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# Victoria Heritage Houses

## Exterior Painting Specifications

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**GTS25-05-1012**

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## PART 1 - GENERAL

- 1.1 Description: Wash, clean, prepare all exterior substrates prior to priming within the scope of work. Prime/Paint all previously painted substrates as identified in the finish schedule or scope of work.**

**Work Included:**

- .1 Section Includes: All labor, materials, tools and other equipment, services and supervision required to complete all exterior repainting work of all previously painted surfaces as indicated on Finish Schedules and to the full extent of the drawings and specifications.
- .2 Work under this Contract shall also include, but not necessarily be limited to:
  - .a Surface preparation of substrates as required for acceptance of paint, including cleaning, small crack repair, patching, caulking, and making good surfaces and areas to the limits defined under *MPI Repainting Manual Preparation requirements*.
  - .b Specific pre-treatments noted herein or specified in the *MPI Repainting Manual*.
  - .c Sealing / priming surfaces for repainting in accordance with *MPI Repainting Manual* requirements including, but not limited to: **All previously painted or existing exterior surfaces and substrates, including and not limited to: wood, stucco, concrete, ferrous and non-ferrous metals, brick and period substrates not necessarily listed**
  - .d Cleaning and pressure washing of eavestroughs, downspouts, soffits(aluminium and wood) and items not to be painted and all items to be painted
- .3 Include all incidental items not specifically noted above but considered part of the finished surface.
- .4 Refer to Finish Schedule for type, location and extent of exterior repainting required scheduled or specified.
- .5 This Section along with the Finish Schedule forms part of the Contract documents and is to be read, interpreted and coordinated with all other parts.

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## 1.2 Related Sections – Work Excluded:

- .1 Unless otherwise noted, the following work is not included under this Section of work
  - .a Condition of substrates, correction of DSD-4 defects and deficiencies in substrates which may adversely affect repainting work, except for minimal work performed by this trade and preparation of surfaces to receive paint and finishes under this section of work.
  - .b Correction of leaking windows, flashings, decks, membranes, scuppers, stucco or other jurisdictional items.
  - .c All factory-finished metal work unless stated otherwise.
  - .d Removal of landscape, shrubbery, trees and the like-coordinate with the owners if an impediment exists.

## 1.3 Quality Assurance:

- .1 The Contractor shall have a minimum of five (5) years proven satisfactory experience and shall show proof before commencement of work that he will maintain a qualified crew of painters throughout the duration of the work. When requested, the Painting Contractor shall provide a list of the last three comparable exterior repainting jobs including, name, location, Specifying Authority / Project Manager/ Property Management, start / completion dates and value of the work.
- .2 Only trades qualified journeypersons, as defined by local jurisdiction, shall be engaged in exterior repainting work. Registered apprentices may be employed provided they work under the direct supervision of a qualified journeyperson in accordance with trade regulations.
- .3 All materials, preparation and workmanship shall conform to the standards contained in the latest edition of the Master Painters Institute (**MPI**) Maintenance and Repainting Manual (herein referred to as the **MPI** Repainting Manual).
- .4 All exterior repainting work shall be inspected by the MPI Certified Architectural Coating Inspector #00205 (Glendonnan Technical Services Ltd.-Paint Inspection Agency). The Painting Contractor shall notify the Inspection Agency a minimum of one week prior to commencement of work.
- .5 **All surfaces requiring repainting shall be inspected** by the Painting Contractor who shall notify the Paint Inspection Agency, Owner or Authorized Representative in writing of any defects or problems, prior to commencing repainting or after preparation work.

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## 1.4 Inspection

- .1 The MPI Certified Architectural Coating Inspector will not be responsible for and will not have control or supervise the Painting Contractor or Subcontractors in performance of the Work.
- .2 The MPI Certified Architectural Coating Inspector will be responsible to observe and report and shall not be responsible for the Painting Contractor or Subcontractors failure to carry out the Work in accordance with the Contract Documents and MPI Re-Painting Manual-latest edition.

## 1. Regulatory Requirements:

- .1 Conform to work place safety regulations for storage, mixing, application and disposal of all paint related materials to requirements of those authorities having jurisdiction.
- .2 Conform to safety precautions in accordance with the latest requirements to Industrial Health and Safety Regulations, WorkSafe BC, latest edition(s), of authorities having jurisdiction. Including safe work practices when encountering Lead based paints and/or asbestos containing materials.
- .3 Notify the MPI Certified Architectural Coating Inspector #00205 (Glendonnan Technical Services Ltd.-Paint Inspection Agency) on award of contract and make application for Request for Inspection using appropriate forms supplied as well as, finish schedule and list of MPI Approved Products Intended for Use on the Project for verification purposes prior to commencement of work.
  - .a Fully cooperate at all times with the requirements of the MPI Certified Architectural Coating Inspector (Paint Inspection Agency) in the performance of their duties, including providing access and assistance as required to complete inspection work.
- .4 To reduce the amount of contaminants entering waterways, sanitary / storm drain systems or into the ground the following procedures shall be strictly adhered to but not limited to:
  - .a Retain cleaning water for water-based materials to allow sediments to be filtered out.
  - .b Retain cleaners, thinners, solvents and excess paint and place in designated containers and ensure proper disposal.
  - .c Return solvent and oil-soaked rags used during painting operations for contaminant recovery, proper disposal, or appropriate cleaning and laundering.
  - .e Dispose of contaminants in an approved legal manner in accordance with hazardous waste regulations.
  - .f Empty paint cans are to be dry prior to disposal or recycling (where available).

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- .g Close and seal tightly partly used cans of materials including sealant and adhesive containers and store protected in well ventilated fire-safe area at moderate temperature.
- .h Where paint recycling is available, collect waste paint by type and provide for delivery to recycling or collection facility.
- .i The Contractor shall be responsible for recovering and removing from the property **paint chips dislodged from the building exterior surfaces** as a consequence of surface preparation. Recovery will be done as an integral part of surface preparation through scraping, pressure washing or other means. The use of tarpaulins is recommended to collect and remove paint chips. At the conclusion of the work, leave the premises neat and clean to the satisfaction of the Owner.

#### 1.4 Mock-Ups:

- .1 When requested by the Owner, Authorized Representative or MPI Certified Architectural Coating Inspector, prepare and repaint a designated exterior surface area or item to requirements specified herein, with specified paint or coating showing selected colors, gloss / sheen, texture and workmanship to **MPI** Repainting Manual standards for review and approval. When approved, the exterior surface area and/or item shall become the acceptable standard of finish quality and workmanship for similar on-site repainting work.

#### 1.5 Submittals:

- .1 All submittals shall be in accordance with the requirements of Section 01300 - Submittals.
- .2 Submit list of all MPI Approved Products Intended for Use on the Project to the Paint Inspection Agency for review prior to ordering materials, including sundries.
- .3 Submit two sets of Safety Data Sheets (SDS) prior to commencement of work for review and for posting at job site as required.
- .4 If requested submit an invoice list of all paint materials ordered for the Work to the Paint Inspection Agency indicating manufacturer, types and quantities for verification and compliance with specification.
- .5 Submit work schedule for various stages of the Work to the Owner or Authorized Representative for approval if requested.
- .6 At project completion provide an itemized list complete with manufacturer, paint type and color coding for all colors used for Owner's later use in maintenance.
- .7 Submit written 100% two (2) year written guarantee at substantial completion

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## 1.6 Product Delivery, Storage and Handling:

- .1 Deliver all painting materials in sealed, original labeled containers bearing manufacturer's name, brand name, type of paint or coating and color designation, standard compliance, materials content as well as mixing and/or reducing and application requirements.
- .2 Store all paint materials in original labeled containers in a secure (lockable), dry, heated and well ventilated single designated area meeting the minimum requirements of both paint manufacturer and authorities having jurisdiction and at a minimum ambient temperature of 45 F (7 C). Only materials used on this project are to be stored on site.
- .3 Where toxic and/or volatile / explosive / flammable materials are being used, provide adequate fireproof storage lockers and take all necessary precautions and post adequate warnings (e.g. no smoking) as required.
- .4 Take all necessary precautionary and safety measures to prevent fire hazards and spontaneous combustion and to protect the environment from hazard spills. Materials that constitute a fire hazard (paints, solvents, drop clothes, etc.) shall be stored in suitable closed and rated containers and removed from the site on a daily basis.
- .5 Comply with requirements of authorities having jurisdiction, in regard to the use, handling, storage and disposal of hazardous materials.

## 1.7 Temporary Facilities

- .1 The temporary use of existing electrical power and water services shall be subject to the conditional approval of the Owner. Disconnect all such temporary services as required and remove at job completion; the Painting Contractor shall supply their own hoses, cords, etc.
- .2 Unless otherwise approved or supplied by the Owner, provide temporary dry, heated, ventilated and secure portable self-contained field office/material, equipment and tool storage shed(s) as required for the execution of the work to the requirements of the authorities having jurisdiction.
- .3 Unless otherwise approved or supplied by the Owner, provide and maintain clean, enclosed and screened sanitary facilities for use of trades in accordance with the authorities having jurisdiction.
- .4 At completion ensure all areas are cleaned and made good to the Owner's satisfaction.

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## 1.8 Project /Environmental Requirements:

- .1 It is the Painting Contractors responsibility to conduct all required tests such as moisture content, pH tests, air and surface temperature and all other testing prior to the application of any coatings.
- .2 UNLESS specifically pre-approved by the Owner, Paint Inspection Agency and the applied product manufacturer, perform no exterior repainting work when the ambient air and substrate temperatures are below 50 F (10 C).
- .3 Perform no exterior repainting work unless environmental conditions are within the MPI and paint manufacturer's requirements.
- .4 Perform no exterior repainting work when the relative humidity is above 85% or when the dew point is less than 5 F (3 C) variance between the air and surface temperature.
- .5 Perform no exterior repainting work when the maximum moisture content of the substrate exceeds:  
  
15% for wood
- .6 Conduct all moisture tests using a properly calibrated electronic Moisture Meter.
- .7 Test concrete and masonry surfaces for alkalinity as required.

## 1.9 Protection

- .1 The Painting Contractor shall guard or otherwise protect the Work including all material, plant and real property related to the Work against loss or damage from any cause.
- .2 All ladders, scaffolds, lift equipment and general plant shall be securely locked when not in use to prevent access to the balconies, roofs or through windows by other parties than the Contractor.
- .3 Protect all exterior surfaces and areas, including landscaping, walks, drives, all adjacent building surfaces (including glass, aluminum surfaces, etc.) and equipment and any labels and signage from repainting operations and damage by drop cloths, shields, masking, templates, or other suitable protective means and make good any damage caused by failure to provide such protection.

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#### **1.10 Scheduling:**

- .1 Schedule repainting operations to prevent disruption of Owner's operations or building occupants. Obtain written authorization from Owner or Authorized Representative for changes in work schedule.

#### **1.11 Maintenance Materials:**

- .1 At project completion provide a minimum of 4 liters (1 gallon) of each type and color of paint from same production run (batch mix) used in unopened cans, properly labeled and identified for Owner's later use in maintenance.

#### **1.12 Guarantee:**

1. Furnish a two (2) year Written Guarantee in accordance with MPI Repainting Manual requirements (one (1) year on Wood Fences). The guarantee shall warrant that all repainting work has been performed in accordance with MPI Repainting Manual requirements.
2. All exterior repainting work shall be in accordance with MPI Repainting Manual requirements and shall be inspected by the Painting Inspection Agency.
3. The cost for such Painting Association inspections, at 5% of the contract shall be included in the Base Bid Price and any Separate Pricing or Cost-Plus items awarded to the Painting Contractor.



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## PART 2 - PRODUCTS

### 2.1 Materials:

- .1 All materials (primers, paints, coatings, varnishes, stains, etc.) shall be products listed in the latest edition of the **MPI** Approved Product List and shall be from a single manufacturer for each system used.
- .2 Other paint sundries such as linseed oil, shellac, solvents, shall be the highest quality product and shall be compatible with other coating materials as recommended by the MPI Approved product manufacturer.
- .3 All materials and paints shall be lead and mercury free.
- .4 Where required, paint products shall meet **MPI** Environmentally Friendly" [E1] ratings based on VOC (EPA Method 24) content levels.
- .5 Caulking and filling compounds shall be as recommended by the Painting Contractors chosen paint manufacturer.
- .6 All paint materials shall have good flowing and brushing properties and shall dry or cure free of blemishes, sags, air entrapment, etc. Refer to 3.5, Field Quality Control / Standard of Acceptance requirements.
- .7 Slip Resistant Additives (SRA): rubber aggregate or clean / washed silica sand for use with or as a component part of paint (usually floor / porch / stair enamel) on exterior horizontal surfaces as required to provide slip resistance. Where site applied, material to either mixed into paint and mixed constantly to keep material in suspension

### 2.2 Equipment:

- .1 Painting Equipment: to best trade standards for type of product and application.
- .2 Spray-Painting Equipment: of ample capacity, suited to the type and consistency of paint or coating being applied and kept clean and in good working order at all times.

### 2.3 Mixing and Tinting:

- .1 Unless otherwise specified or pre-approved, all paints shall be ready-mixed and pre-tinted. Re-mix all paint in containers prior to and during application to ensure break-up of lumps, complete dispersion of settled pigment, and color and gloss uniformity.
- .2 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.

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- .4 If required, thin paint for spraying in strict accordance with paint manufacturer's instructions. If directions are not on container, obtain instructions in writing from manufacturer and provide copy of instructions to the Paint Inspection Agency/Inspector.

## 2.4 Finish and Colours:

- .1 Unless otherwise specified herein, all exterior repainting work shall be done in accordance with **MPI** Premium Grade requirements.
- .2 Colours shall be selected by the Owner or Authorized Representative from The Victoria Heritage Foundation Historical Colour Palette and approved by the Victoria Heritage Foundation.
- .3 Colour selection shall be based on four (4) base colours and 2 (two) accent colours. No more than six (6) colours will be selected for exterior painting for this project unless specified otherwise
- .4 Provide Slip resistant additive to exterior painted stair reads and landings etc.
- .5 Doors, frames, windows, sashes and trim moldings are to be MPI Gloss Level 5 (Traditional Semi-Gloss Finish) or MPI Gloss Level 6 (Traditional Gloss Finish). Main body of house/structure to be MPI Gloss Level 1 to 4 (Traditional Flat to Satin Finish). Hand Hewn or ½ Timbering is to be Painted MPI Gloss Level 1 (Traditional Flat). Shingle siding is to be stained unless previously painted.

## 2.5 Gloss / Sheen:

- .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	Description	Units @ 60 degrees	Units @ 85 degrees
<b>G1</b>	Matte or Flat finish	0 to 5	10 maximum
<b>G2</b>	Velvet finish	10 maximum	10 to 35
<b>G3</b>	Eggshell finish	10 to 25	10 to 35
<b>G4</b>	Satin finish	20 to 35	35 minimum
<b>G5</b>	Semi-Gloss finish	35 to 70	
<b>G6</b>	Gloss finish	70 to 85	
<b>G7</b>	High-Gloss finish	> 85	

- .2 Gloss level ratings of all painted surfaces are as specified in 2.4.5-Colours and Finishes.

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## PART 3 - EXECUTION

### 3.1 Condition of Surfaces:

- .1 Prior to commencement of repainting work, thoroughly examine (and test as required) all exterior conditions and surfaces scheduled to be repainted and report in writing to the Owner, Authorized Representative and Paint Inspection Agency/Inspector where applicable; any conditions or surfaces that will adversely affect work of this section.
- .2 The degree of surface deterioration (DSD) shall be assessed using the assessment criteria indicated in the **MPI** Maintenance Repainting Manual. In general, the **MPI** DSD ratings and descriptions are as follows:

Condition	Description
<b>DSD-0</b>	Sound Surface (may include visual (aesthetic) defects that do not affect films protective properties).
<b>DSD-1</b>	Slightly Deteriorated Surface (may show fading; gloss reduction, slight surface contamination, minor pin holes scratches, etc.) / Minor cosmetic defects (runs, sags, etc.).
<b>DSD-2</b>	Moderately Deteriorated Surface (small areas of peeling, flaking, slight cracking, staining, etc.).
<b>DSD-3</b>	Severely Deteriorated Surface (heavy peeling, flaking, cracking, checking, scratches, scuffs, abrasion, small holes and gouges).
<b>DSD-4</b>	Substrate Damage (repair or replacement of surface required by others).

- .3 Other than the repair of DSD-1 to DSD-3 defects included under this scope of work, structural and DSD-4 substrate defects discovered prior to and after surface preparation or after first coat of paint shall be made good and sanded by others ready for painting, unless otherwise agreed to by the Owner and painter to be included in this Work
- .4 No repainting work shall commence until all such DSD-4 adverse conditions and defects have been corrected and surfaces and conditions are acceptable to the Painting Contractor. The Painting Contractor shall not be responsible for the condition of the substrate or for correcting defects and deficiencies in the substrate, which may adversely affect the painting work except for minimal work normally performed by the Painting Contractor and as, indicated herein. It shall always, however, be the responsibility of the Painting Contractor to see that surfaces are properly prepared before any paint or coating is applied.
- .4 It shall also be the Painting Contractor's responsibility to paint the surface as specified providing that the owner accepts responsibility for uncorrected DSD-4 substrate conditions. All DSD-4 substrates are to be noted and Strata advise in a timely manner.

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### 3.2 Preparation of Surfaces:

- .1 Prepare and test all exterior surfaces scheduled for repainting in accordance with MPI Repainting Manual requirements. Refer to the MPI Repainting Manual in reference to specific requirements for the following:
  - a. Environmental Conditions
  - b. pH Testing
  - c. Acid Etching
  - d. Rust Stain Removal
  - e. Mildew removal
  - f. Asphalt surfaces
  - g. Vertical and horizontal Concrete Surfaces
  - h. Clay and concrete masonry surfaces
  - i. Stucco
  - j. Structural Steel and miscellaneous metals
  - k. Galvanized and zinc coated metals
  - l. Aluminium and copper surfaces
  - m. Glue laminated columns and beams
  - n. Dimensional and dressed lumber
  - o. Wood Doors
  - p. Wood Paneling and casework
  - q. Wood decks, floors, stairs and steps
  - r. Wood Shingles and shakes
  - s. Canvas and cotton coverings
  - t. Bituminous coated surfaces
- .2 Remove all mildew, moss, dirt, and other contaminants from surfaces and treat in accordance with MPI Repainting Manual requirements. Hand scrub all areas with mildew in evidence with a solution of one (1) part of household bleach mixed in five (5) parts of water. Let solution sit for approximately 10 to 20 minutes, then rinse all surfaces to remove all traces of solution, repeat procedure until all evidence of mildew has been removed from the surface. This procedure is to be carried out before pressure washing commences. The use of proprietary cleaning solutions is considered acceptable provided all surface contaminants are eliminated prior to priming and painting.
- .3 Pressure washing cleaning may occur provided a test sample location is identified, washed/cleaned and approved by Victoria Heritage Foundation Inspector with no subsequent damage to wood, brick or miscellaneous substrates and/or there is no water penetration or egress to the interior portion of the structure. If approved, pressure wash exterior surfaces with extreme care that are scheduled for painting in accordance with MPI Standards for type of ***surfaces and recommended pressures*** (600 PSI Max for wood) to ensure complete removal of all stains, dirt, contaminants and other foreign matter. Pressure wash cleaning is not meant or intended to strip loose paint from substrate. ***This work shall be carried out only by qualified tradesman experienced in***

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**pressure water cleaning** without damage to the existing substrates. The use of water hose rinsing after cleaning is considered acceptable. Allow sufficient drying time and test all surfaces using an electronic moisture meter before commencing work.

- .4 All metal surfaces shall be cleaned using a heavy-duty metal cleaner such as Prep-88 or equivalent to remove all surface contaminants such as grease, oils and dirt deposits.
- .5 Any substrate exhibiting 20% or more coating failure will require the substrate to be completely removed, sanded/prepared and full application of alkyd type primer.
- .6 Prior to paint application review all surfaces and remove all remaining loose, peeling paint and non-adhering coating material by the appropriate preparation method for the condition. Sand smooth and feather edge all removed blisters and non-adhering coatings and/or apply appropriate filling compound compatible with primed substrate.  
**If the existing coatings are exhibiting heavy build up, alligating/blistering or are in excess and/or exhibiting 20% or more coating failure as dis bonded down to the underlying substrate in a given area, the existing coatings must be removed to the original substrate. This may include chemical stripping or methods and means to adequately remove the coatings without damaging the substrate. After stripping, the bare wood is to receive the complete application of alkyd/oil-based primer**
- .7 Remove all building attachments such as downspouts and signage not permanently attached to the buildings unless directed by the Owner or Authorized Representative, re-install and clean at completion of Work. **Re-attach down-spouts using stainless steel or hot-dip galvanized screws.**
- .8 Remove and replace all missing or failing window glazing putty. Prime bare wood prior to re-installation of glazing putty with MPI #5 or MPI #69. Allow satisfactory cure of glazing putty prior to application of MPI #5 or MPI #69 and then paint.
- .9 Remove and replace all failed caulking and replace with urethane or acrylic based caulking
- .10 Fill nail hole, cracks/crevices with the appropriate filler, spot prime filler after adequate drying and curing
- .11 Full prime all wood on with MPI #5 or MPI #69 prior to caulking and filling and painting as required.

### 3.3 Application:

- .1 Do not commence repainting unless substrates and all environmental conditions are acceptable for the application of products.
- .2 Apply primer, paint or stain in accordance with **MPI** Painting Manual Premium Grade finish requirements unless otherwise specified.

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- .3 If the Painting Contractor elects to utilize spray application methods then ***all coating applications will require back-rolling/brushing*** unless approved otherwise by the Owner, Authorized Representative or MPI Certified Architectural Coating Inspector.
- .4 Apply primer, paint or stain in a workmanlike manner using skilled and trade qualified applicators as noted under Quality Assurance.
- .5 Apply primer, paint or stain within an appropriate time frame after cleaning and preparation to prevent weathering or water staining of substrate or before environmental conditions encourage flash-rusting, rusting, contamination or when the manufacturer's paint specifications require earlier applications.
- .6 Primer, paint or stain coats specified are intended to cover surfaces satisfactorily when applied at proper consistency and in accordance with manufacturer's recommendations.
- .7 Tint each coat of paint progressively darker to enable confirmation of number of coats unless approved by the MPI Certified Architectural Coating Inspector.
- .8 Where deep or bright colors are used allow for the application of additional finish coats to achieve satisfactory results.
- .9 Sand and dust between each coat to provide an anchor for next coat and to remove surface defects such as runs, sags, etc. on existing and new coatings were applicable for the surface texture.
- .10 Do not apply finishes on exterior surfaces that are not sufficiently dry. Unless manufacturer's directions state otherwise, each coat shall be sufficiently dry and hard before a following coat is applied.
- .11 To avoid air entrapment in applied coats, apply materials in strict accordance with manufacturer's spread rates and application requirements.
- .12 Where touch-up painting is undertaken and found to be noticeable, the entire surface will require repainting from break to break or corner to corner.

### 3.4 Priming and Back Priming

- .1 Exterior metals are to be spot primed after adequate surface preparation with the specified primers reaching the manufacturers recommended Wet Film Thickness or Dry Film Thicknesses.
- .2 Prime un-painted electrical conduit with MPI #134-WB Galvanized Primer prior to top coat where applicable
- .3 Spot prime stucco and masonry surfaces with MPI #3-Alkali Resistant Primer where

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applicable

- .4 Spot prime bare wood with MPI #5-Alkyd Primer.
- .5 All existing exterior alkyd paints and coatings are to be prepared and completely primed with MPI #69-Solvent Based Bonding Primer as a transition primer from and alkyd paint system to an acrylic paint system
- .6 Only alkyd or oil-based primers are accepted for use on bare wood

### 3.5 Field Quality Control / Standard of Acceptance:

- .1 All surfaces, preparation and paint applications shall be inspected by the MPI Certified Architectural Coating Inspector.
- .2 Repainted exterior surfaces shall be considered to lack uniformity and soundness if any of the following defects are apparent to the MPI Certified Architectural Coating Inspector and not limited to:
  - .a brush/roller/tracking, streaks, laps, runs, sags, drips, heavy stippling, hiding or shadowing by inefficient application methods, skipped or missed areas, and foreign materials in paint coatings.
  - .b spray application defects such as dry spray, gun spits, heavy orange peel etc.
  - .c damage due to touching before paint is sufficiently dry or any other contributory cause.
  - .d damage due to application on moist surfaces.
  - .e damage and/or contamination of paint due to wind-blown contaminants (dust, sand blast materials, salt spray, etc.).
- .3 Repainted exterior surfaces shall be considered unacceptable if any of the following are evident under natural lighting conditions:
  - .a visible defects are evident on vertical surfaces when viewed at 90 degrees to the surface from a distance not less than 1000 mm (39").
  - .b visible defects are evident on horizontal surfaces when viewed at 45 degrees to the surface from a distance not less than 1000 mm (39").
  - .c visible defects are evident on soffit and other overhead surfaces when viewed at 45 degrees to the surface
  - .d when the final coat on any surface exhibits a lack of uniformity of sheen across full surface area.
- .4 Repainted surfaces rejected by the Owner or Authorized Representative or MPI Certified Architectural Coating Inspector shall be made good at the expense of the Painting Contractor.
- .5 Failure to complete, comply or meet the requirements in this exterior painting specification may result in loss or partial loss of Victoria Heritage Foundation Grant Program.

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### 3.6 Clean-up:

- .1 Remove all paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that will not cause damage to the finished surfaces.
- .2 Keep work area free from any 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 / solvents as well as all 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.
- .5 All brushes, rollers and spray equipment solvent residue shall not be disposed into site drains, utility sinks or any other water drainage systems.



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### 3.7 Exterior Finish Schedule:

- .1 Repaint exterior surfaces in accordance with the following **MPI** Repainting Manual requirements:
- DSD-3 Items require full primer applications

Location and Substrate	DSD No.	Colour	MPI Paint System	MPI Gloss Level
Wood Siding				
Base Wood Siding				
Upper Wood Siding				
Wood Shingles				
Wood Fascia				
Wood Soffit				
Window Trim				
Window Sash				
Window Transom				
Window Sill				
Corner Boards				
Water-table or Brick molding				
Wood Columns				
Wood Railing/Balustrade				
Wood Brackets				
Wood Belt Trim/Belly Band				
Wood Half Timbering				
Wood Deck/Porch				
Concrete Deck/Porch				
Pebble Stucco				
Concrete Stucco				
Concrete Masonry Units (CMU's)				
Clay Masonry Units (Bricks)				
Natural Rock Foundation				
Wood Door				
Metal Door				
Wood Fence				
Metal Gate/Post				

#### .1 Concrete Vertical Surfaces: (including horizontal soffits)

- REX 3.1A Latex finish.  
 REX 3.1C Waterborne light industrial coating.  
 REX 3.1J High-build latex finish.  
 REX 3.1L Latex finish (over alkali resistant primer).  
 REX 3.1N High Performance Architectural Latex (over alkali resistant primer)

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**.2 Concrete Horizontal Surfaces:** (decks, stairs, parking and court areas, driveways, etc.)

- REX 3.2A Latex floor paint-gloss or low gloss finish.
- REX 3.2B Latex deck coating.
- REX 3.2C Epoxy non-slip deck coating.
- REX 3.2D Alkyd floor enamel finish.
- REX 3.2G Clear floor sealer.
- REX 3.2H Clear waterborne floor sealer.
- REX 3.2J Concrete stain finish.

**.3 Clay Masonry Units:** (pressed and extruded brick)

- REX 4.1A Latex finish.
- REX 4.1C Waterborne light industrial coating.
- REX 4.1F Water repellent non-paintable finish. [for use on surfaces previously coated with similar water repellent]
- REX 4.1G Water repellent paintable finish.
- REX 4.1H High-build latex finish.
- REX 4.1K High Performance Architectural Latex (over alkali resistant primer)

**.4 Concrete Masonry Units:** (smooth and split face block and brick).

- REX 4.2A Latex finish.
- REX 4.2C Waterborne light industrial coating.
- REX 4.2D Elastomeric coating.
- REX 4.2H Water repellent non-paintable finish. [for use on surfaces previously coated with similar water repellent]
- REX 4.2J Water repellent paintable finish.
- REX 4.2K High-build latex finish.
- REX 4.2L Latex finish (over alkali resistant primer).
- REX 4.2M High Performance Architectural Latex (over alkali resistant primer)
- REX 4.2MM High Performance Architectural Latex (over Latex Block Filler)

**.5 Structural Steel and Metal Fabrications:**

- REX 5.1C Waterborne light industrial coating (over alkyd metal primer).
- REX 5.1CC Waterborne light industrial coating (over anti corrosive metal primer).
- REX 5.1D Alkyd finish (over alkyd metal primer).
- REX 5.1DD Alkyd finish (over anti corrosive metal primer).
- REX 5.1K Waterborne light industrial coating (over waterborne primer).
- REX 5.1L Waterborne light industrial coating (over epoxy primer).
- REX 5.1N Latex finish (over surface tolerant metal primer).
- REX 5.1NN Latex finish (over surface anti corrosive metal primer).
- REX 5.1P High Performance Architectural Latex (over anti corrosive S.B. primer)

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- .6 **Steel - High Heat:** (heat exchangers, breeching, pipes, flues, stacks, etc., with temperature range as noted)
- REX 5.2A Heat resistant enamel finish, maximum 400° F (205° C).
- REX 5.2B Heat resistant aluminum enamel finish, maximum 800° F (427° C).
- .7 **Galvanized Metal:** (not chromate passivated)
- For high contact / high traffic areas (doors, frames, railings, misc. steel, pipes, etc.)
- For low contact / low traffic areas (overhead decking, ducts, gutters, flashing, etc.)
- REX 5.3A Latex finish.
- REX 5.3GG Waterborne light industrial coating (over an anti-corrosive epoxy primer).
- REX 5.3H Latex finish (over waterborne primer).
- REX 5.3J Waterborne light industrial coating (over waterborne primer).
- REX 5.3K High Performance Architectural Latex (over W.B. primer).
- .8 **Aluminum:** (un-anodized) sash, sills and frames, flashing, posts and railings, downpipes, etc.)
- REX 5.4F Waterborne light industrial coating (over Q.D. metal primer).
- REX 5.4G Latex finish (over Q.D. primer).
- REX 5.4H High Performance Architectural Latex (over Q.D. metal primer).
- .9 **Copper:** (excluding roofs)
- REX 5.5F Waterborne light industrial coating.
- REX 5.5G Latex finish.
- REX 5.5 H Quick dry enamel finish.
- REX 5.5 J High Performance Architectural Latex (over Q.D. metal primer).
- .10 **Dimension Lumber:** (columns, beams, exposed joists, underside of decking, siding, fencing, etc.)
- REX 6.2AA Latex finish (over alkyd/oil primer).
- REX 6.2BB Waterborne solid color stain finish W.B. (over alkyd/oil primer).
- REX 6.2E Semi-transparent stain finish.
- REX 6.2J Varnish finish.
- REX 6.2K Latex transition system finish (over alkyd primer).
- REX 6.2 L Waterborne light industrial (over alkyd/oil primer).
- REX 6.2 MM High Performance Architectural Latex (over alkyd/oil primer).

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.11 **Dressed Lumber:** (doors, door and window frames, casings, battens, smooth facias, etc.)

- REX 6.3A Latex finish. [do not use flat finish on doors / door frames] (over alkyd/oil primer)
- REX 6.3B Alkyd finish. [do not use flat finish on doors / door frames]
- REX 6.3D Semi-transparent stain finish. [do not use on doors / door frames]
- REX 6.3E Varnish finish (over stain).
- REX 6.3F Varnish finish.
- REX 6.3G Clear two component polyurethane finish.
- REX 6.3JJ Waterborne light industrial coating (over alkyd primer).
- REX6.3KK Waterborne solid color stain finish (over alkyd/oil primer) [do not use on doors / door frames]
- REX 6.3 MM High Performance Architectural Latex (over alkyd/oil primer).

.12 **Wood Paneling:** (plywood siding, fascia, soffits, etc.)

- REX 6.4AA Latex finish (over alkyd primer).
- REX 6.4B Alkyd finish.
- REX 6.4D Semi-transparent stain finish.
- REX 6.4G Waterborne solid color stain finish (over alkyd/oil primer).
- REX 6.4H Varnish finish.
- REX 6.4J Varnish finish (over stain).
- REX 6.4LL High Performance Architectural Latex (over alkyd/oil primer).

.13 **Wood Decks and Stairs / Steps:** (using spaced lumber)

- REX 6.5A Latex porch and floor finish [SRA Optional] (over alkyd primer).
- REX 6.5B Alkyd floor enamel finish [SRA Optional].
- REX 6.5C Deck stain (for previously stained decks).
- REX 6.5D Non-Slip Epoxy Deck Coating (for Plywood Decks) (over alky/oil primer)
- REX 6.5E Latex Deck Coating (for Plywood Decks) (over alky/oil primer)

.14 **Wood Shingles and Shakes:** (excluding roofs)

- REX 6.6A Latex finish (SRA optional).
- REX 6.6B Alkyd finish (SRA optional).
- REX 6.6DD Waterborne solid color stain finish (over alky/oil primer).
- REX 6.6F Semi-transparent stain finish.
- REX 6.6GG High Performance Architectural Latex (over alkyd/oil primer).

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.15 **Fiberglass:** (panels, trims, fabrications, etc.)

- REX 6.7A Latex finish (over S.B. Bonding Primer).
- REX 6.7B Alkyd finish (over S.B. Bonding Primer).
- REX 6.7C Waterborne light industrial coating (over S.B. Bonding Primer).
- REX 6.7D Pigmented polyurethane finish.
- REX 6.7F Epoxy finish.
- REX 6.7G High Performance Architectural Latex (over S.B. Bonding primer)

.16 **Plastic:** (vinyl siding and windows and related trims, ABS / PVA / PVC materials, plastic fabrications, etc.)

- REX 6.8AA Latex finish (over S.B. Bonding primer).
- REX 6.8BB Alkyd finish (over S.B. Bonding primer).
- REX 6.8CC Waterborne light industrial coating (over S.B. Bonding primer).
- REX 6.8DD High Performance Architectural Latex (over S.B. Bonding primer)

.17 **Stucco:** (walls and soffits)

- REX 9.1A Latex finish
- REX 9.1B Waterborne light industrial coating.
- REX 9.1C Elastomeric coating.
- REX 9.1E Water repellent paintable finish.
- REX 9.1F High-build latex finish.
- REX 9.1H Water repellent non-paintable finish.
- REX 9.1J Latex finish (over alkali resistant primer).
- REX 9.1K High Performance Architectural Latex (over Alkali Resistant primer)
- REX 9.1KK High Performance Architectural Latex

.22 **Canvas and Cotton Coverings:** (pipes, ductwork, etc.)

- REX 10.1A Latex finish.
- REX 10.1B Waterborne light industrial coating.
- REX 10.1C Alkyd finish.
- REX 10.1E High Performance Architectural Latex [Gloss 3-4, 5]

.23 **Bituminous Coated Surfaces:** (cast iron pipe, concrete, etc.)

- REX 10.2A Latex finish (over W.B. rust inhibitive primer).
- REX 10.2B Latex [medium/coarse texture type] aggregate finish.
- REX 10.2C Alkyd finish.
- REX 10.2E High Performance Architectural Latex (over W.B. rust inhibitive primer)