



EXTERIOR WALL PAINT SPECIFICATIONS EDITION 23-002

for the

MONROE COUNTY SCHOOL DISTRICT EXTERIOR RESTORATION PROJECTS

90050 Overseas Highway, Tavernier, FL 33070
June 14, 2023

Prepared For:



MONROE COUNTY SCHOOL DISTRICT

Prepared By:



JAY AMMON ARCHITECT, INC.



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Monroe County School District

EXTERIOR RESTORATION PROJECTS
Exterior Wall Paint Specifications and Scope of Work

June 14, 2023

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Monroe County School District

EXTERIOR RESTORATION PROJECTS
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SECTION 010100
MONROE COUNTY SCHOOL DISTRICT
SUMMARY OF WORK – EXTERIOR RESTORATION PROJECTS

SECTION 010100 - SUMMARY OF WORK

PART 1 GENERAL

1.01 RELATED DOCUMENTS

- A. General Provisions of Contract, including General and Supplementary Conditions and other Division-1 Specification Sections, apply to this Section.

1.02 PROJECT DESCRIPTION

- A. Performance of all tasks specified in the contract documents shall be the responsibility of the contractor unless specified otherwise.

B. SCOPE OF WORK:

0.1. General: The exterior painting project includes the restoration of all exterior wall surfaces for the designated buildings. At a minimum, all exterior previously painted surfaces will be properly prepared, primed, painted, and all exposed sealants replaced. Prior to paint application, the contractor / coating material manufacturer shall perform testing including but not limited to adhesion, moisture and pH alkalinity as required to ensure new paint and coating systems adhere to substrate and perform per project warranty requirements. Wall coating material manufacturers are required to perform a site evaluation of the facility and provide a letter of intent to warrant the proposed coating system per the evaluated and accepted wall substrate. During construction, the contractor shall provide daily paint / coating mil thickness testing and include results in the daily project reports.

1.0 Textured Concrete Panels:

1.1 Textured Finish Concrete Wall Panel Restoration: At all debonded textured finish locations, remove all loose coatings from the top surface of the existing concrete wall panel. Patch debonded textured finish with patching compound manufactured by paint manufacturer. Pressure clean all wall surfaces and apply primer and high performance hi-build 100% acrylic coating system to all textured concrete wall surfaces. Replace all sealants associated with this wall assembly with a new backer rod and paintable urethane sealant system at concrete panel side and end joints. At all wall penetrations, route out a 1/4 inch wide by 3/8-inch-deep groove in concrete panels and fill with backer rod and urethane sealant. See bid form for textured finish repair base bid and unit quantities. See specification sections 079200 and 099000.

2.0 Stucco Wall Assembly:

2.1 Existing Stucco Restoration: Route out all cracked stucco surfaces. Patch stucco with new textured urethane sealant. Pressure clean all wall surfaces and apply primer and high performance hi-build 100% acrylic coating system to all stucco wall surfaces. Replace all sealants associated with this wall assembly. At all wall penetrations, route out a 1/4 inch wide by 3/8-inch-deep groove in stucco and fill with backer rod and urethane sealant. Apply urethane sealant at all vertical and horizontal stucco control joints and stucco reveals maintaining profiles of existing joints and reveals. See bid form for stucco crack repair base bid and unit quantities. See specification sections 079200 and 099000.

2.2 Hardscape Waterproofing at Exterior Wall: Remove all sealants from the base of the

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exterior stucco and textured concrete walls at the interface with the concrete walkways and hardscape and install new traffic rated urethane sealants.

3.0 Concrete Block Wall Assembly:

3.1 Concrete Block Restoration at Mechanical Screen Wall: Route out all cracked concrete block surfaces. Patch concrete block mortar joints with new mortar with three step tuck-pointing process. Pressure clean all wall surfaces and apply primer and high performance hi-build 100% acrylic coating system to all concrete block wall surfaces. Replace all sealants associated with this wall assembly. At all wall penetrations, apply urethane sealant at all control joints and concrete block terminations. See bid form for concrete block mortar joint repair base bid and unit quantities. See specification sections 079200 and 099000.

4.0 Textured Concrete Foundation Walls:

4.1 Foundation Wall Restoration: Remove all loose coatings and unadhered texture from the top surface of the existing concrete foundation wall surfaces. Contractor and coating material manufacturer to provide moisture and pH alkalinity testing for existing foundation wall surfaces. Patch debonded textured finish with locations with patching compound manufactured by paint manufacturer. Pressure clean all wall surfaces and apply primer suitable for foundation walls where moisture could be present. Install high performance hi-build 100% acrylic coating system to all textured concrete wall surfaces. Replace all sealants associated with the foundation wall assembly with a new backer rod and paintable urethane sealant. See bid form for textured finish repair base bid and unit quantities. See specification sections 079200 and 099000.

5.0 Exterior Wall Penetrations:

5.1 Wall Penetration Restoration: Remove existing wall penetration sealants. Properly prepare surfaces and install backer rod and urethane sealant. See specification section 079200.

6.0 Wall Mounted Equipment:

6.1 Wall Mounted Equipment Restoration: Remove existing wall mounted equipment perimeter sealants. Properly prepare surfaces and install and install new paintable urethane sealants at all wall mounted equipment locations.

6.2 Wall Mounted Conduits: At corroded conduit clips at mechanical screen walls, remove all corroded clips and replace with new stainless steel clips secured with two stainless steel masonry anchors.

6.3 Wall Mounted Lights: Temporarily remove and log condition of each wall mounted light fixture. Seal all conduit penetrations. Reinstall existing light fixtures and test for operation after exterior wall waterproofing application. All electrical work to be completed by a State of Florida Licensed Electrician.

7.0 Exterior Soffits, Ceilings and Roof Overhangs:

7.1 Exterior Soffits, Ceilings and Roof Overhangs Refinishing: Pressure clean all exterior fascia, soffits, exterior ceilings and roof overhang surfaces. Apply primer and paint to all surfaces horizontal surfaces.

8.0 Window Assemblies:

8.1 Fixed and Operable Windows: Remove all perimeter sealants from the existing fixed

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and operable window assemblies. Install new closed cell backer rod and urethane sealant at window perimeters. See specification section 079200.

9.0 Louver Assembly:

9.1 Louver Refinishing: Remove existing sealants from the interface of the louver frames and adjacent building envelope components. Install new backer rod and urethane sealant at louver perimeters. Where two louvers are mulled together or stacked, replace all exposed metal to metal sealants with new silicone sealant. See specification section 079200.

10.0 Exterior Door Assemblies:

10.1 Glazed Steel Entrance Door Restoration: Remove all perimeter sealants from the existing storefront door assembly. Install new closed cell backer rod and urethane sealant at door frame perimeters. Install new urethane sealants at door jamb and threshold transitions. Treat any corroded metal surfaces, prime and DTM paint all door frame and door leaf surfaces. See specification section 079200.

10.2 Hollow Metal Door Restoration: Remove all sealants from the existing door components. Properly prepare all surfaces and install new bond breakers and urethane sealants at perimeter door frame joints. Install traffic rated sealants at the interface of the existing door threshold and door jamb framing. Treat any corroded metal surfaces, prime and DTM paint all door frame and door leaf surfaces.

10.3 Roll Up Metal Doors: Remove perimeter sealants from the existing roll up metal door assemblies. Install new backer rod and urethane sealant door perimeters. Prime and paint all door frame surfaces. Power wash and clean all prepainted horizontal slats.

10.0 Wall Mounted Building Signage:

10.1 Existing Signage: Temporarily remove existing building signage and properly store for reinstallation. Reinstall existing signage after the waterproofing of the exterior wall surfaces. Secure signage with stainless steel brackets and fasteners.

1.03 BUILDING/SITE SECURITY

- A. The construction site and building areas shall be secured as required to prevent unauthorized entry into the construction area.

1.04 CONTRACTOR USE OF PREMISES

- A. General: During the construction period, the Contractor shall have full use of the premises for construction operations, including use of the site. The Contractor's use of the premises is limited only by the Owner's right to perform construction operations with its own forces or to employ separate contractors on portions of the project.
- B. General: Limit use of the premises to construction activities and material storage areas where indicated within the limit of construction.
 - 1. Confine operations to areas within Contract limits indicated on the Drawings. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed.

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2. Keep driveways and entrances serving the premises clear and available to the Owner and the Owners' employees at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on site.
3. Burial of Waste Materials: Do not dispose of organic and hazardous material on site, either by burial or by burning.

1.05 DISTRIBUTION OF RELATED DOCUMENTS

- A. The Contractor is solely responsible for the distribution of ALL related documents/drawings to ALL appropriate vendors/subcontractors to ensure proper coordination of all aspects of the project and its related parts during bidding and construction.

1.06 CONSTRUCTION BULLETIN BOARD

- A. The Contractor shall erect and maintain a weather protected bulletin board of sufficient size to display all permits, notices and other documents required to be posted for the Project. Said bulletin board shall be in a location that provides unobstructed access for inspection by the Architect, the Project Manager, Owner's Representatives, and authorities having jurisdiction over the project.

PART 2 PRODUCTS (Not applicable).

PART 3 EXECUTION (Not applicable).

END OF SECTION 010100



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JOINT SEALANTS – EXTERIOR RESTORATION PROJECTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Nonsag gunnable joint sealants.
- B. Self-leveling pourable joint sealants.
- C. Joint backings and accessories.
- D. Owner-provided field quality control.

1.02 RELATED REQUIREMENTS

- A. Section 099000 – Paints and Coatings.

1.03 REFERENCE STANDARDS

- A. ASTM C661 - Standard Test Method for Indentation Hardness of Elastomeric-Type Sealants by Means of a Durometer 2015 (Reapproved 2022).
- B. ASTM C794 - Standard Test Method for Adhesion-In-Peel of Elastomeric Joint Sealants 2018.
- C. ASTM C834 - Standard Specification for Latex Sealants 2017.
- D. ASTM C919 - Standard Practice for Use of Sealants in Acoustical Applications 2022.
- E. ASTM C920 - Standard Specification for Elastomeric Joint Sealants 2018.
- F. ASTM C1087 - Standard Test Method for Determining Compatibility of Liquid-Applied Sealants with Accessories Used in Structural Glazing Systems 2016.
- G. ASTM C1193 - Standard Guide for Use of Joint Sealants 2016.
- H. ASTM C1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants 2018.
- I. ASTM C1521 - Standard Practice for Evaluating Adhesion of Installed Weatherproofing Sealant Joints 2019 (Reapproved 2020).

1.04 Administrative Requirements

- A. Preinstallation Meeting: Prior to commencing sealant and caulking work, schedule a meeting with representatives of all trades affected by the work, in order to review, discuss and agree upon methods and procedures to be used.

1.05 SUBMITTALS

- A. Product Data for Sealants: Submit manufacturer's technical data sheets for each product to be used, that includes the following.

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1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
 2. List of backing materials approved for use with the specific product.
 3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
 4. Substrates the product should not be used on.
 5. Substrates for which use of primer is required.
 6. Installation instructions, including precautions, limitations, and recommended backing materials and tools.
- B. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.
- C. Samples: Four samples of each type (and color where applicable) of material specified for use on the project. Seal actual samples of adjacent material.
- D. Listing of Use Conditions:
1. Complete listing, in tabular format, of various sealant use conditions throughout the project, along with the type of sealant system proposed for each condition to fulfill sealing requirements.
 2. Include in listing the type of material to be sealed, whether exposed to weathering, exposed to view or concealed, joint preparation required for best results, whether color selection is required, and a space for insertion of color selection by Owner, when appropriate.
- E. Preconstruction Laboratory Test Reports: Submit at least four weeks prior to start of installation.
- F. Preinstallation Field Adhesion Test Plan: Submit at least two weeks prior to start of installation.
- G. Preinstallation Field Adhesion Test Reports: Submit filled out Preinstallation Field Adhesion Test Reports log within 10 days after completion of tests; include bagged test samples and photographic records.
- H. Executed warranty.
- 1.06 QUALITY ASSURANCE
- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with a minimum of three years documented experience.
- B. Installer Qualifications: Company specializing in performing the work of this section and with at least three years of documented experience in installation of sealant and caulking material similar to those specified for this project.
- C. Testing Agency Qualifications: Independent firm specializing in performing testing and inspections of the type specified in this section.
- D. Preconstruction Laboratory Testing: Arrange for sealant manufacturer(s) to test each combination of sealant, substrate, backing, and accessories.
1. Adhesion Testing: In accordance with ASTM C794.

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2. Compatibility Testing: In accordance with ASTM C1087.
 3. Allow sufficient time for testing to avoid delaying the work.
 4. Deliver to manufacturer sufficient samples for testing.
 5. Report manufacturer's recommended corrective measures, if any, including primers or techniques not indicated in product data submittals.
 6. Testing is not required if sealant manufacturer provides data showing previous testing, not older than 24 months, that shows satisfactory adhesion, lack of staining, and compatibility.
- E. Preinstallation Field Adhesion Test Plan: Include destructive field adhesion testing of one sample of each combination of sealant type and substrate, except interior acrylic latex sealants, and include the following for each tested sample.
1. Identification of testing agency.
 2. Preinstallation Field Adhesion Test Log Form: Include the following data fields, with known information filled out.
 - a. Test date.
 - b. Copy of test method documents.
 - c. Age of sealant upon date of testing.
 - d. Test results, modeled after the sample form in the test method document.
 - e. Indicate use of photographic record of test.
- F. Field Adhesion Test Procedures:
1. Allow sealants to fully cure as recommended by manufacturer before testing.
 2. Have a copy of the test method document available during tests.
 3. Record the type of failure that occurred, other information required by test method, and the information required on the Field Quality Control Log.
 4. When performing destructive tests, also inspect the opened joint for proper installation characteristics recommended by manufacturer and report any deficiencies.
 5. Deliver the samples removed during destructive tests in separate sealed plastic bags, identified with project, location, test date, and test results, to Owner.
 6. If any combination of sealant type and substrate does not show evidence of minimum adhesion or shows cohesion failure before minimum adhesion, report results to Architect.
- G. Destructive Field Adhesion Test: Test for adhesion in accordance with ASTM C1521, using Destructive Tail Procedure.
1. Sample: At least 18 inches (457 mm) long.
 2. Minimum Elongation Without Adhesive Failure: Consider the tail at rest, not under any elongation stress; multiply the stated movement capability of the sealant in percent by two; then multiply 1 inch (25.4 mm) by that percentage; if adhesion failure occurs before the "1 inch mark" is that distance from the substrate, the test has failed.
 3. If either adhesive or cohesive failure occurs prior to minimum elongation, take necessary measures to correct conditions and re-test; record each modification to products or installation procedures.

1.07 WARRANTY

- A. Correct defective work within a five-year period after Date of Substantial Completion.

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- B. Warranty: Include coverage for installed sealants and accessories that fail to achieve watertight seal , exhibit loss of adhesion or cohesion, or do not cure.

1.08 DELIVERY, STORAGE, AND HANDLING

- A. Store materials in accordance with manufacturer's instructions.
- B. Do not use materials upon which the shelf life date has expired. Remove these materials promptly from job site.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Non-Sag Sealants: Permits application in joints on vertical surfaces without sagging or slumping.
 - 1. Dow: www.dow.com/#sle.
 - 2. Henry Company: www.henry.com/#sle.
 - 3. Master Builders Solutions: www.master-builders-solutions.com/en-us/#sle.
 - 4. Pecora Corporation: www.pecora.com/#sle.
 - 5. Sika Corporation: www.usa.sika.com/#sle.
 - 6. Tremco Commercial Sealants & Waterproofing: www.tremcosealants.com/#sle.
- B. Self-Leveling Sealants: Pourable or self-leveling sealant that has sufficient flow to form a smooth, level surface when applied in a horizontal joint.
 - 1. Dow: www.dow.com/#sle.
 - 2. Master Builders Solutions: www.master-builders-solutions.com/en-us/#sle.
 - 3. Pecora Corporation: www.pecora.com/#sle.
 - 4. Sika Corporation: www.usa.sika.com/#sle.
 - 5. Tremco Commercial Sealants & Waterproofing: www.tremcosealants.com/#sle.

2.02 JOINT SEALANT APPLICATIONS

- A. Scope:
 - 1. Exterior Joints: Seal open joints, whether or not the joint is indicated on drawings, unless specifically indicated not to be sealed. Exterior joints to be sealed include, but are not limited to, the following items.
 - a. Wall expansion and control joints.
 - b. Joints between door, window, and other frames and adjacent construction.
 - c. Joints between different exposed materials.
 - d. Openings below ledge angles in masonry.
 - e. Other joints indicated below.
 - 2. Interior Joints: Do not seal interior joints unless specifically indicated to be sealed. Interior joints to be sealed include, but are not limited to, the following items.
 - a. Joints between door, window, and other frames and adjacent construction.
 - b. In sound-rated wall and ceiling assemblies, gaps at electrical outlets, wiring devices, piping, and other openings; between wall/ceiling and other construction; and other flanking sound paths.

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- c. Other joints indicated below.
- 3. Do not seal the following types of joints.
 - a. Intentional weepholes in masonry.
 - b. Joints indicated to be treated with manufactured expansion joint cover or some other type of sealing device.
 - c. Joints where sealant is specified to be provided by manufacturer of product to be sealed.
 - d. Joints where installation of sealant is specified in another section.
 - e. Joints between suspended panel ceilings/grid and walls.

B. Exterior Joints:

- 1. Type 1 or 2 - As applicable for extent of joint movement and color selection for exterior conditions at perimeters of openings, joints in non-traffic concrete and masonry surfaces, joints in metal surfaces (except as otherwise recommended by sealant manufacturer) subject to service temperatures not exceeding 150 degrees F, and at similar exterior locations not otherwise specified, including but not limited to the following:
 - a. Expansion and control joints
 - b. Concrete wheel stop anchor holes
 - c. Metal thresholds and saddles
 - d. Metal Door frames
 - e. Sill plates, metal stud tracks
 - f. Joints between concrete masonry
 - g. Joint between metal frames and concrete or masonry
- 2. Type 3 - Joints in traffic-bearing and similar surfaces.
 - a. Horizontal joints in sidewalks, decks, concrete floor slabs, ramps and driveways.
- 3. Type 4 - For exterior conditions, at joints in metal surfaces and similar locations subject to service temperatures in excess of 160 degrees F, and for use where joint movement is extreme and inaccessible (i.e. future maintenance is impractical due to physical accessibility because of space or height restrictions, or unique equipment, requirements, such as maintenance/staging platforms or scaffolding) locations, including but not limited to the following:
 - a. Joints in metal roofing.
 - b. Joints in sheet metal work.
 - 1) Do not use at locations where sealant bead is substantially exposed to traffic and/or is require to be painted.

2.03 JOINT SEALANTS - GENERAL

- A. General: Use sealant types at locations indicated on Drawings and as specified herein.
- B. Colors: As indicated on drawings.
 - 1. Unless indicated or directed otherwise by Owner, match sealant color with color of adjacent materials as closely as possible.
 - 2. Owner will select sealant color where adjacent materials on each side of the joint are of different colors.
- C. Non-Staining Sealants: Don not use sealants that stain materials to which they are applied or in contact with. Porous and/or light-colored substrates must be previously tested for sealant compatibility and staining.

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- D. Fast-Setting Sealant: Fast-setting/curing versions, or use of accelerating curing catalysts is permitted only where specifically accepted by Owner.

2.04 NONSAG JOINT SEALANTS

- A. Type 4 - Non-Staining Silicone Sealant: ASTM C920, Grade NS, Uses M and A; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus ____ percent, minimum.
 2. Non-Staining to Porous Stone: Non-staining to light-colored natural stone when tested in accordance with ASTM C1248.
 3. Dirt Pick-Up: Reduced dirt pick-up compared to other silicone sealants.
 4. Cure Type: Single-component, neutral moisture curing..
 5. Service Temperature Range: Minus 20 to 180 degrees F (Minus 29 to 82 degrees C).
 6. Manufacturers:
 - a. Dow; DOWSIL 790 Silicone Building Sealant: www.dow.com/#sle.
 - b. Pecora Corporation; Pecora 890 NST (Non-Staining Technology): www.pecora.com/#sle.
 - c. Tremco Commercial Sealants & Waterproofing; Spectrum 1: www.tremcosealants.com/#sle.
- B. Type 6 - Mildew-Resistant Silicone Sealant: ASTM C920, Grade NS, Uses M and A; single component, mildew resistant; not expected to withstand continuous water immersion or traffic.
1. Color: White.
 2. Manufacturers:
 - a. Pecora Corporation; Pecora 898 NST (Non-Staining Technology): www.pecora.com/#sle.
 - b. Dow Chemical Company; Dowsil 786 Silicone Sealant; www.dowcorning.com.
- C. Type 2 - Silyl-Terminated Polyether (STPE) Sealant: ASTM C920, Grade NS, Uses M and A; single component; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 50 percent, minimum.
 2. Service Temperature Range: Minus 40 to 170 degrees F (Minus 40 to 75 degrees C).
 3. Manufacturers:
 - a. Master Builders Solutions; MasterSeal NP 150: www.master-builders-solutions.com/en-us/#sle.
 - b. Sika Corporation; SikaHyflex - 150 LM: www.usa-sik.com.
- D. Type 2 – Tamper-Resistant, Silyl-Terminated Polyester (STPE) and Polyurethane (STPU) Sealant: ASTM C920, Grade NS, Uses M and A; single component; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 50 percent, minimum.
 2. Hardness Range: 25 to 30, Shore A, when tested in accordance with ASTM C661.
 3. Manufacturers”
 - a. Pecora Corporation; DynaTrol I-XL Hybrid: www.pecora.com/#sle.
 - b. Sika Corporation SikaHyflex – 150 LM: www.usa.sika.com/#sle.
- E. Type 1 - Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 50 percent, minimum.

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2. Service Temperature Range: Minus 40 to 180 degrees F (Minus 40 to 82 degrees C).
 3. Manufacturers:
 - a. Master Builders Solutions; MasterSeal NP2: www.master-builders-solutions.com/en-us/#sle.
 - b. Pecora Corporation; DynaTrol II: www.pecora.com/#sle.
 - c. Sika Corporation; Sikaflex-2c NS: www.usa.sika.com/#sle.
 - d. Tremco Commercial Sealants & Waterproofing; Dymeric 240 FC: www.tremcosealants.com/#sle.
- F. Type 2 - Polyurethane Sealant for Continuous Water Immersion: ASTM C920, Grade NS, Uses M and A; single or multi-component; explicitly approved by manufacturer for continuous water immersion; suitable for traffic exposure when recessed below traffic surface.
1. Movement Capability: Plus and minus 25 percent, minimum.
 2. Service Temperature Range: Minus 40 to 180 degrees F (Minus 40 to 82 degrees C).
 3. Manufacturers:
 - a. Sika Corporation; Sikaflex-1a: www.usa.sika.com/#sle.
 - b. Master Building Solutions by BASF; MasterSeal NP1: www.master-builders-solutions.basf.us/en-us.
 - c. Pecora Corporation; DynaTrol I-XL; www.pecora.com
 - d. Tremco Commercial Sealant & Waterproofing; Dymonic 100: www.tremcosealants.com
 - e. Tremco Commercial Sealant & Waterproofing; Vulkem 116: www.tremcosealants.com
- G. Type 8 - Polysulfide Sealant: ASTM C920, Grade NS, Uses M and A; single component; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 25 percent, minimum.
 2. Hardness Range: 20 to 35, Shore A, when tested in accordance with ASTM C661.
 3. Tensile Strength: 125 psi minimum when tested in accordance with ASTM D412.
 4. Elongation at Break: 400 percent minimum per ASTM D412.
 5. Peel Adhesion: 20 lb/inch minimum per ASTM C794.
 6. Service Temperature Range: Minus 40 to 180 degrees F (Minus 40 to 82 degrees C).
 7. Manufacturers:
 - a. Pecora Corporation; Synthacalk GC2+: www.pecora.com/#sle.
 - b. W.R. Meadows, Inc; Deck-O-Seal Gun Grade: www.wrmeadows.com/#sle.
- H. Type 5 - Acrylic Emulsion Latex: Water-based; ASTM C834, single component, non-staining, non-bleeding, non-sagging; not intended for exterior use.
1. Grade: ASTM C834; Grade 0 Degrees F (Minus 18 Degrees C).
 2. Manufacturers:
 - a. Master Builders Solutions; MasterSeal NP 520: www.master-builders-solutions.com/en-us/#sle.
 - b. Pecora Corporation; AC-20 +Silicone: www.pecora.com/#sle.
 - c. Tremco Commercial Sealants & Waterproofing; Tremflex 834: www.tremcosealants.com/#sle.

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2.05 SELF-LEVELING SEALANTS

- A. Type 3 - Self-Leveling Polyurethane Sealant: ASTM C920, Grade P, Uses M and A; single or multi-component; explicitly approved by manufacturer for traffic exposure; not expected to withstand continuous water immersion .
 - 1. Movement Capability: Plus and minus 25 percent, minimum.
 - 2. Hardness Range: Minimum 30, Shore A, when tested in accordance with ASTM C661.
 - 3. Service Temperature Range: Minus 40 to 180 degrees F (Minus 40 to 82 degrees C).
 - 4. Manufacturers:
 - a. Sika Corporation; Sikaflex-1c SL: www.usa.sika.com/#sle.
 - b. Sika Corporation; Sikaflex-2c SL: www.usa.sika.com/#sle.
 - c. Tremco Commercial Sealants and Waterproofing; THC-901: www.tremcosealants.com/#sle
 - d. Tremco Commercial Sealants and Waterproofing; Vulkem 45SSL or 445SSL: www.tremcosealants.com/#sle

2.06 ACCESSORIES

- A. Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.
- B. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.
- C. Joint Cleaner: Non-corrosive and non-staining type, type recommended by sealant manufacturer; compatible with joint forming materials.
- D. Primers: Type recommended by sealant manufacturer to suit application; non-staining.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that joints are ready to receive work.
- B. Verify that backing materials are compatible with sealants.
- C. Verify that backer rods are of the correct size.

3.02 PREPARATION

- A. Remove loose materials and foreign matter that could impair adhesion of sealant.
- B. Clean joints, and prime as necessary, in accordance with manufacturer's instructions.
- C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
- D. Mask elements and surfaces adjacent to joints from damage and disfigurement due to sealant work; be aware that sealant drips and smears may not be completely removable.

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- E. Concrete Floor Joints That Will Be Exposed in Completed Work: Test joint filler in inconspicuous area to verify that it does not stain or discolor slab.

3.03 INSTALLATION

- A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Perform installation in accordance with ASTM C1193.
- C. Perform acoustical sealant application work in accordance with ASTM C919.
- D. Install bond breaker backing tape where backer rod cannot be used.
- E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.
- F. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range, or will be outside that range during the entire curing period, unless manufacturer's approval is obtained and instructions are followed.
- G. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

3.04 FIELD QUALITY CONTROL

- A. Perform field quality control inspection/testing as specified in PART 1 under QUALITY ASSURANCE article.
- B. Remove and replace failed portions of sealants using the same materials and procedures as indicated for original installation.

END OF SECTION

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SECTION 099000 - PAINTING AND COATING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Surface preparation.
- B. Exterior painting and coating systems.
- C. Scope:
 - 1. Finish surfaces exposed to view or require protection from the elements, unless fully factory-finished and unless otherwise indicated, including the following:
 - a. Exterior:
 - 1) Concrete: Cementitious siding, Flexboard, Transite, non-roof shingles, common brick, stucco, tilt-up concrete, precast, and cast-in-place concrete.
 - 2) Masonry: Concrete masonry units or concrete brick.
 - 3) Concrete: Non-vehicular floors, patios, porches, steps, and platforms.
 - 4) Metal: Aluminum, galvanized.
 - 5) Metal, Miscellaneous: Iron, ornamental iron, structural iron and steel, and other ferrous metal.
 - 6) Wood: Siding, trim, shutters, sashes, and hardboard-bare/primed.
 - 7) Architectural PVC, plastic, and fiberglass.
 - 8) Drywall: Gypsum board and exterior drywall.
 - 9) Vinyl siding, EIFS, stucco.
 - 2. Do not paint or finish the following:
 - a. 1. Items fully factory-finished unless specifically so indicated; materials and products having factory-applied primers are not considered factory finished. .
 - b. Items indicated to receive other finishes
 - c. Items indicated to remain unfinished
 - d. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
 - e. Finished hardware, except prime-coated items.
 - f. Concrete flatwork, unless otherwise specified.
 - g. Plates and anodized surfaces.
 - h. Lighting fixtures.
 - i. Pre-finished metal roofing, flashing and counter-flashing.
 - j. Pre-finished gutters and downspouts.
 - k. Pre-finished fiber reinforced panels.
 - l. Stainless steel and chrome plated metal unless specified otherwise.

1.02 REFERENCE STANDARDS

- A. ASTM D16 - Standard Terminology for Paint, Related Coating, Materials and Applications
- B. ASTM D3359 - Standard Test Methods for Measuring Adhesion by Tape Test.

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- C. ASTM D 4442 - Standard Test Methods for Direct Moisture Content Measurement of Wood and Wood Base Materials.
- D. EPA - Method 24 Surface Coating
- E. LEED for School 2009 latest edition by USGBC
- F. NACE International (National Association of Corrosion Engineers) - Industrial Maintenance Painting
- G. NPCA (National Paint and Coating Association) - Guide to U.S. Government Paint Specifications
- H. Paint - Certified Product List - Florida Department of Agriculture and Consumer Services.
- I. PDCA (Painting and Decorating Contractors of America) - Architectural Painting Specification Manual.
- J. PDCA Standard P5-04 Benchmark Sample Procedures for Paint and other Decorative Coating System.
- K. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency current edition.
- L. CARB (SCM) - Suggested Control Measure for Architectural Coatings; California Air Resources Board 2020.
- M. SCAQMD 1113 - Architectural Coatings 1977, with Amendment (2016).
- N. SSPC-SP 1 - Solvent Cleaning 2015, with Editorial Revision (2016).
- O. SSPC-SP 2 - Hand Tool Cleaning 2018.
- P. SSPC-SP 3 - Power Tool Cleaning 2018.
- Q. SSPC-SP 6 - Commercial Blast Cleaning 2007.
- R. SSPC-SP 13 - Surface Preparation of Concrete 2018.

1.03 DEFINITIONS

- A. Conform to ASTM D16 for interpretation of terms used in this section.
- B. Best quality: Premium, architectural/industrial quality products for specified use, produced by accepted manufacturers. "Builder's," "residential," "consumer," "carriage trade," or similar quality products are not acceptable.
- C. Reflectance of paint: Determine degree of sheen on painted surfaces by specular reflectance or gloss meter readings on a scale of 100 in accordance with ASTM D523, within the following gloss levels:

Paint Sheen	20 Degree Gloss	60 Degree Gloss	85 Degree Gloss
Gloss	20 - 90	70 - 100	----
Semi-Gloss	5 - 45	30 - 75	----

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Satin	----	15 - 45	10 - 40
Eggshell / Low Luster	----	15 - 30	5 - 25
Flat	----	0 - 10	0 - 15

D. SSPC (SSPC V1 (PM1) and SSPC V2 (PM2) Surface preparation standards (with NACE and ISO cross references):

SSPC STANDARD	TITLE	DESCRIPTION
SSPC SP-1 ISO 8504	Solvent Cleaning	Removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants from substrate surfaces. Remove heavy oil or grease first by scraper. Wipe or scrub the surface with rags or brushes wetted with solvent. Use clean rags or brushes for the final wiping. Wash the surface with fresh water to remove any residues.
SSPC SP-2 ISO St 2	Hand Tool Cleaning	Hand tool cleaning is a method of preparing substrate surfaces by the use of non-power hand tools to remove loose rust, loose mill scale, and loose paint. All non-adherent materials, defined as materials that can be removed by a dull putty knife, must be removed. Prior to hand tool cleaning, remove all visible oil, grease, contaminants, and salts in accordance with SSPC-SP 1. Methods of hand tool cleaning include impact hand tools to remove stratified rust, and hand chipping, scraping, sanding, or wire brushing to remove loose mill scale, non-adherent rust, and non-adherent paint. After hand tool cleaning, brush, blow off, or vacuum surface to remove all contaminants.

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<p>SSPC SP-3 ISO St 3</p>	<p>Power Tool Cleaning</p>	<p>Power tool cleaning removes all loose rust, loose mill scale, loose paint, and other loose detrimental matter. All non-adherent materials, defined as materials that can be removed by a dull putty knife, must be removed. Prior to power tool cleaning, remove all visible oil, grease, contaminates, and salts in accordance with SSPC-SP 1. Methods of power tool cleaning include rotary or impact tools to remove stratified rust scale, and power abrading, power wire brushing, or power impact tools to remove loose mill scale, non-adherent rust, and non-adherent paint. Operate power tools to prevent burnishing the surface or forming burrs, sharp ridges, and sharp cuts. After hand tool cleaning, brush, blow off, or vacuum surface to remove all contaminates.</p>
<p>SSPC SP-6/ NACE No.3 ISO Sa 2</p>	<p>Commercial Blast Cleaning</p>	<p>A commercial blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dust, dirt, mill scale, rust, coating, oxides, and corrosion products. Random staining shall be limited to no more than 33% of each unit area (approximately 76mm x 76 mm (3 in. x 3 in.) area). Surface shall be roughened to the degree suitable for the specified coating system. Remove oil and grease before blast cleaning, oil and grease shall be removed in accordance with</p>

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		SSPC-SP 1. The quality of abrasives shall be tested in accordance with SSPC-AB 1.
SSPC SP-7/ NACE No. 4 ISO Sa 1	Brush-Off Blast Cleaning	A brush-off blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dust, dirt, mill scale, loose rust, and loose coating. Tightly adherent mill scale, rust, and coating may remain on the surface. Tightly adherent materials are defined as materials that can not be removed by a dull putty knife. Prior to brush-off blasting, remove all visible oil, grease, contaminates, and salts in accordance with SSPC-SP 1. The quality of abrasives shall be tested in accordance with SSPC-AB 1.
SSPC SP-10/ NACE No. 2 ISO Sa 2-1/2	Near-White Blast Cleaning	Blast cleaning nearly to White Metal cleanliness. A near white blast cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dust, dirt, mill scale, rust, coating, oxides, and corrosion products Random staining shall be limited to no more than 5% of each unit area (approx. 76mm x 76mm (3 inch x 3 inch) area). The surface shall be roughened to the degree suitable for the specified coating system. Before blast cleaning, oil and grease shall be removed in accordance with SSPC-SP 1. The quality of abrasives shall be tested in accordance with SSPC-AB 1.
SSPC SP-5/ NACE No. 1 ISO Sa 3	White Blast Cleaning	Blast cleaning to White Metal cleanliness. A white blast

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		cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dust, dirt, mill scale, rust, coating, oxides, and corrosion products. The surface shall be roughened to the degree suitable for the specified coating system. Before blast cleaning, oil and grease shall be removed in accordance with SSPC-SP 1. The quality of abrasives shall be tested in accordance with SSPC-AB 1.
SSPC SP-11	Power Tool Cleaning to Bare Metal	Completely removing all rust, scale, and paint by power tools to produce a bare metal surface and to retain or produce a surface profile. This specification is suitable where abrasive blasting is not feasible or permissible. Metallic surfaces, when viewed without magnification, shall be free of all visible oil, grease, dust, dirt, mill scale, rust, coating, oxides, and corrosion products. Slight residues of rust and paint may be left in lower portions of pits if the original surface is pitted. The surface profile shall not be less than 1 mil (25 micrometers). Suitable power tool discs and wheels for surface cleaning (non-woven and coated abrasive media) and suitable power tool media (rotary impact flaps and needle gun types) for producing surface profiles are listed in the SSPC SP-11 standard.
SSPC SP-12/ NACE No. 5	Surface Preparation and Cleaning of Steel or Other Hard	Surface Preparation and cleaning of steel and other hard

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	Materials by High and Ultrahigh-Pressure Water Jetting Prior to Recoating	materials by high pressure water jetting (greater than 69Mpa (10,000 psi)) and ultra high pressure water jetting (greater than 172Mpa (25,000 psi)). This standard is limited in scope to the use of water only without the addition of solid particles in the stream.
SSPC SP-13/ NACE No. 6	Surface Preparation of Concrete by Mechanical, Thermal, or Chemical Methods	Remove all oil, grease, dirt, soil, salts, contaminants, laitance, loosely adhering concrete, and dust to provide a sound, uniform substrate suitable for the application of protective coating systems. Abrading of concrete is in accordance with ASTM D4259, and cleaning of concrete is in accordance with ASTM D4258.

1.04 SUBMITTALS

- A. Product Data: Provide complete list of products to be used, with the following information for each:
 - 1. Product characteristics.
 - 2. Surface preparation instructions and recommendations.
 - 3. Primer requirements and finish specification.
 - 4. Storage and handling requirements and recommendations.
 - 5. Application methods.
 - 6. Clean-up information.
 - 7. Cautions and VOC Levels
- B. Samples: Submit four paper draw down samples, 8-1/2 by 11 inches (216 by 279 mm) in size, illustrating range of colors available for each finishing product specified.
- C. Applicator's qualification statement.
- D. Maintenance Data: Submit coating maintenance manual including finish schedule showing where each product/color/finish was used, product technical data sheets, safety data sheets (SDS), care and cleaning instructions, touch-up procedures, repair of painted and finished surfaces, and color samples of each color and finish used.
- E. Maintenance Materials: Furnish the Owner with maintenance manual for all project coating systems.
 - 1. Extra Paint and Finish Materials: 1 gallon (4 L) of each color; from the same product run, store where directed.

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2. Label each container with color in addition to manufacturer's label.

1.05 QUALITY ASSURANCE

- A. Pre-Application Meeting:
 1. Prior to contractor starting to apply any material covered in this section, there shall be a meeting with the Owner, Architect, Contractor, Subcontractor and Material Supplier.
 2. Meeting shall discuss mockups, surface condition, surface preparation, material application and inspection procedures.
 - a. Prepare all mockups in accordance with PDCA P5-04.
- B. Applicator Qualifications: Company specializing in performing the type of work specified with a minimum of 3 years documented experience.
- C. The Contractor shall request the following in progress field inspections and the Owner's representative shall approve each inspection prior to proceeding with the next step.
 1. Following surface preparation and prior to priming.
 2. Following priming and prior to applying finish coats.
 3. Following application of finish coats.

1.06 MOCK-UPS

- A. Provide one accent wall as directed by Architect to demonstrate color and finish.
- B. Locate where directed by Architect.
- C. Mock-up may remain as part of the work.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, product name, product code, color designation, VOC content, batch date, environmental handling, surface preparation, application, and use instructions.
- C. Paint Materials: Store at a minimum of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.
- D. Handling: Maintain a clean, dry storage area to prevent contamination or damage to materials.

1.08 FIELD CONDITIONS

- A. Do not apply materials when environmental conditions are outside the ranges required by manufacturer or minimum 40 degrees F.
- B. Follow manufacturer's recommended procedures for producing the best results, including testing substrates, moisture in substrates, and humidity and temperature limitations.
- C. Do no exterior work on unprotected surfaces if it is raining or moisture from any source is present or expected before finishes can dry or attain proper cure.

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1.09 WARRANTY

- A. Manufacturer Warranty:
 - 1. All exterior systems shall be mildew, fade and stain resistant and shall carry a minimum 10-year labor and material warranty excluding vandalism, mechanical damage or acts of God.
- B. Contractor Warranty:
 - 1. Provide a minimum 2-year duration applicator warranty which covers all aspects of the paint/coating system. This shall include all preparation of substrates, elastomeric patching compounds, sealant and other work necessary to complete the project including providing water penetration resistance of the applied paint/coating system for the exterior applications. The warranty shall exclude vandalism, mechanical damage or acts of God.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Acceptable Manufacturers
 - 1. The Owner will consider equal products by the following approved manufacturers:
 - a. Benjamin Moore & Co.
 - b. PPG Paints,
 - c. Sherwin-Williams Company
 - d. Sto
 - e. Tex-cote
 - f. BASF
 - 2. Owner will consider substitutions not listed on the schedule below that are equal products and in accordance with the provisions of the specifications.
- B. Owner will consider request for substitutions, provide complete product data specified above under paragraph 1.4 for each substitute product.

2.02 PAINTINGS AND COATINGS

- A. General:
 - 1. Provide factory-mixed coatings unless otherwise indicated.
 - 2. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application.
 - 3. Do not reduce, thin, or dilute coatings or add materials to coatings unless specifically indicated in manufacturer's instructions.
 - 4. Verify VOC's on SDS sheet. Take all required safety precautions.
 - 5. When the product manufacturer offers multiple options for primers for a particular substrate, contractor to select the primer categorized as "best" by the primer manufacturer.
- B. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.

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2.03 Paint Systems - Exterior

- A. Concrete: Cementitious siding, Flexboard, Transite, non-roof shingles, common brick, stucco, tilt-up, precast, and poured-in-place cement.
1. Flat Sheet:
 - a. Benjamin Moore & Co.
 - 1) Primer: Super Spec Interior/Exterior Acrylic High Build Masonry Primer N068
 - 2) First and Second Coats: Regal Select Exterior High-Build Flat Finish
 - b. PPG Paints
 - 1) Primer: Perma-Crete Alkali Resistant Primer, 4-603XI
 - 2) First and Second Coats: Perma-Crete Hi-Building Flat, 4-22XI Series
 - c. Sherwin-Williams Company (The)
 - 1) Primer: Loxon Concrete & Masonry Primer, A24W8300
 - 2) First and Second Coats: Loxon XP Latex Flat
 2. Satin Sheen
 - a. Benjamin Moore & Co.
 - 1) Primer: Super Spec Interior/Exterior Acrylic High Build Masonry Primer N068
 - 2) First and Second Coats: Ultra Spec EXT Satin N448
 - b. PPG Paints
 - 1) Primer: Perma-Crete Alkali Resistant Primer, 4-603XI
 - 2) First and Second Coats: Perma-Crete Hi-Build Satin, 4-422XI Series
 - c. Sherwin-Williams Company (The)
 - 1) Primer: Loxon Concrete & Masonry Primer, A24W8300
 - 2) First and Second Coats: Loxon XP Latex Flat
 3. Semi-Gloss Sheen:
 - a. Benjamin Moore & Co.
 - 1) Primer: Super Spec Interior/Exterior Acrylic High Build Masonry Primer N068
 - 2) First and Second Coats: Regal Select Exterior High-Build Soft Gloss, N403
 - b. PPG Paints
 - 1) Primer: Perma-Crete Alkali Resistant Primer 4-603XI
 - 2) First and Second Coats: ACRI-SHIELD Max Exterior Latex 649-00 Series
 - c. Sherwin-Williams Company (The)
 - 1) Primer: Loxon Concrete & Masonry Primer, A24W8300
 - 2) First and Second Coats: Pro Industrial Acrylic Semi-Gloss, B66-650 Series
 4. Gloss Sheen:
 - a. Benjamin Moore & Co.
 - 1) Primer: Super Spec Interior/Exterior Acrylic High Build Masonry Primer N068
 - 2) First and Second Coats: Waterborne Exterior Soft-Gloss 543
 - b. PPG Paints
 - 1) Primer: Perma-Crete Alkali Resistant Primer 4-603XI
 - 2) First and Second Coats: Advantage 900 Interior/Exterior Gloss 909-10
 - c. Sherwin-Williams Company (The)
 - 1) Primer: Loxon Concrete & Masonry Primer, A248300
 - 2) First and Second Coats: Pro Industrial Acrylic Gloss, B66-600 Series

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5. Clear Water Repellant
 - a. PPG Paints
 - 1) First and Second Coats: Perma-Crete Aqua-Pel Clear Siloxane 4-6100
 - b. Sherwin-Williams Company (The)
 - 1) First and Second Coats: S-W Loxon Siloxane Water Repellant, A10T7
 - c. Tex-Cote
 - 1) First and Second Coats: Rainstopper, 1750W Clear
 6. Texture Coating System - Contractor shall have option approved by Architect:
 - a. PPG Spray-on 100% Acrylic Textured Masonry Coating
 - 1) Primer: Perma-Crete Alkali Resistant Primer 4-603XI
 - 2) Finish Coat: Perma-Crete 100% Acrylic Texture Coating, 4-50, 4-60, 4-70 Series
 - b. Sherwin-Williams Company (The) - Spray-on Solvent Borne Textured Coating
 - 1) Primer: UltraCrete Solvent Borne Smooth, B46 Series
 - 2) Finish Coat: UltraCrete Textured Masonry Topcoat, A44W800 Series
 - 3) Minimum total dry film thickness of 10-16 mils for waterproofing system, Texture and color as selected by Architect.
 - c. Sherwin-Williams Company (The) - Spray-on 100% Acrylic Textured Masonry Coating
 - 1) Primer: Loxon Concrete and Masonry Primer, LX02W0050
 - 2) Second Coat: Conflex XL Smooth, CF11 Series
 - 3) Third Coat: Conflex XL, Textured - Fine or Medium
 - 4) Minimum total dry film thickness of 10-16 mils for waterproofing system, Texture and color as selected by Architect
 - d. Tex Cote By Textured Coating of America, inc
 - 1) Primer: TEX·COTE® COOLWALL® Smooth Classic Primer or TEX·COTE® COOLWALL® Textured Primer
 - 2) Finish Coat: TEX·COTE® COOLWALL
 7. Alternate – Tilt-Up Precast and Cast in Place Concrete
 - a. Sto Acrylic-based coating
 - 1) Primer: Stocoat, 80805 Sto Hot Primer (4-6 mil wet, 2 mil dry)
 - 2) First Coat: Stocoat, 80659 Texture Medium (5-7 mil wet, 3 mil dry)
 - 3) Second Coat: Stocoat: 216 Lotusan (6 mil wet, 3 mil dry)
- B. Concrete - Balcony Underside and Walkways
1. Sheen per finish schedule
 - a. PPG Paints
 - 1) Primer: PERMA-CRETE Concrete Block and Masonry Surfacer/Filler 4-100XI
 - 2) Second Coat: PERMA-CRETE Alkali-Resistant Primer 4-603XI
 - 3) Third Coat: Perma-Crete Acrylic Texture Coating
 - 4) Fourth Coat and Firth Coat: ARCI-SHIELD Max Exterior Latex
- C. Masonry (CMU, Split-Face, Scored, Smooth, High-Density, Low-Density, Fluted)
1. Satin Sheen
 - a. Benjamin Moore & Co.
 - 1) Primer: Coronado Super Kote 5000 Production Block Filler 958-11

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- 2) First and Second Coats: Coronado Cryli Cote 100% Acrylic Satin House & Trim Paint
 - b. PPG Paints
 - 1) Primer: Perma-Crete Int/Ext Masonry Hi Fill Latex Block Filler 4-100XI
 - 2) First and Second Coats: Acri-Sheild Max Exterior Latex
 - c. Sherwin-Williams Company (The)
 - 1) Primer: Loxon Block Surfacer, LX01W0200
 - 2) First and Second Coats: Pro Industrial Acrylic Semi-Gloss, B66-650
2. Semi-Gloss
- a. Benjamin Moore & Co.
 - 1) Primer: Coronado Super Kote 5000 Production Block Filler 958-11
 - 2) First and Second Coats: Benjamin Moore Ultra Spec HP D.T.M. Acrylic Semi-Gloss Enamel, HP29
 - b. PPG Paints
 - 1) Primer: Perma-Crete Int/Ext Masonry Hi Fill Latex Block Filler 4-100XI
 - 2) First and Second Coats: Acri-Sheild Max Exterior Latex 649-00
 - c. Sherwin-Williams Company (The)
 - 1) Primer: Loxon Block Surfacer, LX01W0200
 - 2) First and Second Coat: Pro Industrial Acrylic Semi-Gloss, B66-650 Series
3. Gloss Sheen
- a. Benjamin Moore & Co.
 - 1) Primer: Benjamin Moore Super Spec® Masonry Interior/Exterior Hi-Build Block Filler 206
 - 2) First and Second Coats: Benjamin Moore Regal Select Exterior High-Build Soft-Gloss N403
 - b. PPG Paints
 - 1) Primer: Perma-Crete Int/Ext Masonry Hi Fill Latex Block Filler 4-100XI
 - 2) First and Second Coats: Advantage 900 Interior/Exterior Gloss 909-10
 - c. Sherwin-Williams Company (The)
 - 1) Primer: Loxon Block Surfacer, LX01W0200
 - 2) First and Second Coats: Pro Industrial Acrylic Gloss, B66-600 Series
4. Clear Water Repellant
- a. PPG Paints
 - 1) First and Second Coats: PERMA-CRETE® Aqua-Pel™ Clear Siloxane 4-6100
 - b. Sherwin-Williams Company (The)
 - 1) First and Second Coats: S-W Loxon Siloxane Water Repellant, A10T7
 - c. Tex-Cote
 - 1) First and Second Coats: Rainstopper, 1750W Clear
5. Texture Coating System - Contractor shall have option approved by Architect:
- a. PPG Paint Spray-on 100% Acrylic Textured Masonry Coating
 - 1) Primer: Perma-Crete Alkali Resistant Primer 4-603XI
 - 2) Finish Coat: PERMA-CRETE® 100% Acrylic Texture Coatings, 4-50, 4-60, 4-70 Series
 - b. Sherwin-Williams Company (The)- Spray-on Solvent Borne Textured Coating
 - 1) Primer: UltraCrete Solvent Borne Smooth, B46 Series
 - 2) Finish Coat: UltraCrete Solvent Borne Textured, B46 Series

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- 3) Minimum total dry film thickness of 10-16 mils for waterproofing system, Texture and color as selected by Architect
 - c. Sherwin-Williams Company (The)- Spray-on 100% Acrylic Textured Masonry Coating
 - 1) Primer: Loxon® Block Surfacers, A24W300 Series
 - 2) Finish Coat: UltraCrete Textured Masonry Topcoat, A44W800 Series
 - 3) Minimum total dry film thickness of 10-16 mils for waterproofing system, Texture and color as selected by Architect
 - d. Tex Cote By Textured Coating of America, inc
 - 1) Primer: TEX·COTE® COOLWALL® Smooth Classic Primer or TEX·COTE® COOLWALL® Textured Primer
 - 2) Finish Coat: TEX·COTE® COOLWALL
- D. Metal - (Aluminum, Galvanized)
- 1. Semi-Gloss Finish
 - a. Benjamin Moore & Co.
 - 1) Primer (Unpainted Surfaces): Benjamin Moore Ultra Spec HP Acrylic DTM Semi-Gloss Enamel HP29
 - 2) First and Second Coats: Benjamin Moore Ultra Spec HP Acrylic DTM Semi-Gloss Enamel HP29
 - b. PPG Paints
 - 1) Primer (Unpainted Surfaces): Pitt-Tech Plus Int/Ext DTM Industrial Primer, 4020 Series
 - 2) First and Second Coats: Pitt Tech Plus Semi-Gloss DTM Enamel, 90-1610 Series
 - c. Sherwin-Williams Company (The)
 - 1) Primer: Macropoxy 646, B58 Series
 - 2) First and Second Coats: Hi-Solids Polyurethane, Semi-Gloss, B65 Series.
 - 2. Gloss Finish
 - a. Benjamin Moore & Co.
 - 1) Primer (Unpainted Surfaces): Benjamin Moore Ultra Spec D.T.M. Acrylic Gloss Enamel HP28
 - 2) First and Second Coats: Benjamin Moore Ultra Spec D.T.M. Acrylic Gloss Enamel HP28
 - b. PPG Paints
 - 1) Primer (Unpainted Surfaces): Pitt-Tech Plus Int/Ext DTM Industrial Primer, 4020 Series
 - 2) First and Second Coats: Pitt Tech Plus Gloss DTM Enamel, 90-1310 Series
 - c. Sherwin-Williams Company (The)
 - 1) Primer: Macropoxy 646, B58 Series
 - 2) First and Second Coats: Hi-Solid Polyurethane, Gloss, B65 Series
- E. Metal - (Misc Iron, Ornamental Iron, Structural Iron, Ferrous Metal)
- 1. Semi-Glo
 - a. Benjamin Moore & Co.
 - 1) Primer (Unpainted Surfaces): Corotech Acrylic Metal Primer V110
 - 2) First and Second Coats: : Benjamin Moore Ultra Spec HP D.T.M. Acrylic Semi-Gloss Enamel, HP29

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- b. PPG Paints
 - 1) Primer (Unpainted Surfaces): Pitt-Tech Plus, 4020 Series
 - 2) First and Second Coats: Pitt Tech Plus EP Semi-Gloss 90-1610
- c. Sherwin-Williams Company (The)
 - 1) Primer: Macropoxy 646, B58 Series
 - 2) First and Second Coats: Hi-Solid Polyurethane, Semi-Gloss, B65 Series
- 2. Gloss Finish
 - a. Benjamin Moore & Co.
 - 1) Primer (Unpainted Surfaces): Corotech Acrylic Metal Primer V110
 - 2) First and Second Coats: Benjamin Moore Ultra Spec EXT Gloss Finish N449
 - b. PPG Paints
 - 1) Primer (Unpainted Surfaces): Pitt-Tech Plus, 4020 Series
 - 2) First and Second Coats: Pitt Tech Plus EP Gloss 90-1310
 - c. Sherwin-Williams Company (The)
 - 1) Primer: Macropoxy 646, B58 Series
 - 2) First and Second Coats: Hi-Solid Polyurethane, Gloss, B65 Series
- F. Concrete: Non-vehicular floors, patios, porches, steps, and platforms.
 - 1. Acrylic System, Water-Based:
 - a. Floor Finish Porches:
 - 1) Sherwin-Williams Company (The)
 - a) 1st and 2nd Coat: Sherwin-Williams Porch and Floor Enamel, A32-200
 - 2) Benjamin Moore & Co.
 - a) First Coat and Second Coat:
 - 3) PPG Paints
 - a) 1st and 2nd Coat: Acrylic Porch and Floor Interior/Exterior 3-series
 - b. Floor Finish:
 - 1) Sherwin-Williams Company (The)
 - a) 1st and 2nd Coat: Sherwin-Williams ConFlex Flexible Concrete Waterproofer-Smooth, CF14W50
- G. Wood: Siding, trim, shutters, sashes, and hardboard-bare/primed.
 - 1. Latex Systems:
 - a. Semi-Gloss Finish:
 - 1) Benjamin Moore & Co.
 - a) Primer: Benjamin Moore Fresh Start High-Hiding All Purpose Primer 046
 - b) First and Second Coats: Benjamin Moore Ultra Spec HP D.T.M. Acrylic Semi-Gloss Enamel, HP29
 - 2) PPG Paints
 - a) Primer: PPG Paints: SEAL GRIP Acrylic Universal Primer/Sealer 17-921XI
 - b) First and Second Coats: Advantage 900 Interior/Exterior Gloss 909-10
 - 3) Sherwin-Williams Company (The)
 - a) 1st Coat: Latex Wood Primer, B42W8041 Series

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- b) 2nd and 3rd Coat: Pro Industrial Acrylic Semi-Gloss, B66-650 Series
 - b. Gloss Finish:
 - 1) Benjamin Moore & Co.
 - a) Primer: Benjamin Moore Fresh Start High-Hiding All Purpose Primer 046
 - b) First and Second Coats: Benjamin Moore Ultra Spec EXT Gloss Finish N449
 - 2) PPG Paints
 - a) Primer: PPG Paints: SEAL GRIP Acrylic Universal Primer/Sealer, 17-921XI
 - b) First and Second Coats: Arci-Shield Max Exterior Latex
 - 3) Sherwin-Williams Company (The)
 - a) Primer: A-100 Exterior Latex Wood Primer, B42W8041 Series
 - b) First and Second Coats: Pro Industrial Acrylic Gloss, B66-600 Series
 - 2. Stain, Water Reducible Systems:
 - a. Semi-Transparent:
 - 1) Sherwin-Williams Company (The)
 - a) 1st and 2nd Coat: WoodScapes Exterior Polyurethane Semi-Transparent Stain, A15T00005
 - 2) PPG Paints
 - a) 1st and 2nd Coat: Flood Exterior Stain
 - b. Solid Color:
 - 1) Sherwin-Williams Company (The)
 - a) 1st and 2nd Coat: Sherwin-Williams WoodScapes Exterior Acrylic Solid Color Stain, A15
 - 2) PPG Paints
 - a) 1st and 2nd Coat: Flood Exterior Stain
- H. Architectural PVC, plastic, and fiberglass.
 - 1. Latex Systems:
 - a. Semi-Gloss Finish:
 - 1) Benjamin Moore & Co.
 - a) Primer: Insl-X Stix Waterborne Bonding Primer SXA-110
 - b) First and Second Coats: Benjamin Moore Ben Waterborne Exterior Soft-Gloss 543
 - 2) PPG Paints
 - a) Primer: Pitt-Tech Plus EP Primer 4020
 - b) First and Second Coats: Pitt-Tech Plus EP Semit-Gloss 90-1610
 - 3) Sherwin-Williams Company (The)
 - a) Primer: Extreme Bond Primer, B51W00150
 - b) First and Second Coats: Pro Industrial Multi-surface Acrylic Semi-Gloss, B66 Series
 - b. Gloss Finish:
 - 1) Benjamin Moore & Co.
 - a) Primer: : Insl-X Stix Waterborne Bonding Primer SXA-110 (47 g/L).
 - b) First and Second Coats: Benjamin Moore Ultra Spec EXT Gloss Finish N449
 - 2) PPG Paints

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- a) Primer: PPG Paints: SEAL GRIP Interior/Exterior 100% Acrylic Universal Primer/Sealer, 17-921XI
 - b) First and Second Coats: Advantage 900 Interior/Exterior Gloss 909-10
 - 3) Sherwin-Williams Company (The)
 - a) Primer: Extreme Bond Primer, B51W00150
 - b) First and Second Coats: Pro Industrial Multi-Surface Acrylic, Gloss, B66-1500 Series
- I. Drywall: Gypsum board and exterior drywall.
- 1. Latex Systems:
 - a. Semi-Gloss Finish:
 - 1) Benjamin Moore & Co.
 - a) Primer: Benjamin Moore Fresh Start High-Hiding All Purpose Primer 046
 - b) First and Second Coats: Benjamin Moore Ultra Spec HP D.T.M. Acrylic Semi-Gloss Enamel, HP29
 - 2) PPG Paints
 - a) Primer: Perma-Crete Alkali Resistant Primer, 4-603XI
 - b) First and Second Coats: Sun Proof Exterior House & Trim Semi-Gloss, 78-45 Series
 - 3) Sherwin-Williams Company (The)
 - a) Primer: Loxon Concrete and Masonry Primer, LX02W0050
 - b) First and Second Coats: Pro Industrial Acrylic Semi-Gloss, B66-650 Series
 - b. Gloss Finish:
 - 1) Benjamin Moore & Co.
 - a) Primer: Benjamin Moore Fresh Start High-Hiding All Purpose Primer 046
 - b) First and Second Coats: Benjamin Moore Ben Waterborne Exterior Soft-Gloss 543
 - 2) PPG Paints
 - a) Primer: Perma-Crete Alkali Resistant Primer, 4-603XI
 - b) First and Second Coats: Advantage 900 Interior/Exterior Gloss 909-10
 - 3) Sherwin-Williams Company (The)
 - a) Primer: Loxon Concrete and Masonry Primer, LX02W0050
 - b) First and Second Coats: Pro Industrial Acrylic Gloss, B66-600 Series
- J. Cementitious Siding, EIFS, Stucco:
 - 1. Latex Systems:
 - a. Flat Finish:
 - 1) Benjamin Moore & Co.
 - a) Primer: Benjamin Moore Fresh Start Multi-Purpose Primer N023
 - b) Benjamin Moore Ultra Spec Exterior Flat Finish N447
 - 2) PPG Paints
 - a) Primer: Perma-Crete Alkali Resistant Primer (4-603XI)
 - b) First and Second Coats: Acri-Shield Max Exterior Latex Flat 519-10

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- 3) Sherwin-Williams Company (The)
 - a) Primer: S-W Loxon Concrete and Masonry Primer, LX02W0050
 - b) First and Second Coats: Latitude, Flat, K60-650
- b. Semi-Gloss Finish:
 - 1) Benjamin Moore & Co.
 - a) Primer: Benjamin Moore Fresh Start Multi-Purpose Primer N023
 - b) First and Second Coats: Benjamin Moore Ultra Spec EXT Satin N448
 - 2) PPG Paints
 - a) Primer: Perma-Crete Alkali Resistant Primer (4-603XI)
 - b) First and Second Coats: Acri-Shield Max Exterior Latex Semi-Gloss 649-00
 - 3) Sherwin-Williams Company (The)
 - a) Primer: Loxon Concrete and Masonry Primer, LX02W0050
 - b) First and Second Coats: Pro Industrial Acrylic Semi-Gloss, B66-650
- c. Gloss Finish:
 - 1) Benjamin Moore & Co.
 - a) Primer: Benjamin Moore Fresh Start Multi-Purpose Primer N023
 - b) First and Second Coats: Benjamin Moore Ultra Spec EXT Gloss Finish N449
 - 2) PPG Paints
 - a) Primer: Perma-Crete Alkali Resistant Primer (4-603XI)
 - b) First and Second Coats: Advantage 900 Interior/Exterior Gloss 909-10
 - 3) Sherwin-Williams Company (The)
 - a) Primer: Loxon Concrete and Masonry Primer, LX02W0050
 - b) First and Second Coats: Pro Industrial Acrylic Gloss, B66-600

2.04 ACCESSORIES

- A. Coating Application Accessories:
 - 1. Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required, per manufacturer's specifications.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Do not begin application of coating until substrates have been properly prepared; notify Owner's Representative of unsatisfactory conditions before proceeding.
- C. Proceed with work only after conditions are corrected and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.
- D. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- E. Test shop-applied primer for compatibility with subsequent cover materials.

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- F. Measure moisture content of surfaces using an electronic moisture meter. Paint application should not be applied unless moisture content are below the following maximums:
1. Concrete Floors: 8%
 2. Exterior Wood: 15%, measured in accordance with ASTM D4442
 3. Masonry, Concrete and Concrete Masonry Units: 12%
 4. Plaster: 19% with pH level less than 9.
 5. Gypsum Board: 12%

3.02 PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application. Remove all oil, dust, dirt, loose rust, peeling paint, or other contamination to ensure good adhesion.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishings.
- D.
1. Remove all visible mildew by scrubbing wall with solution of tri-sodium phosphate and bleach.
 2. Rinse solution with clean water and all wall surface
- E. Aluminum Surfaces for Paint Finish:
1. Remove all surface contaminants per SSPC-SP1 Solvent Cleaning.
- F. Block/Unit Masonry:
1. Remove all delaminated and foreign material.
 2. Surface must be free of laitance, concrete dust, dirt, form release agents, moisture curing membranes, loose cement, and hardeners.
 3. Let concrete and mortar cure at least 30 days at 75°F unless the manufactures products are designed for application prior to the 30-day period.
 4. The pH of the surface and moisture content must be in accordance with the paint manufacturer’s recommendations prior to painting.
- G. Concrete:
1. Clean with appropriate cleaner to remove all contamination. Rinse thoroughly.
 2. The pH and moisture content shall be per the paint manufacturer's recommendations prior to painting.
 3. Allow all surfaces to thoroughly dry.
 4. All bug holes, air pockets, and other voids are to be filled.
- H. Stucco and Cement Composition Siding/Panels:
1. Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly.
 2. Allow all wall surfaces to thoroughly dry.
 3. The pH level of the wall surface and moisture content shall be per paint manufacturer's installation procedures prior to painting.

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- I. Copper:
 - 1. Remove all contamination by high-pressure water, steam or solvent washing.
 - 2. Apply vinyl etch primer immediately after cleaning.
- J. Exterior Drywall:
 - 1. All wall areas shall be clean, dry and free of dust prior to painting.
 - 2. All nails heads are to be set and sealed.
 - 3. Tape all joints and covered with joint compound.
 - 4. All surfaces finishes are to be sanded smooth prior to painting.
- K. Galvanized Metal Surfaces:
 - 1. Clean per SSPC-SP1 using detergent and water or a degreasing cleaner to remove grease and oils.
 - 2. Complete a mock-up, priming as required.
 - 3. Allow coating to fully cure prior to testing.
 - 4. Perform adhesion test in accordance with ASTM D3359.
 - 5. Failed mock-ups will require additional tests and surface preparation.
- L. Steel: Structural, Plate, etc.:
 - 1. Confirm surface preparation and shop priming of bare steel surfaces.
 - 2. Complete recommended SSPC surface preparation.
 - 3. Shop primer shall be compatible with the field-applied coatings.
 - 4. Surfaces shall be dry and clean prior to application of field=applied coatings.
 - 5. Remove all contaminants in accordance with SSPC-SP1 solvent cleaning.
- M. Wood:
 - 1. Shall be clean and dry. Prime and paint as soon as possible.
 - 2. Scrape, sand and spot prime knots and pitch streaks before a full priming coat is applied.
 - 3. Patch all nail holes and imperfections with a wood filler or putty and sand smooth after application of prior.
- N. Wood and Metal Door:
 - 1. Seal top and bottom edges with prior

3.03 APPLICATION

- A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
- B. Apply products in accordance with manufacturer's written instructions.
- C. Apply coatings at spread rate required to achieve manufacturer's recommended dry film thickness.
- D. Uniformly apply coatings without runs, drips or sags, without brush marks, and with consistent sheen to achieve an acceptable surface in accordance with PDCA Standard P1-04.
- E. The coated surfaces shall be inspected and accepted by Owner's Representative.

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3.04 Priming

- A. Apply primer to all surfaces unless specifically not required by coating manufacturer. Apply in accordance with coating manufacturer's instructions.
- B. Primers specified in painting schedules may be omitted on items factory primed or factory finished items if acceptable to top coat manufacturers.

END OF SECTION