

**Part 1            General**

**1.1                SECTION INCLUDES**

- .1        Moisture testing of substrates.
- .2        Surface preparation of substrates as required for acceptance of paint, including cleaning, small crack repair, patching, caulking, and making good surfaces and areas to limits defined under MPI Repainting Maintenance Manual requirements.
- .3        Specific pre-treatments noted herein or specified in the MPI Repainting Maintenance Manual.
- .4        Sealing/touch-up, spot priming, and/or full priming surfaces for repainting in accordance with MPI Repainting Maintenance Manual requirements.
- .5        Provision of safe and adequate ventilation as required where toxic and/or volatile/flammable materials are being used over and above temporary ventilation supplied by others.

**1.2                RELATED SECTIONS**

- .1        Section 01 33 00 - Submittal Procedures.

**1.3                REFERENCES**

- .1        Maintenance Repainting Manual by the Master Painters Institute (MPI), including Identifiers, Evaluation, Systems, Preparation and Approved Product List.
- .2        Test Method for Measuring Total Volatile Organic Compound Content of Consumer Products, Method 24 (for Surface Coatings) of the Environmental Protection Agency (EPA).
- .3        National Fire Code of Canada.

**1.4                QUALITY ASSURANCE**

- .1        Conform to latest MPI requirements for interior repainting work including cleaning, preparation and priming.
- .2        Materials (primers, paints, coatings, varnishes, stains, lacquers, fillers, thinners, solvents, etc.) shall be in accordance with the latest edition of the MPI Approved Product List and shall be from a single manufacturer for each system used.
- .3        Paint materials such as linseed oil, shellac, turpentine, etc. shall be the highest quality product of an approved manufacturer listed in MPI Maintenance Repainting Manual and shall be compatible with other coating materials as required.
- .4        Retain purchase orders, invoices and other documents to prove conformance with noted MPI requirements when requested by Engineer.

- .5 Standard of Acceptance: When viewed using final lighting source surfaces shall indicate the following:
  - .1 Walls: No defects visible from a distance of 1000 mm at 90° to surface.
  - .2 Ceilings: No defects visible from floor at 45° to surface.
  - .3 Final coat to exhibit uniformity of colour and sheen across full surface area.

### **1.5 ENVIRONMENTAL PERFORMANCE REQUIREMENTS**

- .1 Provide paint products meeting MPI "Environmentally Friendly" E3 ratings based on VOC (EPA Method 24) content levels.
- .2 Where indoor air quality (odour) is a problem, use only MPI listed materials having a minimum E3 rating.

### **1.6 SCHEDULING OF WORK**

- .1 Submit work schedule for various stages of painting to Departmental Representative for approval. Submit schedule a minimum of 48 hours in advance of proposed operations.
- .2 Paint occupied facilities in accordance with approved schedule. Schedule operations to approval of Departmental Representative such that painted surfaces will have dried and cured sufficiently before occupants are affected.
- .3 Obtain written authorization from Departmental Representative for changes in work schedule.
- .4 Schedule repainting operations to prevent disruption by other trades if applicable and by occupants in and about the building.

### **1.7 SUBMITTALS**

- .1 Submit product data and manufacturer's installation/application instructions for each paint and coating product to be used in accordance with the requirements of Section 01 33 00 - Submittal Procedures.
- .2 Submit full range colour sample chips for review and selection. Indicate where colour availability is restricted.
- .3 Submit WHMIS MSDS - Material Safety Data Sheets for paint and coating materials.
- .4 Upon completion, submit records of products used. List products in relation to finish system and include the following:
  - .1 Product name, type and use (i.e. materials and location).
  - .2 Manufacturer's product number.
  - .3 Colour code numbers.
  - .4 MPI Environmentally Friendly classification system rating.
  - .5 Manufacturer's Material Safety Data Sheets (MSDS).

### **1.8 QUALITY CONTROL**

- .1 Provide a mock-up to Departmental Representative.

- .2 Prepare and repaint mock-up designated interior room, surface or item to requirements specified herein, with specified paint or coating showing selected colours, gloss/sheen, textures and workmanship to MPI Maintenance Repainting Manual standards for review and approval.
- .3 When approved, repainted room, surface and/or item shall become acceptable standard of finish quality and workmanship for similar on-site interior repainting work.

## **1.9 DELIVERY, HANDLING AND STORAGE**

- .1 Deliver, store and handle materials in accordance with manufacturer's instructions.
- .2 Deliver and store materials in original containers, sealed, with labels intact.
- .3 Labels shall clearly indicate:
  - .1 Manufacturer's name and address.
  - .2 Type of paint or coating.
  - .3 Compliance with applicable standard.
  - .4 Colour number in accordance with established colour schedule.
- .4 Remove damaged, opened and rejected materials from site.
- .5 Observe manufacturer's recommendations for storage and handling.
- .6 Store materials and equipment in a secure, dry, well-ventilated area with temperature range between 7°C to 30°C. Store materials and supplies away from heat generating devices and sensitive products above minimum temperature as recommended by manufacturer.
- .7 Keep areas used for storage, cleaning and preparation, clean and orderly to approval of Engineer. After completion of operations, return areas to clean condition to approval of Engineer.
- .8 Remove paint materials from storage in quantities required for same day use.
- .9 Comply with requirements of Workplace Hazardous Materials Information System (WHMIS) regarding use, handling storage, and disposal of hazardous materials.
- .10 Fire Safety Requirements:
  - .1 Provide one 9 kg Type ABC fire extinguisher adjacent to storage area.
  - .2 Store oily rags, waste products, empty containers and materials subject to spontaneous combustion in ULC approved, sealed containers and remove from site on a daily basis.
  - .3 Handle, store, use and dispose of flammable and combustible materials in accordance with the National Fire Code of Canada.

## **1.10 SITE REQUIREMENTS**

- .1 Heating, Ventilation and Lighting:
  - .1 Perform no repainting work unless adequate and continuous ventilation and sufficient heating facilities are in place to maintain ambient air and substrate

- temperatures above 10°C for 24 hours before, during and after paint application and until paint has cured sufficiently.
- .2 Ventilate enclosed spaces. Where required, provide continuous ventilation for seven days after completion of application of paint.
  - .3 Coordinate use of existing ventilation system with Departmental Representative and ensure its operation during and after application of paint as required.
  - .4 Provide temporary ventilating and heating equipment where permanent facilities are not available or supplemental ventilating and heating equipment if ventilation and heating from existing system is inadequate to meet minimum requirements. The use of gas-fired appliances is not permitted.
  - .5 Perform no painting work unless a minimum lighting level of 323 Lux is provided on surfaces to be painted. Adequate lighting facilities shall be provided by General Contractor.
- .2 Temperature, Humidity and Substrate Moisture Content Levels:
- .1 Unless specifically pre-approved by specifying body, Paint Inspection Agency and, applied product manufacturer, perform no repainting work when:
    - .1 Ambient air and substrate temperatures are below 10°C.
    - .2 Substrate temperature is over 32°C unless paint is specifically formulated for application at high temperatures.
    - .3 Relative humidity within area to be repainted is above 8]%.
      - .2 Conduct moisture tests using a properly calibrated electronic Moisture Meter, except use a simple "cover patch test" on concrete floors to be repainted.
      - .3 Perform no repainting work when maximum moisture content of substrate exceeds:
        - .1 12% for concrete and masonry (clay and concrete brick/block).
        - .2 15% for wood.
        - .3 12% for plaster and gypsum board.
      - .4 Test painted concrete, masonry and plaster surfaces for alkalinity as required.
  - .3 Surface and Environmental Conditions:
    - .1 Apply paint finish in areas where dust is no longer being generated by related construction operations or when ventilation conditions are such that airborne particles will not affect quality of finished surface.
    - .2 Apply paint to adequately prepared surfaces and to surfaces within moisture limits noted herein.
    - .3 Apply paint when previous coat of paint is dry or adequately cured, unless otherwise pre-approved by the specific coating manufacturer.
    - .4 Apply paint in occupied facilities during off hours only. Schedule operations to approval of the Departmental Representative such that painted surfaces will have dried and cured sufficiently before occupants are affected.

#### **1.11 EXTRA MATERIALS**

- .1 Submit one four litre can of each type and colour of finish coating. Identify type and colour in relation to established colour schedule and finish system.
- .2 Deliver to Contractor and store where directed.

## **Part 2 Products**

### **2.1 MATERIALS**

- .1 Paint materials listed in the latest edition of the MPI Approved Product List (APL) are acceptable for use on this project.
- .2 Where required by authorities having jurisdiction, paints and coatings shall provide a fire resistant rating.
- .3 Paint materials for repaint systems shall be products of a single manufacturer.
- .4 Only qualified products with MPI "Environmentally Friendly" E3 rating are acceptable for use on this project.
- .5 Paints and coatings must be manufactured and transported in a manner that steps of processes, including disposal of waste products arising therefrom, will meet requirements of applicable governmental acts, by-laws and regulations including, for facilities located in Canada, Fisheries Act and Canadian Environmental Protection Act (CEPA).
- .6 Paints and coatings must not be formulated or manufactured with formaldehyde, halogenated solvents, mercury, lead, cadmium, hexavalent chromium or their compounds.

### **2.2 COLOURS**

- .1 Colours to match existing paint colours. Contractor shall arrange for proper colour and sheen matching.
- .2 First coat in a two coat repaint system to be tinted slightly lighter colour than top coat to show visible difference between coats.

### **2.3 MIXING AND TINTING**

- .1 Perform colour tinting operations prior to delivery of paint to site. On-site tinting of painting materials is not permitted.
- .2 Paste, powder or catalyzed paint mixes shall be mixed in strict accordance with manufacturer's written instructions.
- .3 Where thinner is used, addition shall not exceed paint manufacturer's recommendations. Do not use kerosene or such organic solvents to thin water-based paints.
- .4 Re-mix paint in containers prior to and during application to ensure break-up of lumps, complete dispersion of settled pigment, and colour and gloss uniformity.

### **2.4 PAINT TYPE**

- .1 Paint type:
  - .1 Walls - latex.
  - .2 Doors – latex.
  - .3 Door frames – oil.

.4 Electrical – oil.

## 2.5 GLOSS/SHEEN RATINGS

- .1 Paint gloss shall be defined as the sheen rating of applied paint, in accordance with the following MPI gloss / sheen standard values:

Gloss Level Category	Units @ 60°	Units @ 85°
G1 - matte finish	0 to 5	maximum 10
G2 - velvet finish	0 to 10	10 to 35
G3 - eggshell finish	10 to 25	10 to 35
G4 - satin finish	20 to 35	minimum 35
G5 - semi-gloss finish	35 to 70	
G6 - gloss finish	70 to 85	
G7 - high gloss finish	> 85	

- .2 Gloss level ratings of repainted surfaces shall match existing.

## Part 3 Execution

### 3.1 GENERAL

- .1 Perform preparation and operations for interior painting in accordance with MPI Maintenance Repainting Manual requirements except where otherwise specified.
- .2 Apply paint materials in accordance with paint manufacturer's written application instructions.

### 3.2 EXISTING CONDITIONS

- .1 Prior to commencing work, thoroughly examine site conditions and existing interior substrates to be repainted. Report in writing to Departmental Representative and General Contractor damages, defects, or unsatisfactory or unfavourable conditions or surfaces that will adversely affect this work.
- .2 Conduct moisture testing of surfaces to be painted using a properly calibrated electronic moisture meter, except test concrete floors for moisture using a simple "cover patch test" and report findings to Departmental Representative and General Contractor. Maximum moisture content shall not exceed limits specified herein.
- .3 No repainting work shall commence until such adverse conditions and defects have been corrected and surfaces and conditions are acceptable to the Departmental Representative. Commencement of work shall not be held to imply acceptance of surfaces except as qualified herein.
- .4 Degree of surface deterioration (DSD) shall be assessed using MPI Identifiers and Assessment criteria indicated in the MPI Maintenance Repainting Manual. MPI DSD ratings and descriptions are as follows:

Condition	Description
DSD-0	Sound Surface ( includes visual (aesthetic) defects that do not affect film's protective properties).
DSD-1	Slightly Deteriorated Surface (indicating fading; gloss reduction, slight surface contamination, minor pin holes scratches, etc.).

Condition	Description
DSD-2	Moderately Deteriorated Surface (small areas of peeling, flaking, slight cracking, staining, etc.).
DSD-3	Severely Deteriorated Surface (heavy peeling, flaking, cracking, checking, scratches, scuffs, abrasion, small holes and gouges).
DSD-4	Substrate Damage (repair or replacement of surface required by others).

### **3.3 PROTECTION**

- .1 Protect existing surfaces and adjacent fixtures and furnishings from paint spatters, markings and other damage by suitable non-staining covers or masking. If damaged, clean and restore such surfaces as directed by Departmental Representative.
- .2 Protect items that are permanently attached such as Fire Labels on doors and frames.
- .3 Protect factory finished products and equipment.
- .4 Protect general public and building occupants in and about the building.
- .5 Removal of electrical cover plates, light fixtures, surface hardware on doors, bath accessories and surface mounted equipment, fittings and fastenings shall be done prior to undertaking re-painting operations by General Contractor. Items shall be securely stored and re-installed by General Contractor after painting is completed.
- .6 Move and cover furniture and portable equipment as necessary to carry out repainting operations. Replace as painting operations progress.
- .7 As repainting operations progress, place "WET PAINT" signs in occupied areas to approval of Engineer.

### **3.4 CLEANING AND PREPARATION**

- .1 Clean and prepare interior surfaces to be repainted in accordance with MPI Maintenance Repainting Manual requirements. Refer to MPI Manual in regard to specific requirements and as follows:
  - .1 Remove dust, dirt, and surface debris by vacuuming, wiping with dry, clean cloths or compressed air.
  - .2 Wash surfaces with a biodegradable detergent and bleach where applicable and clean warm water using a stiff bristle brush to remove dirt, oil and surface contaminants.
  - .3 Rinse scrubbed surfaces with clean water until foreign matter is flushed from surface.
  - .4 Allow surfaces to drain completely and to dry thoroughly. Allow sufficient drying time and test surfaces using an electronic moisture meter before commencing work.
  - .5 Use water-based cleaners in place of organic solvents where surfaces will be repainted using water based paints.
  - .6 Many water-based paints cannot be removed with water once dried. Minimize the use of kerosene or such organic solvents to clean up water-based paints.
- .2 Clean metal surfaces to be repainted by removing rust, dirt, oil, grease and foreign substances in accordance with MPI requirements. Remove such contaminants from

surfaces, pockets and corners to be repainted by brushing with clean brushes, blowing with clean dry compressed air, or brushing/vacuum cleaning as required.

- .3 Prevent contamination of cleaned surfaces by salts, acids, alkalis, other corrosive chemicals, grease, oil and solvents before priming and between applications of remaining coats. Touch-up, spot prime, and apply primer, paint, or pre-treatment as soon as possible after cleaning and before deterioration occurs.
- .4 Do not apply paint until prepared surfaces have been accepted by Departmental Representative.
- .5 Sand and dust between coats as required to provide adequate adhesion for next coat and to remove defects visible from a distance up to 1000 mm.

### 3.5 APPLICATION

- .1 Repaint entire surface of wall that has been affected by new construction, floor to ceiling. Extend paint to the next natural limit such as wall corner, door opening etc.
- .2 Apply paint by method that is best suited for substrate being repainted using brush or roller. Conform to manufacturer's application instructions unless specified otherwise. Methods of application shall be as pre-approved by Departmental Representative before commencing the work.
- .3 Brush and Roller Application:
  - .1 Apply paint in a uniform layer using brush and/or roller of types suitable for application.
  - .2 Work paint into cracks, crevices and corners.
  - .3 Paint surfaces and corners not accessible to brush using spray, daubers and/or sheepskins. Paint surfaces and corners not accessible to roller using brush, daubers or sheepskins.
  - .4 Brush and/or roll out runs and sags, and over-lap marks. Rolled surfaces shall be free of roller tracking and heavy stipple unless approved by Departmental Representative.
  - .5 Remove runs, sags and brush marks from finished work and repaint.
- .4 Use dipping, sheepskins or daubers when no other method is practical in places of difficult access and when specifically authorized by Departmental Representative.
- .5 Apply paint coats in a continuous manner and allow surfaces to dry and properly cure between coats for minimum time period as recommended by manufacturer. Minimum dry film thickness of coats shall not be less than that recommended by the manufacturer. Repaint thin spots or bare areas before next coat of paint is applied.
- .6 Sand and dust between coats to remove visible defects.
- .7 Repaint surfaces both above and below sight lines as specified for surrounding surfaces, including such surfaces as tops of interior cupboards and cabinets and projecting ledges.
- .8 Repaint top, bottom, and vertical edges of doors to be repainted.
- .9 Repaint inside of cupboards and cabinets as specified for outside surfaces.

- .10 Repaint closets and alcoves to match existing, unless otherwise scheduled or noted.

### **3.6 MECHANICAL / ELECTRICAL EQUIPMENT**

- .1 Unless otherwise noted, repainting shall also include exposed to view / previously painted mechanical and electrical equipment and components (panels, conduits, piping, hangers, ductwork, etc.).
- .2 Touch up scratches and marks and repaint such mechanical and electrical equipment and components with colour, and sheen finish to match existing unless otherwise noted or scheduled.
- .3 Do not paint over name plates or instruction labels.
- .4 Leave unfinished exposed conduits, piping, hangers, ductwork and other mechanical and electrical equipment in original finish.
- .5 Keep sprinkler heads free of paint.
- .6 Do not paint interior transformers and substation equipment.

### **3.7 FIELD QUALITY CONTROL**

- .1 Advise Departmental Representative when each surface and applied coating is ready for inspection. Do not proceed with subsequent coats until previous coat has been approved.
- .2 Co-operate with Departmental Representative and provide access to areas of work.

### **3.8 CLEAN-UP**

- .1 Remove paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that are not detrimental to affected surfaces.
- .2 Keep work area free from an unnecessary accumulation of tools, equipment, surplus materials and debris.
- .3 Remove combustible rubbish materials and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.
- .4 Clean equipment and dispose of wash water used for water borne materials, solvents used for oil based materials as well as other cleaning and protective materials (e.g. rags, drop cloths, masking papers, etc.), paints, thinners, paint removers/strippers in accordance with the safety requirements of authorities having jurisdiction and as noted herein.
- .5 Painting equipment shall be cleaned in leak-proof containers that will permit particulate matter to settle out and be collected. Sediment remaining from cleaning operations shall be recycled or disposed of in a manner acceptable to authorities having jurisdiction.
- .6 Paint and coatings in excess of repainting requirements shall be recycled as noted herein.

### **3.9 RESTORATION**

- .1 Clean and re-install hardware items removed before undertaken painting operations.

- .2 Remove protective coverings and warning signs as soon as practical after operations cease.
- .3 Remove paint splashings on affected exposed surfaces. Remove smears and spatter immediately as operations progress, using compatible solvent.
- .4 Protect freshly completed surfaces from paint droppings and dust to approval of Departmental Representative. Avoid scuffing newly applied paint.
- .5 Restore areas used for storage, cleaning, mixing and handling of paint to clean condition as approved by Departmental Representative.

**END OF SECTION**