

GENERIC SPECIFICATIONS EXTERIOR PAINTING OF HISTORIC WOODEN BUILDINGS

The following specifications were prepared in 1990 in the expectation that historic wooden buildings would be painted with oil-based paints that employ either linseed oil or an alkyd as the vehicle. Many latex paints have subsequently improved in durability, while some alkyd paints have declined in durability due to environmental regulations governing paint manufacture.

If these specifications are applied to a project that uses water-based emulsion paints, the clauses that refer to oils, solvents, flammability, and other non-relevant issues may be ignored.

I. GENERAL

A. DESCRIPTION OF WORK

1. It is the intent of these specifications that this job shall be performed to the highest standards of workmanship known to the painter's trade, using products and materials of the best quality.
2. This job includes all preparation and full exterior painting of the main building and outbuildings, as may be agreed upon between the owner and the contractor.
3. The work includes re-puttying of window glass where putty is loose or missing. No window glass shall be replaced without consultation with the owner or owner's representative.
4. The work includes removal of loose or poorly-adhered paint, preparation of surfaces to be painted, application of spot priming wherever bare wood is exposed after preparation, and application of one full coat of priming paint and two coats of finish paint to clapboards, trim, and mouldings, exteriors of window sashes, casings, and exterior window blinds or shutters.

B. QUALITY ASSURANCE

Unless paint is hand mixed and tinted, provide primers or other undercoat paint produced by the same manufacturer as the finish coats. Use only thinners approved by the paint manufacturer, and use thinners only within recommended limits.

C. SUBMITTALS

1. If required, submit samples to owner for review and approval of color and texture. Provide samples of colors and materials on 12" by 12" squares of hardboard or seasoned wood with texture to simulate actual building conditions. Resubmit each sample as requested until the required sheen, color, and texture are achieved.
2. Final acceptance of colors will be from samples applied on the job.

D. DELIVERY AND STORAGE

1. Deliver all materials to the job site in original, new, and unopened packages and containers bearing the manufacturer's name and label.
2. Protect materials from freezing or excessive heat. Keep the storage area neat and orderly. Remove oily rags and waste daily. Take all precautions to ensure that workers and work areas are adequately protected from fire and health hazards resulting from handling, mixing, and applying paint materials. No smoking is permitted indoors or in proximity to areas where paint is being mixed or where solvents are exposed.

E. JOB CONDITIONS

1. Do not apply paint materials when the temperature of surfaces to be painted and the surrounding air temperature are below 50 degrees F., unless otherwise permitted by the paint manufacturer's printed instructions.
2. Do not apply paint materials in snow, rain, fog, or mist, or when the relative humidity exceeds 85%. Do not apply paint materials to damp or wet surfaces, or to wood with a moisture content above 15% as measured by a moisture meter.

II. PRODUCTS

A. ACCEPTABLE MANUFACTURERS

Subject to the requirements and standards provided by these specifications, materials to be used on this job shall be products of the following manufacturers unless other products are expressly approved in advance by the owner:

1. Devoe and Reynolds Company (Devoe)
2. Glidden Coatings and Resins, Division of SCM Corporation (Glidden)

3. Benjamin Moore and Company (Moore)
4. PPG Industries, Pittsburgh Paints (Pittsburgh)
5. Pratt & Lambert (P&L)
6. The Sherwin-Williams Company (S-W)

B. COLORS AND FINISHES

Prior to the beginning of work, the owner will furnish sample color chips for surfaces to be painted in other than pure white. Match the colors of the chips and submit samples, as specified under **I.C.1.**, before proceeding with the work.

C. MATERIALS

1. Provide the best quality grade of the various types of coatings as regularly manufactured by acceptable manufacturers (above). Materials not displaying the manufacturer's identification as a standard, best-grade product will not be acceptable.
2. Undercoat or priming paint shall be made by the same manufacturer as the finish coats. Use only thinners approved by the paint manufacturer, and use them only within recommended limits.
3. Color pigments shall be pure, non-fading types appropriate for the other paint media with which they are mixed and for the substrates and the conditions of the job.
4. Both priming paint and finish paint shall be the best quality oil or alkyd-based exterior house paint from fresh stock.

III. EXECUTION

A. INSPECTION

1. Examine the areas and conditions under which painting materials are to be applied and notify the owner in writing of conditions that are detrimental to the proper and timely execution of the work. Do not proceed with the work until unsatisfactory conditions have been corrected to the satisfaction of all parties.
2. Starting of painting work by the contractor shall be construed as the contractor's acceptance of the surfaces and conditions within any particular area of the job.

B. SURFACE PREPARATION

1. Perform preparation and cleaning procedures in strict accordance with the paint manufacturer's instructions and with these specifications.
2. Carefully scrape and sand all surfaces prior to repainting. Employ metal scrapers, belt sanders, hand sanding, hand wire brushes, or "heat guns" and steel putty knives to remove loose paint and to feather the edges of surrounding paint areas. **Do not use open flames, or power tools other than belt sanders. Do not use disk sanders or power wire brushes. Do not use pressure washing equipment or allow water to touch wooden surfaces that are to be painted.**
3. Before applying paint, clean surfaces that are to be painted. Remove oil and grease prior to mechanical cleaning. Schedule cleaning and painting so that contaminants or debris from the cleaning process will not fall onto wet, newly-painted surfaces.
4. Where knots are exposed during surface preparation, apply a thin coat of white shellac or other recommended knot sealer before applying the priming coat.
5. Lightly set and putty all new nails and all older nails that have lifted above the surface of the wood.
6. Paint the heads of all nails that display rust with a metal priming paint prior to the application of the priming coat to the body of the building. Allow the metal priming paint to dry according to the manufacturer's specifications before priming the building.
7. In areas where damage has occurred to woodwork, notify the owner so that carpentry repairs may be undertaken before painting continues in those areas.
8. Caulk with DAP vinyl/silicone paintable caulking or approved equal.
9. Remove all hardware, hardware accessories, plates, lighting fixtures, and similar items in place and not to be finish painted, or fully protect such items during preparation and painting. Reinstall such items after painting is completed.

C. MATERIALS PREPARATION

1. Mix and prepare painting materials in accordance with the manufacturer's directions.
2. Store materials not in actual use in tightly covered containers. Maintain containers that are used in the storage, mixing, and

application of paint in a clean condition, free of foreign materials and residue.

3. For highly pigmented paints, “box” the individual containers to achieve uniform colors throughout the full batch.
4. Stir materials before application to produce a mixture of uniform density, and stir as required during application. Do not stir surface film into the paint. Remove film and, if necessary, strain the paint before applying it.

D. APPLICATION

1. Do not paint over dirt, rust, scale, grease, moisture, scuffed surfaces, or other conditions that are detrimental to the formation of a durable paint film.
2. Do not paint over any code-required labels, such as Underwriter’s Laboratories or Factory Mutual, or over any equipment identification, performance rating, name or nomenclature plates.
3. Apply paint in accordance with the manufacturer’s directions. Apply paint only by brush, using a brush appropriate for the job and the paint. Do not apply paint by roller, sprayer, or other non-traditional method.
4. Apply paint so as to cover all surfaces completely with an opaque, smooth surface of uniform finish, color, appearance, and coverage. Cloudiness, spotting, gaps, laps, brush marks, runs, sags, ropiness or other surface imperfections are not acceptable. Remove, refinish, or repaint work that is not in compliance with these specifications.
5. **Priming coat.** Priming paint shall be the best quality oil or alkyd-based primer from fresh stock. If the finish paint is to be a dark color, priming paint shall be darkened by tinting to the approximate hue of the finish coats. Carefully spot prime all areas where underlying wood has been exposed by paint loss or surface preparation, followed, when dry, by one full coat of primer over all surfaces to be painted.
6. **Finish coats.** Finish coats shall be the best quality oil or alkyd-based exterior house paint from fresh stock. The formulation of finish coats shall be fully compatible with that of the priming coat. The first finish coat shall be applied only when the priming coat has dried in accordance with the manufacturer’s recommendations. The second finish coat shall be applied only when the first finish coat has dried in accordance with the manufacturer’s recommendations.

E. CLEAN-UP AND PROTECTION

1. During the progress of the work, remove from the project daily all discarded paint materials, rubbish, empty cans, and used rags.
2. Upon completion of painting work, clean window glass and other paint-spattered surfaces. Remove spattered paint by proper methods of washing and scraping, using care not to scratch or otherwise damage finished surfaces.
3. **Protection.** Protect all plants and shrubs growing near the building, and all door steps, porches, and other projecting features, by carefully covering them with drop cloths. Provide propping beneath heavy drop cloths to prevent bending or crushing plants. Temporarily pull ornamental shrubs away from the walls of the building by ropes and stakes to provide necessary working room; do not cut or prune shrubs without the owner's permission. Protect the work of other trades, whether to be painted or not, against damage by the painting work. Correct any damage by cleaning, repairing or replacing, and repainting, as may be acceptable to the owner.
4. Provide "Wet Paint" signs as required to identify newly-painted surfaces.
5. At the completion of the job, carefully remove and fold all drop cloths, emptying all paint chips and debris into tight containers for safe and proper disposal off-site. Leave the building site clean and free of any residue from the paint job.
6. For future touch-up, provide the owner with tightly-sealed containers of the residue of all paints used on the job, properly labeling each container with the type of paint and the areas of its use, and applying a sample of the contents to the cover or label.