

Master Painting Specifications

Introduction

OHSU has developed very stringent paint standards to which we expect all contractors to abide by when performing work on any OHSU affiliated property. The most significant aspect to these standards was to develop coating systems that are safe to use in a healthcare environment while choosing products that provide the highest level of performance in terms of durability and wash ability. Providing tight film cleanable surfaces that help protect occupants in our facilities from germs is of utmost importance to how OHSU operates. While not all of our facilities are involved with servicing patients directly, ours is a community of health.

Another reason behind these standards is to develop uniformity on all OHSU properties and to significantly reduce on-going maintenance costs by reducing paint cycles and having products that can easily be touched up rather than repaint entire areas. We have given strong consideration to how well these products lend themselves to reducing down time to critical functions of OHSU daily operations. By choosing products that self-prime, have reduced recoat windows, shorter cure rates and achieve our required finish standards in fewer coats, OHSU is able to return areas to service within a much shorter time frame. OHSU has also partnered with Powell Paints as our main line coatings supplier based on their product offerings, superior service levels and fair pricing structures.

When performing work that involves paint products for OHSU please reference the 9900 Paint Standards section to fully understand the products and standards to which OHSU has carefully developed. Our position is one of great passion to ensure OHSU and its affiliated contractors are producing the best environment we can offer as a healthcare provider and as a responsible icon in our community.

Inspection

OHSU reserves the right to inspect any project at any phase to assess adherence to standards and quality of work. These inspections will may be random or scheduled and may require the contractor and/or subcontractor to accompany the inspector. The OHSU appointed inspector reserves the right to cease all work in violation of any standards or safety concerns. Any incurred costs associated to changes in scheduling and project scope, damage, replacement and repair caused by deviation of standards will be burdened by the contractor.

Questions:

- A. Direct any questions regarding paint specifications and processes to the associated OHSU Project Manager on the specific job you have questions about or OHSU General Construction Manager.
- B. Direct any questions regarding missing specification for specific coating needs to OHSU General Construction Manager. All products must be approved prior to using on OHSU property.
- C. Direct any questions regarding product performance issues to Powell Paint Center.

Section 1 - General Information

1.1 Related Documents

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 0 and 1 Specification Sections, apply to this Section.

1.2 Description of Work

Note: Before any preparation or painting begins on OHSU properties, a determination shall be made if there is lead, asbestos, or other hazardous materials present in the work area. A Health Risk Assessment, (PECO or SOP) plan may be necessary to mitigate serious safety issues. Such plans shall be presented and accepted in writing before any work begins.

- A. This Section includes surface preparation and field painting of the following:

1. Exposed exterior items and surfaces.
2. Exposed interior items and surfaces.
3. Surface preparation, priming, and finish coats specified in this Section may be in addition to shop priming and surface treatment specified in other Sections.
4. Paint exposed surfaces, except where the paint schedules indicate that a surface or material is not to be painted or is to remain natural. If the paint schedules do not indicate color or finish, consult the OHSU construction or project manager associated specifically with that job. The Architect or the Owners Representative will select from standard colors and finishes as specified by OHSU Master Finishes and Appearance Standards.

- B. Do not paint “prefinished” items or concealed surfaces other than back-priming materials prior to installation. Do not paint finished metal surfaces, operating parts and labels.

1. Examples of prefinished items include but are not limited to the following factory-finished components:

- a. Finished mechanical and electrical equipment including roof top plant
- b. Light fixtures
- c. Distribution cabinets
- d. Door and window finish hardware
- e. Toilet partitions
- f. Vinyl Window frames
- g. Signage
- h. Shop finished doors, casework and woodwork (Unless noted otherwise)
- i. Decorative suspended ceiling grids

2. Concealed surfaces include walls or ceilings in the following generally inaccessible spaces:

- a. Pipe spaces.
- b. Duct shafts.

3. Finished metal surfaces include the following:
 - a. Anodized or factory coated aluminum
 - b. Stainless steel
 - c. Brass or bronze surfaces
 - d. Finish Hardware
 - e. Chromium Plate
 - f. Name plates, face plates, certifications, ratings
 - g. Any and all door/cabinet hardware
4. Operating parts include moving parts of operating equipment and the following:
 - a. Valve and damper operators
 - b. Linkages
 - c. Sensing devices
 - d. Motor and fan shafts
5. Labels: Do not paint over Underwriters Laboratories (UL), Factory Mutual (FM), or other code required labels or equipment names, identification, performance ratings, or nomenclature plates. Painting over these items voids the designated rating and places them in non-compliance with the standards which they are designated.
6. Any labels described above that have been painted over shall be replaced or relabeled by an OHSU designated entity having the legal certifications necessary to re-label. All expenses associated with this work shall be absorbed by the General Contractor.

1.3 Submittals

- A. OHSU specifies all coatings and sealers on all jobs, submittals of product data are only required where a product specification by OHSU does not exist. In such cases the following submittals are required.
 1. Material List: Provide an inclusive list of coating materials to match the architectural paint schedule. Include all materials and procedures and application methods used throughout the finish system, including preparation materials, washes, mechanical abrasion and prep processes.
 2. Manufacturer's Information: Provide manufacturer's contact and business information, material data, MSDS. Provide all warranty information along with processes and conditions for warranty claims.
 3. Certification by the manufacturer that products supplied complies with local regulations controlling use of volatile organic compounds (VOCs) and to OHSU Master Finishes and Appearance Standards.
 4. It is preferred that any Submittal have 3 examples of similar applications representing performance in a real world setting associated with relative conditions of which they will be expected to perform.
 5. Any and all submittals for materials and processes are subject to review by an OHSU appointed individual or panel prior to any acceptance of bid proposals and application of said systems.
- B. Submittals for products outside of those specified by OHSU shall be accompanied by (3) 8"x8" physical samples that match the substrate material in which those products will be applied. Each of the steps through the process shall be represented by a separate set of samples or stepped samples. The samples must be representative of color, sheen and texture of what the finish product will be.
- C. **Note:** All submittals are per job/project and will not carry over to other jobs/projects unless written approval of such is given in reference to the new project by the OHSU project manager, or the General Construction Manager.

1.4 Quality Assurance

- A. Applicator Qualifications: Engage an experienced applicator who has completed painting system applications similar in material, extent, and familiar with the special needs of a facility similar to OHSU, (Hospital, University, and Research) with a record of successful in-service performance.
- B. Source Limitations: All products used, without exception must be those specified by OHSU and supplied by Powell paints unless otherwise described in writing by OHSU project manager associated with that specific job or OHSU General Construction Manager.
- C. OHSU reserves the right to observe all phases of the work along with inspection and samples of materials being used either partially or entirely, at any and all times during the project.
- D. For every qualified project involving paint products on OHSU properties, a qualified inspector will be appointed to ensure that work performed conforms to OHSU Master Painting Specifications and the OHSU Master Finishes and Appearance Standards.

1.5 Delivery, Storage and Handling

- A. Deliver materials to the Project Site in manufacturer's original, unopened packages and containers bearing manufacturer's name and label, and the following information:
 - 1. Product name or title of material
 - 2. Product description
 - 3. Manufacturer's stock number and date of manufacture
 - 4. Color name and number
 - 5. Any Associated job numbers and PO's
 - 6. Paint Contractor and General Contractor of job
 - 7. Thinning instructions
 - 8. Application instructions
- B. Materials must be stored in original containers, tightly covered in an area designated by OHSU project manager or General Construction Manager in accordance with product data and MSDS sheet. Product Container's must maintain legible information capable of designating the product within the container. Paint containers shall not be used to dispose of other materials such as paint rollers, brushes, screens paper and tape etc. Containers used shall remain in clean condition, free of foreign materials and residue.

Note: Any materials not in original containers will be considered to be falsely represented product and may result in further proof of materials used or subject to repaint at the burden of the contractor.

- 1. Keep storage area neat and orderly. Remove oily rags and waste daily. Take necessary measures to ensure that workers and work areas are protected from fire and health hazards resulting from handling, mixing, and application of any all materials.
- 2. Do not store any product on OHSU's site unless expressly approved by the Owner's Representative.
- 3. **Very Important Note:** Even water-based products are subject to spontaneous combustion. Treat all chemicals as though they are flammable.

1.2 EXTRA MATERIALS

- A. Any and all excess materials in useable condition shall be left with the OHSU General Construction Paint Shop in the original containers with legible labeling. All other containers and un-useable product must be removed and disposed of by the contractor under state and local regulatory methods and conditions.

1.3 PROJECT CONDITIONS

- A. All products shall be applied in compliance with the manufacturers preferred application instructions, within the preferred environmental conditions specified for that product.
- B. All products shall be applied per the manufacturer's specified process to comply with all surface conditions, surface preparation, approved primers, thinning processes, application processes and per specified recoat instructions. Multiple coats shall be applied as per manufacturers specified recoat conditions and every application from prime coat to finish coat shall be at the manufacturers recommended millage.
- C. Any product failures resulting in additional cost and or effecting project time lines due to improper application methods and conditions will be burdened by the General Contractor.

1.4 WARRANTY

- A. OHSU requires all Paint systems to be warrantied free of defects for 2 years.
- B. Defects included in warranties are failures due to any of the following:
 - 1. Adhesion of primer to initial substrate and adhesion of coatings within the paint system
 - 2. Cracking, crazing, pin-holing, of other deterioration of coatings within the paint system
 - 3. Color retention less than 99%
 - 4. Gloss retention less than 99% or surface hazing

1.5 MANUFACTURERS

- A. Available Products: Only products listed in this Master Painting Specification are allowed to be used on all OHSU owned or leased property.
- B. All finishes related to colors and sheen must be in compliance with the Master Finishes and Appearance Standards. The Design and Construction group is the owner of those standards and shall be the point of reference for color standards on all jobs.
- C. Approved Product Suppliers: **Powell Paint Center** is the only approved supplier for paint products used on OHSU related properties. Any questions in reference to allowable materials and sourcing shall be directed to the OHSU General Construction Manager.

1.6 PAINT MATERIALS, GENERAL

- A. All materials are specified by OHSU and are the only materials permitted on any OHSU project. Those products are specified within this document. All materials shall be applied per the manufacturer's specifications within the recommended preferred conditions. All paint related material not specified by OHSU in original manufacturers containers, will not be accepted as the specified represented material and shall be removed from the OHSU site immediately. Contractors not using materials defined by OHSU, not following the specified application directions in compliance with OHSU standards may be removed from the job temporarily/permanently and possibly forfeit any compensation associated with the job.

Section 2 - EXECUTION

2.1 EXAMINATION

Note: Before any preparation or painting begins on the OHSU leased or owned property, a determination shall be made if there is lead, asbestos, or other hazardous materials present in the work area and if the work area is subject to a Health Risk Assessment, (PECO or SOP). If necessary, a plan to mitigate hazardous materials and serious safety issues shall be presented and accepted in writing before any work begins.

A. Examine substrates, areas, and conditions with the Applicator present. Ensure the conditions are within the manufacturers recommended application specifications. No work shall commence until those conditions are met.

2.2 PREPARATION

A. Before any preparation work has begun the contractor shall remove hardware, accessories, plates, machined surfaces, lighting fixtures, and similar items already installed that are not to be painted. If removal is impractical due to size, weight or connectivity constraints, provide adequate protection by encapsulating the equipment before surface preparation and painting. After completing painting operations in each space or area, reinstall items removed. Some items may require specific trade assistance, I.E. Electrical, Plumbing, Specialty Equipment, Computer Equipment, Herman Miller Office Furniture.

B. Damage resulting in repair or replacement due to improper removal, reinstallation or improper storage of fixtures will be burdened by the contractor.

C. **Cleaning:** Before applying paint or other surface treatments, clean all surfaces of substances that could impair the bond of coatings. Remove foreign objects including hand oil, hand sanitizer, oil, grease, lint, and dust before painting. Use only approved cleaning, degreasing and etching products approved by OHSU.

1. Make sure that all dust containment and other environmental compliance standards are held to during all phases of the project. OHSU is a unique environment and requires special precautionary measures to ensure safety of people and equipment on OHSU properties.
2. Post paint cleaning is often required in patient areas. Schedule cleaning and painting so dust and other contaminants from the cleaning process will damage newly painted surfaces.
3. When painting over existing High sheen or oil base paint, surfaces shall be thoroughly cleaned with Krud-Kutter cleaner and then de-glossed with Krud-Kutter de-glosser. Use only products approved by OHSU.

B. Surface Preparation: Clean and prepare surfaces to be painted according to manufacturer's written instructions for each particular substrate condition.

1. Provide barrier coats over incompatible primers or remove and re-prime.
2. Cementitious Materials: Specific preparations for concrete, CMU and stucco surfaces Shall be performed to ensure performance of coatings. Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Surface grinding or etching may be required to remove glaze. If hardeners or sealers have been used to improve curing, follow recommendations by coatings manufacturer for required surface preparation.
3. Determine alkalinity and moisture content of surfaces by performing appropriate tests. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition before application. Do not paint surfaces where moisture content exceeds that allowable per manufacturer's written instructions. Moisture content testing may be required in certain circumstances.
4. All door/window frames, surface mounted electrical conduit and Cabinets shall be caulked to the wall using Acrylic Caulk. Other Items may be required, it is best to walk the job site with the OHSU construction representative qualified to make those decisions prior to commencing work.

C. Materials Preparation: Mix and prepare paint materials according to manufacturer's written instructions.

1. Maintain containers used in mixing and applying paint in a clean condition, free of foreign materials and residue.
2. Stir material before each application to produce uniformity. Stir as required during application. Do not stir surface film/skins into material. Strain any foreign debris from paint.
3. Use only thinners approved by paint manufacturer and only within recommended limits.

APPLICATION

- A. **General:** Apply all coatings and sealers according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied.
- B. Paint colors and finishes are indicated in the painting/finish schedules represented by the architectural drawings and specifications per job.
 1. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or conditions detrimental to producing a durable, impermeable paint film .
 2. Verify finish coats are compatible with primed surfaces.
 3. The term "exposed surfaces" includes areas visible when permanent or built-in fixtures, convactor covers, covers for finned-tube radiation, grilles, and similar components are in place. Extend coatings in these areas, as required, to maintain the system integrity and provide desired protection.

4. Paint surfaces behind movable equipment the same as similar exposed surfaces. Before the final installation of equipment, paint surfaces behind permanently fixed equipment or furniture with minimum of prime coat, top coat optional.
5. Paint interior surfaces of ducts with a satin, non-specular black paint where visible through registers or grilles.
6. Paint back sides of access panels and removable or hinged covers to match exposed surfaces.
7. Finish all doors on tops, bottoms, and side edges the same as faces.

D. Scheduling Painting: Apply coating to surfaces that have been cleaned, pretreated, or otherwise prepared for painting as soon as allowable by the manufacturer's specifications before subsequent surface deterioration can occur. If time frame for coating allows surface deterioration. Any surface deterioration must be stabilized to prevent migration and allow a sound substrate to ensure proper adhesion and performance of the coatings.

1. The number of coats and the film thickness shall meet those specified by the manufacturer regardless of application method. Do not apply additional coats until the previous coat has cured as recommended by the manufacturer. If the manufacturer's written specifications require sanding to produce a smooth, even surface, OHSU will expect the contractor to sand between applications. Note that OHSU's standards require there to be no foreign materials in the paint film. Be familiar with any precautionary measures required by OHSU when sanding or creating any dust.
2. If undercoats, stains, or other conditions show through final coat of paint, spot priming and additional coats of paint may be required until finish film is of uniform finish, color, and appearance. Give special attention to ensure edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.

E. Application Procedures: Apply paints and coatings by brush, roller, spray, or other application methods in accordance to manufacturer's written instructions and allowable by OHSU within the environment the work is being performed.

1. Brushes: Use brushes best suited for the type of material applied to the specific substrate per the manufacturers specification.
2. Rollers: Use rollers best suited for the type of material applied to the specific substrate per the manufacturers specification.
3. Spray Equipment: When using airless spray equipment, first verify that this method is allowable by OHSU for the designated space. Only use recommended tip sizes, pressures and methods in accordance with the manufacturer's specifications.

F. Minimum Coating Thickness: Apply paint materials no less than the manufacturers recommended spread rate. Provide the total dry film thickness per coating and of the entire system as recommended by the manufacturer.

G. Mechanical and Electrical Work: Painting of mechanical and electrical work is limited to items exposed in occupied spaces. These items are typically noted on a case by case basis as to the direction for painting. In general painting is based on age, condition and esthetic impact as it relates to use of space. It is always recommended to walk the job with the project manager or designated owners representative to determine detailed scope.

Note: Electronic cables, blue electronic cables, raceways and electronic raceway baskets shall not be painted.

H. **Block Fillers:** Apply **Benjamin Moore 958-11 Super Kote 5000 Block Filler** to concrete masonry block per manufacturer's specifications. Block filler shall be applied to ensure complete coverage with pores filled. The coating finish should be continuous film impenetrable by moisture or other foreign matter.

I. **Prime Coats:** Before applying finish coats to any substrate, determine if the surface has been suitably primed or sealed to meet the manufacturer's specifications for compatible undercoating. Prime coats shall be applied to achieve the intended sealing properties in which the manufacturer's specification outlines. Thinning of material to achieve additional mileage degrades the product and is prohibited. Finish coats exhibiting sheen variations, bleed or burn through may require re-priming and additional finish coats. Improper applications and or skipped applications resulting in work being redone will be at the burden of the contractor.

J. **Completed Work:** Match approved samples for color, texture, and coverage. Remove, refinish, or repaint work not complying with requirements.

K. **Finish Standard (opaque coatings):** Pigmented (Opaque) Finishes shall completely cover surfaces as necessary to provide a smooth coating, uniform in sheen, color and appearance. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, roping, alligating or other surface imperfections will not be acceptable.

L. **Finish Standard (stains):** Stained surfaces shall be uniform in appearance. Pre-stain sealers shall be used to prevent blotchiness. Stains shall not have heavy build in seams or around hardware.

M. **Finish Standard (clear coatings):** Clear coated finishes shall completely cover surfaces as necessary to provide a smooth coating, uniform in sheen, material thickness and appearance. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, roping, alligating or other surface imperfections will not be acceptable.

Section 3 Specified Materials Per Substrate

Note: Rustoleum, Sierra-Beyond (Satin) is the OHSU standard for metal and wood trim finishes. It is not suitable for any walking surfaces.

3.1 Metal Substrates

A. Pre-Primed Metal Surfaces:

1. Prior to painting all pre-primed metal surfaces, thoroughly clean with **Krud-Kutter** cleaner to ensure hand oils or other foreign matter that can reduce adhesion of finish coatings are removed.
2. Re-prime any areas where shop primer has been compromised and feather any damage repairs.
3. Top coat all Pre-Primed metal surfaces with **Rustoleum, Sierra-Beyond (Satin)** finish per paint schedule. Apply finish coats per manufacturer's specifications and to finish standards described.

B. Un-primed Ferrous Metal Surfaces:

1. Prior to painting un-primed ferrous metal surfaces, prepare the surface by removing all mill oil, scale, and foreign material per coatings manufacturer's specified instructions. Verify any limitations pertaining to the specific environment with OHSU construction manager and that any chemicals and preparation processes comply with OHSU materials and environmental standards.
2. All un-primed ferrous metal shall be primed with **Benjamin Moore, Corotech V110 Acrylic Metal Primer**. Apply product per manufacturer's specifications.
3. Top coat all primed metal surfaces with **Rustoleum, Sierra-Beyond (Satin)** finish per paint schedule. Apply finish coats per manufacturer's specifications and to finish standards described.

C. Un-Primed Non-Ferrous Metal Surfaces:

1. Prior to painting un-primed non-ferrous metal surfaces, prepare the surface by removing all mill oil using **Benjamin Moore V600-00 Oil & Grease Emulsifier**. Remove any other foreign material per coatings manufacturer's specified instructions. Verify any limitations pertaining to the specific environment with OHSU construction manager and that any chemicals and preparation processes comply with OHSU materials and environmental standards.
2. All un-primed non-ferrous metal shall be primed with **Glidden Gripper Primer**. Apply product per manufacturer's specifications.
3. Top coat all primed metal surfaces with **Rustoleum, Sierra-Beyond (Satin)** finish per paint schedule. Apply finish coats per manufacturer's specifications and to finish standards described.

D. Un-Primed Galvanized Metal Surfaces:

1. Prior to painting un-primed galvanized metal surfaces, prepare the surface by removing all mill oil using **Benjamin Moore V600-00 Oil & Grease Emulsifier**. Remove any other foreign material per coatings manufacturer's specified instructions. Verify any limitations pertaining to the specific environment with OHSU construction manager and that any chemicals and preparation processes comply with OHSU materials and environmental standards.
2. All un-primed galvanized metal shall be primed with **Glidden Gripper Primer (Gray or White)**. Apply product per manufacturer's specifications.
3. Top coat all primed metal surfaces with **Rustoleum, Sierra-Beyond (Satin)** finish per paint schedule. Apply finish coats per manufacturer's specifications and to finish standards described.

E. **Pre-Painted Metal Surfaces:**

1. Prior to painting all pre-painted metal surfaces, thoroughly clean with **Krud-Kutter cleaner** to ensure hand oils or other foreign matter that can reduce adhesion of finish coatings are removed.
2. Wipe down with **Krud-Kutter deglosser** to chemically etch surface. Use **green scotch-brite** pad in conjunction to ensure top coat gets proper tooth.
3. Repair any damaged areas using **Elmers Wood Epoxy Putty**, feather any damaged areas where repairs have been made or where slight chipping of existing coating has occurred.
4. Top coat with **Rustoleum, Sierra-Beyond (Satin)** finish per paint schedule. Apply finish coats per manufacturer's specifications and to finish standards described.

3.2 Wood Substrates and Trim

A. **Pre-Primed Wood Surfaces:**

1. Prior to painting pre-primed wood surfaces, thoroughly clean with **Krud-Kutter** cleaner to ensure hand oils or other foreign matter that can reduce adhesion of finish coatings are removed.
2. Repair any damaged areas using **Elmers Wood Epoxy Putty**, feather any damaged areas where repairs have been made.
3. Spot prime repairs with **Glidden Gripper Primer**.
4. Top coat with **Rustoleum, Sierra-Beyond (Satin)** finish per paint schedule. Apply finish coats per manufacturer's specifications and to finish standards described.

B. **Bare Wood Surfaces:**

1. Prior to painting bare wood surfaces, thoroughly clean with **Krud-Kutter** cleaner to ensure hand oils or other foreign matter that can reduce adhesion of coatings are removed.
2. Repair any damaged areas using **Elmers Wood Epoxy Putty**, feather any damaged areas where repairs have been made.
3. Prime with **Rustoleum, Sierra-Beyond (Satin)** Apply product per manufacturer's specifications. Sand prime coat using 220 grit sanding block. Verify any limitations pertaining to the specific environment with OHSU construction manager that any chemicals and that preparation processes comply with OHSU materials and environmental standards.
4. Top coat with **Rustoleum, Sierra-Beyond (Satin)** finish per paint schedule. Apply finish coats per manufacturer's specifications and to finish standards described.

C. **Pre-Painted Wood Surfaces:**

1. Prior to painting all pre-painted wood surfaces, thoroughly clean with **Krud-Kutter cleaner** to ensure hand oils or other foreign matter that can reduce adhesion of finish coatings are removed.
2. Wipe down with **Krud-Kutter deglosser** to chemically etch surface. Use **green scotch-brite** pad in conjunction to ensure top coat gets proper tooth.
3. Repair any damaged areas using **Elmers Wood Epoxy Putty**, feather any damaged areas where repairs have been made or where slight chipping of existing coating has occurred.
4. Top coat with **Rustoleum, Sierra-Beyond (Satin or Gloss)** finish per paint schedule. Apply finish coats per manufacturer's specifications and to finish standards described.

3.3 Interior Wall Finishes

A. New/Raw Gypsum Surfaces:

1. Prior to painting new/raw Gypsum surfaces, thoroughly clean surface to remove any excess dust or foreign matter that can effect performance of finish coatings. Give topping and joint compounds adequate cure time to reduce burn through.
2. Prime new/raw Gypsum surfaces with **Benjamin Moore (N534) Ultra Spec 500 Primer**, per manufacturer's recommended application instructions. Recommended to tint primer to the color of finish coat to provide better coverage of finish.
3. Top coat with **Benjamin Moore Regal Select Eggshell Finish**. Apply finish coats per manufacturer's specifications and to finish standards described. Finished wall and ceilings shall have a smooth consistent sheen, color and stipple. Finished surfaces shall not show roller lap marks, tape joints, burnishing or any finish inconsistency.
4. **Note:** In most cases the same paint is used on adjoining ceilings, in the body color of walls. Verify specifications with OHSU construction manager for color and sheen finishes of ceilings.

B. Pre-Painted Gypsum Surfaces:

1. Prior to painting pre-painted Gypsum surfaces, thoroughly inspect current conditions of substrate. Clean surface to remove any foreign matter that can effect performance of finish coatings. Report in writing any concerns related to mold, moisture damage or signs of structural integrity issues to the OHSU construction manager associated with the job.
2. If current finish has a sheen level higher than satin, de-gloss surface using Krud-Kutter de-glosser and prime with **Glidden Gripper Primer**.
3. Repair/replace any damaged wallboard. Repairs shall be undetectable upon inspection of finished product.
4. Top coat with **Benjamin Moore Regal Select Eggshell Finish**. Apply finish coats per manufacturer's specifications and to finish standards described. Finished wall and ceilings shall have a smooth consistent sheen, color and stipple. Finished surfaces shall not show roller lap marks, tape joints, burnishing or any finish inconsistency.
5. **Note:** In most cases the same paint is used on adjoining ceilings, in the body color of walls. Verify specifications with OHSU construction manager for color and sheen finishes of ceilings.

C. Pre-Painted Plaster Surfaces:

1. Prior to painting pre-painted Plaster surfaces, thoroughly inspect current conditions of substrate. Clean surface to remove any foreign matter that can effect performance of finish coatings. Report in writing any concerns related to mold, moisture damage or signs of structural integrity issues to the OHSU construction manager associated with the job.
2. If current finish has a sheen level higher than satin, de-gloss surface using **Krud-Kutter** de-glosser and prime with **Glidden Gripper Primer**.
3. Repair/replace any damaged Plaster. Repairs shall be undetectable upon inspection of finished product. Re-prime areas where repairs have been made using **Glidden Gripper Primer**.
4. Top coat with **Benjamin Moore Regal Select Eggshell Finish**. Apply finish coats per manufacturer's specifications and to finish standards described. Finished wall and ceilings shall have a smooth consistent sheen, color and stipple. Finished surfaces shall not show roller lap marks, tape joints, burnishing or any finish inconsistency.
5. **Note:** In most cases the same paint is used on adjoining ceilings, in the body color of walls. Verify specifications with OHSU construction manager for color and sheen finishes of ceilings.

Note: In any instance where a Semi-Gloss or higher sheen is required, use the processes mentioned above but replace **Regal Select Eggshell** with **Rustoleum Sierra Beyond (Satin or Gloss)**. All restrooms shall be painted (walls and ceilings) with **Rustoleum Sierra Beyond (Satin or Gloss)**

3.4 Interior Vertical Concrete and Block

D. Bare Vertical Concrete Surfaces:

1. Prior to painting bare vertical concrete surfaces, follow specific preparations for concrete surfaces. Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Surface grinding or etching may be required to remove glaze. If hardeners or sealers have been used to improve curing, follow recommendations by coatings manufacturer for required surface preparation.
2. Determine alkalinity and moisture content of surfaces by performing appropriate tests. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition before application. Do not paint surfaces where moisture content exceeds that allowable per manufacturer's written instructions. Moisture content testing may be required in certain circumstances.
3. Repair any damaged surfaces with Concrete Patching Compound and Fill joints as needed with Urethane blended joint sealer.
4. Once concrete surface has been properly prepped and is ready for coatings, prime surface with **Benjamin Moore (N068) High Build Acrylic Masonry Primer** per manufacturer's specifications.
5. Top coat with **Benjamin Moore Regal Select Eggshell Finish** per manufacturer's specifications and to finish standards described.

E. Interior Bare CMU/Concrete Block Surfaces:

1. Prior to painting bare CMU/concrete block surfaces, follow specific preparations for concrete surfaces. Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Surface grinding or etching may be required to remove glaze. If hardeners or sealers have been used to improve curing, follow recommendations by coatings manufacturer for required surface preparation.
2. Determine alkalinity and moisture content of surfaces by performing appropriate tests. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition before application. Do not paint surfaces where moisture content exceeds that allowable per manufacturer's written instructions. Moisture content testing may be required in certain circumstances.
3. Repair any damaged surfaces with Concrete Patching Compound and Fill joints as needed with Urethane blended joint sealer.
4. Once concrete surface has been properly prepped and is ready for coatings, prime surface with **Benjamin Moore (N068) High Build Acrylic Masonry Primer** per manufacturer's specifications.
5. Apply intermediate coat of **Benjamin Moore (359) Ultra Spec Elastomeric Flat** per manufacturer's specifications. Recommended to tint intermediate coat to finish color.
6. Top coat with **Benjamin Moore (448) Ultra Spec Exterior Satin Finish** per manufacturer's specifications and to finish standards described.

3.5 Exterior Vertical Concrete and Block

F. Bare Vertical Concrete Surfaces:

1. Prior to painting bare vertical concrete surfaces, follow specific preparations for concrete surfaces. Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Surface grinding or etching may be required to remove glaze. If hardeners or sealers have been used to improve curing, follow recommendations by coatings manufacturer for required surface preparation.
2. Determine alkalinity and moisture content of surfaces by performing appropriate tests. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition before application. Do not paint surfaces where moisture content exceeds that allowable per manufacturer's written instructions. Moisture content testing may be required in certain circumstances.
3. Repair any damaged surfaces with Concrete Patching Compound and Fill joints as needed with Urethane blended joint sealer.
4. Once concrete surface has been properly prepped and is ready for coatings, prime surface with **Benjamin Moore (N068) High Build Acrylic Masonry Primer** per manufacturer's specifications.
5. Apply intermediate coat of **Benjamin Moore (359) Ultra Spec Elastomeric Flat** per manufacturer's specifications. Recommended to tint intermediate coat to finish color.
6. Top coat with **Benjamin Moore (448) Ultra Spec Exterior Satin Finish** per manufacturer's specifications and to finish standards described.

G. Exterior Bare CMU/Concrete Block Surfaces:

1. Prior to painting bare CMU/concrete block surfaces, follow specific preparations for concrete surfaces. Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Surface grinding or etching may be required to remove glaze. If hardeners or sealers have been used to improve curing, follow recommendations by coatings manufacturer for required surface preparation.
2. Determine alkalinity and moisture content of surfaces by performing appropriate tests. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition before application. Do not paint surfaces where moisture content exceeds that allowable per manufacturer's written instructions. Moisture content testing may be required in certain circumstances.
3. Repair any damaged surfaces with Concrete Patching Compound and Fill joints as needed with Urethane blended joint sealer.
4. Once concrete surface has been properly prepped and is ready for coatings, prime surface with **Benjamin Moore (N068) High Build Acrylic Masonry Primer** per manufacturer's specifications.
5. Apply intermediate coat of **Benjamin Moore (359) Ultra Spec Elastomeric Flat** per manufacturer's specifications. Recommended to tint intermediate coat to finish color.
6. Top coat with **Benjamin Moore (448) Ultra Spec Exterior Satin Finish** per manufacturer's specifications and to finish standards described.

3.6 Interior/Exterior Walking Surfaces

H. Interior/Exterior Walking Surfaces:

1. Prior to painting any interior/exterior walking surface, determine the substrate and apply preparation techniques mentioned up to this point that relate to that substrate. Also reference the instructions described by the manufacturer's specifications for application to that substrate. Remove efflorescence, chalk, dust, dirt, grease, oils, and release agents. Surface grinding or etching may be required to remove glaze. If hardeners or sealers have been used to improve curing, follow recommendations by coatings manufacturer for required surface preparation.
2. **Note:** Any walking surface that already has been coated shall be inspected by Powell Paint Centers field representative and material factory representative to determine the best method for new product application. The performance of a coating is determined by the ability to adhere to the substrate it is being applied over. An already failed coating or unstable substrate will result in failure of the new coating.
3. Determine alkalinity and moisture content of surfaces by performing appropriate tests. If surfaces are sufficiently alkaline to cause the finish paint to blister and burn, correct this condition before application. Do not paint surfaces where moisture content exceeds that allowable per manufacturer's written instructions. Moisture content testing may be required in certain circumstances.
4. Repair or replace any damaged surfaces.
5. Apply **Rustoleum Sierra S40 Water-based Epoxy Floor Coating** per the manufacturers Specifications for the coatings system.
6. **Note:** This product is only intended for foot traffic and moderate manually operated material handling carts. Do not use where vehicle traffic is present or in specific areas requiring special chemical resistance.

4.0 FIELD QUALITY CONTROL

- A. Owner reserves the right to invoke the following test procedure at any time and as often as the owner deems necessary during the period when paint is being applied:
1. The Owner may engage the services of an independent testing agency to sample the paint material being used. Samples of material delivered to the Project will be taken, identified, sealed, and certified in the presence of the Contractor.
 2. The testing agency will perform appropriate tests for the following characteristics as required by the Owner:
 - a. Quantitative material analysis.
 - b. Abrasion resistance.
 - c. Apparent reflectivity.
 - d. Flexibility.
 - e. Wash ability.
 - f. Absorption.
 - g. Accelerated weathering.
 - h. Dry opacity.
 - i. Accelerated yellowness.
 - j. Recoating.
 - k. Skinning.
 - l. Color retention.
 - m. Alkali and mildew resistance.
 3. The Owner shall direct the Contractor to stop painting if test results show that the material being used does not comply with OHSU Paint Specification. The Contractor shall remove non-complying paint from the site, pay for testing, and repaint surfaces previously coated with the rejected paint. If necessary, the Contractor may be required to remove rejected paint from previously painted surfaces if, on repainting with specified paint, the 2 coatings are incompatible.
- B. **Cleaning and Protection:**
1. At the end of each workday, remove empty cans, rags, rubbish, and other discarded paint materials from the site.
 2. After completing painting, clean glass and paint-spattered surfaces. Remove spattered paint by washing and scraping. Be careful not to scratch or damage adjacent finished surface.
 3. Protect work of other trades, whether being painted or not, against damage by painting. Correct damage by cleaning, repairing or replacing, and repainting, as approved by Architect.
 4. Provide "Wet Paint" signs and barricades as necessary to protect newly painted finishes. Remove temporary protective wrappings provided by others to protect their work after completing painting operations
 5. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.