

1.0 GENERAL

.1 Requirements Include

- .1 Exterior and interior painting and repainting requirements.
- .2 Additional guidelines found in Section 09 00 10.

.2 BCIT Sustainability Requirements

- .1 Sustainability Goals - Mandatory Compliance: comply with allowable VOC levels for all adhesives, sealants, paints and other coatings as outlined in Division 01.

.3 Design and Performance Requirements

- .1 Standards to conform with the current adopted editions:
 - .1 Master Painters Institute (MPI) Architectural Painting Specification Manual, hereafter referred to as the MPI Manual. Approved Products list is available on-line at www.paintinfo.com.
 - .2 Master Painters Institute Repainting Manual, hereafter referred to as MPIR, current edition.
- .2 Surfaces shall receive Premium grade finish systems, three (3) coats, except where MPI Manual indicates no Premium system in which case a two (2) coat Custom system is acceptable.
- .3 Materials and paints shall be lead and mercury free and shall comply with low VOC content requirements of Authorities Having Jurisdiction.
- .4 Use a single manufacturer for each system.
- .5 Exterior expectancy shall be minimum eight (8) years using standard coatings.
- .6 Interior expectancy is minimum 10 years using standard coatings.

2.0 QUALITY ASSURANCE

.1 Warranty

- .1 Specify that Contractor is to provide and pay for either of the following in accordance with MPI Painting Specification Manual requirements for painting, commencing at date of Substantial Performance.
 - .1 Local MPI Accredited Quality Assurance Association's two (2) Year Guarantee, **OR**
 - .2 Furnish a 100% 24 month Maintenance Bond in accordance with MPI Architectural Painting Specification Manual requirements. Maintenance Bond shall warrant that all painting and decorating work has been performed in accordance with MPI Architectural Painting Specification Manual requirements. Include cost of bond in contract price.

Consultants are to provide complete specifications, and review these Technical Standards documents to include BCIT requirements within the specifications as applicable to the project.

- .3 Painting and decorating contractor to provide maintenance bond consent from a reputable surety company licensed to do business in British Columbia, Canada. Cash or certified cheques are not acceptable in lieu of surety bond.

3.0 PRODUCTS

.1 Paint and Coating Systems

- .1 Exteriors:
 - .1 Anti-graffiti finish to be provided as follows:
 - .1 Concrete Unit Masonry: Gloss: Flat. Apply to 10 feet above grade.
 - .2 Clay Unit Masonry: Gloss: Flat. Apply to 10 feet above grade.
 - .2 Interiors:
 - .1 Walls in Janitor Rooms, Washrooms, Shower Rooms and ceilings in Shower Rooms to have Latex Semi-gloss finish.
 - .2 Doors, Door and Window Frames, and Wood Trim to have Latex Semi-gloss finish.
 - .3 Pre-approved colour for walls and ceilings: *Benjamin Moore CC-20 Decorators White*. The level of sheen/gloss is to be determined based on MPI standards for the various installation applications as required. All other paint colour selections to be reviewed and approved by Campus Development.
 - .3 Communication cables must not be painted. Cables are to be masked and protected from paint overspray or direct painting.

*** END OF PAINTING SECTION ***