
09 90 00 Painting and Coating

1. Introduction

- 1.1. The purpose of this document is to provide a guideline for the standardization of the interior and exterior paint systems within the Queen's University campus.

The intention of this document is to provide the comprehensive source of information and guidance for those involved with paint systems within the Queen's University campus.

These guidelines will be adhered to by Queen's staff and external contractors for paint related work at Queen's University. This applies to all new and renovated space as well as moves, adds and changes in the campus.

2. Submittals Required:

- 2.1. Transmittal sheet.
- 2.2. Product data sheets for each product, colour and finish (electronic submission), label indicating:
 - 2.2.1. MPI system / product identifier
 - 2.2.2. Sheen
 - 2.2.3. Location of application.
- 2.3. Draw Downs of each colour and finish (physical submission), label indicating:
 - 2.3.1. Product base,
 - 2.3.2. Sheen,
 - 2.3.3. Formula,
 - 2.3.4. Location of application.
- 2.4. Summary of existing conditions and proposed system including:
 - Interior or Exterior Assessment: a reference to the level of deterioration i.e. RIN 4.2 Concrete Masonry Surfaces
 - DSD Level, this will provide the contractor with required level of abatement and preparation i.e. DSD 3 (severe). This then should be followed by:
 - Interior or Exterior Surface Preparation will provide the trades clear instruction on what they are required to do. i.e. RIN 4.2 DSD-3 wash, manual removal of loose and flaking, block filler and primer, multiple coats of primer, etc.
 - Interior / Exterior Systems Maintenance Repainting or Painting This will provide the appropriate primer and top coat, number of coats appropriate to the DSD level as well as the
 - MPI Approved Product number i.e. RIN 4.2 K would use MPI 138, 139, 140 or 141 Products.
 - MPI Approved Product List will assist with further identifying the correct product based the characteristics, such as VOC'S, E2-3 and desired sheen. See references 09 90 00 6.2

3. Re Painting (Maintenance) and Painting Systems

- 3.1. To comply with Master Painters Institute Manuals for Paint and Re-Painting.
- 3.2. Always evaluate and test surfaces prior to purchasing product.
- 3.3. If conditions are found to be deficient for a professional final product; trades are required to stop work and contact General Contractor or PPS PM with recommended corrective action. Work is not to commence until after written instruction is provided.
- 3.4. Proceeding with work indicates acceptance of conditions and any corrective measures will be to responsibility of the trade / general contractor.
- 3.5. Remove all signs and reinstall at 1525mm AFF to centreline on latch side of doors.
- 3.6. Remove all cover plates, signage, tape, stickers, adhesive, filth, oils and any other objects that will impair a professional finished product.
- 3.7. Sand and scrape loose material
- 3.8. Clean and dry all surfaces
- 3.9. Apply appropriate filler and sand.
- 3.10. Apply appropriate primer.
- 3.11. Perform prime check, correct surfaces and re-prime prior to proceeding with top coats.
- 3.12. A minimum of two topcoats are always required.
- 3.13. Patching indicates paint of full plane from corner to corner.
- 3.14. Fenestrations in walls and ceilings are considered part of the surface and are to be painted.
- 3.15. Columns and structural elements are to be re-painted unless otherwise directed. Exposed concrete and prefinished and in good condition metal excluded.
- 3.16. Where doors and trim being to be painted this is to be both faces unless otherwise directed in contract.
- 3.17. Visual contrast of 70% is required between floor and wall or wall base and adjacent wall or floor.
- 3.18. Visual contrast of 70% is required on door or trim and adjacent wall.

4. Exterior Painting Systems

- 4.1. Products, preparation and application must be capable of performing in corrosive, heavy commercial traffic, high abuse, wet conditions.
- 4.2. Ambient surface temperature must be 50F / 10C for duration of the cure time, typical cure time is 28 days
- 4.3. General Exterior Metal System: This is a general systems and does not replace evaluation, research and application of the correct system according to Master Painters Institute Manuals for Paint and Re-Painting Manuals.
 - 4.3.1. Primer:
 - Based on evaluation of substrate, deterioration and previous products applied.
 - MPI No. 301 Water Based Epoxy Primer
 - MPI VOC Level: E2

4.3.2. Metal works, doors, trim, handrails:

- Appropriate primer.
- Exterior Urethane Enamel.
- Gloss Level 4-5
- MPI No. 161
- MPI VOC Level: E3
- 2 top coats minimum.
- Handrails must have smooth finish. Many coats with sanding in between.

5. Interior Painting Systems

5.1. General Interior Systems: This is a general systems and does not replace evaluation, research and application of the correct system according to Master Painters Institute Manuals for Paint and Re-Painting Manuals.

5.1.1. Primer:

- Based on evaluation of substrate, deterioration and previous products applied.
- MPI VOC Level: E3
- Tinted when covering or applying bright or saturated colours.

5.1.2. Walls:

- High Performance Architectural Latex
- Gloss Level 3 (Eggshell)
- MPI No. 139
- MPI VOC Level: E3
- 2 top coats.

5.1.3. Accent Walls:

- High Performance Architectural Latex
- Gloss Level 2-3
- MPI No. 139
- MPI VOC Level: E3
- 2 top coats. Light colours.
- 4 top coats colourful or dark colours
- 8 coats for highly saturated colours like red, yellow or blue.

5.1.4. Ceilings:

- Interior Latex Flat
- Gloss Level 2
- MPI No. 53
- MPI VOC Level: E3
- 2 top coats.

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FINISHES



5.1.5. Metal works, doors, trim, handrails:

- Pre-catalyzed Water Based Epoxy
- Gloss Level 4-5
- MPI No. 141
- MPI VOC Level: E3
- 2 top coats.
- Both sides of doors and frames.
- Handrails must have smooth finish. Many coats with sanding in between.

6. References and Resources

6.1. Masters Painters Institute

<http://mpi.net/>

6.2. Masters Painters Institute Approved Product List

http://paintinfo.com/mpi/approved/Partner_index.shtml