approved typical exterior system on existing painted wood siding, plywood siding, and wood trim shall consist of:
 - 1. Spot priming where required where bare wood exposed during preparation: One coat manufacturer's best exterior stain-blocking primer.
 - 2. Two coats specified 100% acrylic, or Acrylic-Silicone.
 - 3. Six (6) mil minimum wet thickness, each coat of primer and paint.
- B. Approved exterior system on steel (ferrous) metal-based products shall consist of:
 - 1. One coat manufacturer's best metal primer.
 - 2. Two coats manufacturer's best topcoats.
 - 3. Six (6) mil minimum wet thickness, each coat of primer and each coat of paint.
- C. Approved Manufacturers and products on previously painted wood products
 - 1. Benjamin Moore and Co. / www.benjaminmoore.com
 - a. AURA® Exterior Paint Low Lustre Finish 634
(2 coats: over wood and trim)
Over AURA® Interior/Exterior Color Foundation 521 (Primer)

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2. PPG Industries, Pittsburg Paints / www.pittsburghpaints.com
 - a. SUN-PROOF® Exterior House and Trim Satin Latex 100% Acrylic
(2 coats: over wood and trim)
Over - SUN-PROOF® Exterior House and Trim Flat Latex Primer

3. The Sherwin-Williams Company / www.sherwin-williams.com
 - a. Superpaint® Exterior Latex Satin / A89-100 Series
(2 coats: over wood and trim)
Over Adhesion Primer interior/exterior latex B51W8050

4. Miller Paint Co. / www.millerpaint.com
 - a. Acri-Lite Satin 7400 Series
(2 coats: over wood and trim)
Over Acri-Lite Primer 7052

5. Forrest Paint Co. / www.forrestpaint.com
 - a. Exterior Satin 417J100 (4305)
(2 coats: over wood and trim)
Over Exterior Stain Blocker Primer 95J100

6. Rodda Paint / www.roddapaint.com / (800) 242-3713
 - a. 531501 - A Pigmented 100% Acrylic Low-Gloss Enamel
(2 coats: over wood and trim)
Over 501501x (Series) Primer

7. "Or equal", substitution requests 10 days prior to bid in accordance with Section 01-60 00, articles 1.6 and 1.7.

2.3 EXTERIOR PAINT MATERIAL SYSTEMS ON METAL AND WOOD DOORS AND FRAMES

- A. Typical exterior system on previously painted metal doors and frames:
 - A. Spot Primer: One coat manufacturer's best exterior primer.
 - B. Two coats of specified topcoats. Six (6) mil minimum thickness; each topcoat.

- B. Exterior system on **rusted** areas of previously painted steel doors and steel frames:
 1. Two coats Rust Preventative Primer
 2. Two coats of specified topcoats. Six (6) mil minimum thickness; each topcoat.

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- C. Approved Manufacturers and products
1. **Benjamin Moore and Co.** / www.benjaminmoore.com
 - a. Topcoats:
AURA® Waterborne 100% Acrylic Exterior Paint Semi-Gloss – 632
2 coats (Over Interior and Exterior of existing painted Doors and frames)
 - b. Spot-primer:
Fresh Start – 046
 2. **PPG Industries, Pittsburg Paints** / www.ppgpaints.com
 - a. Topcoats:
PPG / Glidden FORTIS® 450, 100% Acrylic, Semi-Gloss, 6407-XXXXV
2 coats (Over Interior and Exterior of existing painted Doors and frames)
 - b. Spot-primer:
Hydrosealer Exterior Primer 6001
 - C. **The Sherwin-Williams Company** / www.sherwin-williams.com
 - a. Topcoats:
Superpaint® Exterior Acrylic Latex Gloss / A84 Series
2 coats (Over Interior and Exterior of existing painted Doors and frames)
 - b. Spot-primer:
Adhesion Primer interior/exterior latex B51W8050
2 coats
 4. **Miller Paint Co.** / www.millerpaint.com
 - a. Topcoats:
Semi-gloss Acrinamel Series 7200 Series
2 coats (Over Interior and Exterior of existing painted Doors and frames)
 - b. Spot-primer:
Miller Prime Stain Blocking Primer 6060
 5. **Rodda / Cloverdale Paint** / www.rodmapaint.com / www.cloverdalepaint.com
 - a. Topcoats:
Renaissance Interior/Exterior Semi-Gloss
Hybrid Waterborne Alkyd Enamel / 031-Series
2 coats (Over Interior and Exterior of existing painted Doors and frames)
 - b. Spot-primer:
508901 Metal Master Primer
 6. "Or equal", Proposed Substitution Requests, minimum 10 days prior to bid, in accordance with Section 01-60 00, articles 1.6 and 1.7.

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PART 3 EXECUTION

3.1 EXAMINATION AND COORDINATION

- A. Examine substrates and conditions under which preparation and painting will be performed.
- B. Verify that surfaces and substrate conditions are ready to receive work as instructed and recommended by the product manufacturer.
 - 1. Verify that all rust has been removed on doors and frames, including tops, bottoms, and edges.
 - 2. Verify that all rust has been removed on siding, flashing, etc.
 - 3. Verify that rusted areas have been prepared as specified.
- C. Surfaces receiving paint must be thoroughly dry before paint is applied.
- D. Do not begin to apply primers or paint until unsatisfactory conditions have been corrected.
- E. Verify that surfaces not to be painted have been masked off.
- F. Coordinate access with Contract Administrator.

3.2 PREPARATION

- A. Cleaning:
 - 1. Before applying primers, paint, or other surface treatments, clean substrate of substances that could impair the bond of coatings.
 - 2. Remove oils and grease prior to cleaning.
- B. Surface Preparation:
 - 1. Clean and prepare surfaces to be painted according to the Manufacturer's instructions, requirements, and recommendations for each particular substrate condition, and as specified herein.
- C. Sealants:
 - 1. Verify that sealants have been installed at locations noted in Section 07-92 00 ~ Joint Sealants
 - 2. Verify that Sealants have cured or are ready for Paint System application, per Sealant and Paint Manufacturer's instructions, requirements, and recommendations.

3.3 APPLICATION

- A. Apply Paint System products in accordance with manufacturer's instructions, requirements, and recommendations.
- B. Do not apply finishes to surfaces that are not dry.
- C. Apply both top coatings to uniform finish. Six (6) mil minimum wet thickness,

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3.4 FUME EXHAUST

- A. Provide fans to direct fumes away from open doors and windows.
- B. Take additional precautions during application of higher VOC materials.

3.5 CLEAN UP

- A. Clean work under provisions of 01-74 00~ Progress and Final Cleaning
- B. After completing painting, clean paint-spattered surfaces. Remove spattered paint.
- C. Do not scratch or damage finished surfaces or adjacent surfaces.

3.6 PROTECTION

- A. Protect adjacent areas and surfaces, whether painted or not, against damage by painting work. Correct damage by cleaning, repairing, or replacing, and repainting, as acceptable to Owner.
- B. Provide "Wet Paint" signs to protect newly painted finishes.
- C. Remove masking and temporary protective wrappings after painting operations.
- D. Notify Contract Administrator in writing when doors need to be kept open for drying, a minimum of two (2) hours prior to end of each workday.

3.7 EXTENT OF WORK:

- A. Prep and paint the entire exterior, including all existing exterior previously painted wood and plywood siding, soffits, and wood trims, shall be prepped and painted.
- B. All existing previously painted exterior steel and wood doors and steel or wood door frames shall be prepared and painted. .
 - 1. Door tops, bottoms, and edges of doors shall be finished with the same paint system for the exterior face of the door.
- D. All existing unpainted or previously painted metal or PVC conduit shall be prepared and painted.
- E. All gutters and downspouts shall be prepped and painted.

3.8 SURFACES NOT TO BE PAINTED:

- A. Protect and do not paint the following:
 - 1. Asphalt Shingle Roofing
 - 2. Fiberglass Roofing
 - 3. Glass
 - 4. Metal or Vinyl Window Frames
 - 5. Stainless Steel Foundation Flashing
 - 6. Light Fixtures

a.

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7. Pre-Finished Mechanical and Electrical Equipment.
8. Signage
9. Door Hardware
10. Hose Bibs
11. Wrought Iron Fencing (Laurel Gardens)

3.9 COLOR LOCATION SCHEDULE AND MAIN COLORS

A. A Color Schedule will be issued by the Contract Administrator after approval of Painting Submittals.

1. Doors will be one color.
2. Window Trims and surrounds will be the one color and shall match the Door Frame and Door Trim color.
3. Walls, soffits, roof overhangs, and beams shall be the one color.
4. Gutters and downspouts will be the same as the wall color.
5. Conduit and Miscellaneous items shall be the same color as the wall color, unless noted otherwise.

END OF SECTION