INVITATION TO BIDS

Cedarvale Village Envelope Upgrade Solicitation No. <u>5216</u>

ADDENDUM NO.<u>1</u> Issue Date 02.14.2020

This Addendum containing the following revisions, additions, deletions and/or clarifications, is hereby made a part of this solicitation and Contract Documents for the above-named project. Bidders/Proposers shall take this Addendum into consideration when preparing and submitting their response to this solicitation.

This Addendum answers questions submitted (see item 1.) revised technical specifications (see item 2.) and adds an appendix 1 for Siding & Trim Detail (see item 3.)

- **Item 1**. The following is a list of question(s) received and SHA's responses to those questions:
- Q1: Substitution Request: The project specification calls for Wrapshield SA. We would like to request that our **AIR-SHIELD SMP** please be reviewed as a vapor permeable sheet air barrier material.
- A1: SHA has revised the basis of design product for weather resistive barrier section 072500. The revised Basis of Design material is HardiWrap 11 mil. Weather Barrier. SHA will accept substitute building wrap material of equivalent performance standard.
- Q2: We are interested in bidding the Cedarvale Village reclad project. However, I only see the original drawings for the apartments. I would expect to see new elevations and details associated with the reclad. Am I missing something or are more drawings going to be issued?
- A2: The building drawings are old and serve as reference only. However, the buildings are relatively simple and can be easily measured in the field. Design elements are virtually identical for all six buildings. An additional "Siding & Trim" document is included with this addendum to clarify the location of specific materials.
- Q3: Is there a current Envelope Consultant on this project? If not... is there an opportunity to bid, as QEC (Qualified Envelope Consultants)?
- A3: SHA does not intend to bring on an Envelope Consultant for this project.
- Q4: Will there be a need at the end of the project for an air barrier test, as per the Washington State Energy Code? QED Lab's is a Level III Certified Testing agency for air barrier tests, and would like to provide a bid proposal if there is a need
- A4: Air barrier testing is not anticipated for this project.

- Q5: What is the substrate behind the vinyl siding?
- A5: The exterior wall substrate beneath the vinyl siding is T-111 siding. The T-111 is to remain in place and covered with weather resistive building wrap as discussed in question 1 above. The T-111 is painted. Testing of the paint did not detect the presence of lead.
- Q6: Do the soffits get "boxed in" with cement siding panels or are the eaves to remain open?
- A6: Soffits at all buildings are currently enclosed with vented vinyl soffit material. The contractor shall replace the existing soffit material with fibercement soffit paneling to maintain the existing soffit design. Basis of Design for Soffit Material: HardieSoffit Vented Smooth, or approved equivalent.
- Q7: What is the anticipated NTP?
- A7: The Seattle Housing Authority anticipates issuing a Notice To Proceed in late April or early May, immediately following the execution of project contract documents.
- Q8: Should we assume repainting the whole interior side of the exterior wall?
- A8: No. The Contractor shall exercise skill and care in the removal and replacement of doors and windows. Interior walls should be minimally impacted in this work. Interior wall damage, marring and dents that occur as a result of the Contractor's work shall patch interior walls back to existing condition, applying texture and matching touch-up paint where necessary.
- Item 2. The following revised technical specifications are attached to this addendum:

Revised section for 072500 Sheet Water Resistive Air Barriers Revised section for 074646 FRC Siding Revised section for 081613 Fiberglass Entry Doors Revised section for 099000 Painting And Coating

Item 3. Appendix 1 is attached as additional information for Siding & Trim Detail.

END OF ADDENDUM NO. 1

SECTION 072500 SHEET WATER RESISTIVE AIR BARRIERS

SECTION 072500 - SHEET WATER RESISTIVE AIR BARRIERS

PART 1 – GENERAL

- 1.1 SUMMARY
 - A. Section Includes:
 - 1. Furnish and install sheet weather resistive air barrier at wall assemblies where new siding is installed.
- 1.2 RELATED SECTIONS:
 - A. Section 072511 Self-Adhered Membrane Flashing
 - B. Section 076200 Sheet Metal Flashing and Trim
 - C. Section 079200 Joint Sealers

1.3 REFERENCES

- A. Applicable provisions of the most recent adopted edition of the following standards shall apply to the work of this Section, except as modified herein, and are hereby made a part of these Contract Specifications to the extent required:
 - 1. ASTM E84 Standard Test Method for Surface Burning Characteristics of Building Materials.
 - 2. ASTM E2178 Standard Test Method for Air Permeance of Building Materials.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Submit manufacturer's standard details for review. Show details of weather resistive and air barrier at terminations, openings, and penetrations.
- C. Manufacturer's Instructions: For installation of each product specified.

SECTION 072500 SHEET WATER RESISTIVE AIR BARRIERS

- D. Sample Warranty: For manufacturer's warranty.
- 1.5 QUALITY ASSURANCE
 - A. Pre-Installation Conference: A pre-installation conference shall be held prior to commencement of field installation to establish procedures to maintain required working conditions and to coordinate this work with related and adjacent work. Verify that final waterproofing and air barrier details comply with manufacturer's current installation requirements and recommendations.
 - Convene at least one week prior to commencing the work as related to this section. Review of the project documents will be conducted. Contractor shall notify, Installer, Envelope Consultant, Architect, and owner's representative (if applicable) for attendance.
 - 2. Contractor shall provide attendees with agenda of meeting, record meeting minutes and distribute minutes to all in attendance within 72 hours.
 - B. Mockups: [NOT REQUIRED].
- 1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING
 - A. Stack material to prevent abrasion and to provide ventilation. Do not store in direct sunlight or high heat locations.
 - B. Do not remove manufacturer's shipping packaging from stored items until time of installation.
 - C. Prevent contact with materials, which may cause discoloration or staining.
 - D. Protect material from inclement weather until ready to use.
 - E. Do not store near heat source or open flame.
- 1.7 PROJECT CONDITIONS
 - A. Substrate Condition: Proceed with work only when substrate construction

SECTION 072500 SHEET WATER RESISTIVE AIR BARRIERS

and preparation work is complete and in condition to receive weather resistive air barrier system. All plumbing, electrical, mechanical and structural items to be under or passing through the air barrier system shall be positively secured in their proper positions prior to air barrier system installation. Substrate preparation shall be per air barrier manufacturer's guidelines.

- B. Weather Conditions: Perform work only when existing and forecasted weather conditions are within the guidelines established by the manufacturer of the waterproofing materials.
- C. Ensure continuity of the weather resistive and air barrier system throughout the scope of this section.
 - 1. Weather resistive air barrier vapor permeable membrane to include selfadhesive membrane, weather resistive barrier tape, sealants, and fluidapplied membrane.
 - 2. Drainage plane to include drainage cavity, weather resistive air barrier and flashings to the exterior.

1.8 WARRANTY

- A. For Basis of Design product (HardiWrap 11 mil Weather Barrier), provide manufacturer's standard material warranty in which manufacturer agrees to provide replacement material for the sheet weather resistive air barrier membrane system installed in accordance with manufacturer's instructions that fail due to material defects within 20 years from date of substantial completion.
- B. On Approved Equal products, provide manufacturer's standard material warranty in which manufacturer agrees to provide replacement material for the sheet weather resistive air barrier membrane system installed in accordance with manufacturer's instructions that fail due to material defects within 20 years from date of substantial completion.

PART 2 - PRODUCTS

SECTION 072500 SHEET WATER RESISTIVE AIR BARRIERS

2.1 MATERIALS

- A. Sheet Membrane Weather-Resistive Air Barrier: Sheet air barrier meeting the definition of ASTM E 2178 for air permeance. Sheet membrane shall have flame-spread and smoke- developed indexes of less than 10 and 35, respectively, when tested according to ASTM E 84.
- B. Membrane shall be resistant to deleterious effects of UV exposure for no less than 30 days.
- 2.2 ACCEPTABLE SHEET MEMBRANE WRB/AIR BARRIER:
 - A. Basis of Design: HardiWrap 11 mil Weather Barrier;
 - B. Or Approved Equal.
 - C. Provide manufacturer's recommended tapes and liquid-applied membrane for transitioning at penetrations, and transitions.
- 2.3 LIQUID-APPLIED TRANSITIONAL WRB/AIR BARRIER MEMBRANE: as recommended by weather resistive air barrier manufacturer.
- 2.4 AIR BARRIER SEALANT: as recommended by weather resistive air barrier manufacturer.
- 2.5 BUILDING WRAP TAPE: as recommended by weather resistive air barrier manufacturer.
- 2.6 Flexible Flashing

A. Self-Adhered Membrane Flashing: 40 mil thick, self-adhering sheet consisting of 36 mils of butyl based adhesive laminated to a 4-mil thick, crosslaminated polyethylene film with release liner on adhesive side and formulated for application with primer that complies with VOC limits of authorities having jurisdiction. Confirm asphaltic-based Self-Adhered Membranes are compatible with the product they adhere to.

1. HardiWrap Flex Flashing

SECTION 072500 SHEET WATER RESISTIVE AIR BARRIERS

- 2. HardiWrap Pro-Flashing
- 3. Or Approved Equal.
- 2.7 Fasteners with Self-Gasketing Washers: as recommended by weather resistive air barrier manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine conditions and proceed with work only when underlying exterior gypsum sheathing is ready per the project documents.
- B. Verify that substrate and surface conditions are in accordance with weather resistive air barrier manufacturer's recommendations prior to installation.
- C. Verify that surfaces to receive weather barrier flexible flashings are clean, dry, and free of frost.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. All products approved for use as the Sheet Water Resistive Air Barriers system shall all be compatible with each other. For Approved Equal products that are submitted by Contractor and approved by Owner, Contractor needs to provide documentation that Sheet Applied Materials, Fluid Applied Materials, Self-Adhered Flexible Flashings, and Air Barrier Sealants are chemically compatible for use with each other as a whole system.
- B. Strictly conform to weather resistive air barrier manufacturer's published installation instructions and the project documents.
- C. During the installation process, air barrier membrane must be protected at the leading edge to ensure liquid water does not travel behind the membrane.
- D. Install membrane (starting at the bottom of wall) and work up. Provide laps at locations required in a shingle or "weatherboard" fashion. Negative (reverse) laps or inconsistent installation sequence or transitions will be rejected, regardless of installation of overlying materials.

SECTION 072500 SHEET WATER RESISTIVE AIR BARRIERS

- E. Membrane Lapping/Seams: Provide membrane laps at the following typical conditions:
 - 1. Horizontal and vertical lap seams shall be per manufacturer's specifications.
 - 2. Inside and Outside Corners: Run field application of membrane into corner conditions in a continuous manner. Allow no stoppage of sheet membrane within 24" of corners.
- F. Sealing of Membrane: Use a roller to ensure adhesion of membrane at seams and overlaps.
 - 1. Fishmouths, ripples, voids or otherwise improperly sealed or de-bonded areas will not be accepted.
 - 2. Seal all membrane edges with Dowsil 758 sealant. F. Penetrations or Approved Equal.
 - 3. Apply manufacturer's standard liquid-applied membrane at penetrations as noted in the manufacturer's literature and shown on the project documents.
- G. Provide field-applied, gun-grade sealant (Dowsil 758) where required for continuity of air barrier at transitions as depicted in the project documents. Or Approved Equal.
- H. Flexible flashing installation
 - 1. Provide self-adhering flexible flashings where indicated in the project documents at transitions.

3.3 CLEANING AND PROTECTION

- A. Repair or replace work which is damaged or defective. Ensure that membrane is installed in a manner compliant with the project documents prior to cover.
- B. Remove all tools, equipment and remaining product on-site.
- C. Dispose of section work debris and damaged product following all applicable regulations.

SECTION 072500 SHEET WATER RESISTIVE AIR BARRIERS

- D. Protect wall areas covered with weather resistive air barrier membrane from damage due to construction activities, high wind conditions, and extended exposure to inclement weather.
- E. Review condition of fully weather resistive air barrier membrane prior to installation of cladding. Repair, or remove and replace damage sections with new membrane.
- F. Recommend to cap and protect exposed back-up walls against wet weather conditions during and after application of membrane.
- G.Remove and replace weather resistive air barrier membrane affected by chemical spills or surfactants.

END OF SECTION 072500

SEATTLE HOUSING AUTHORITY #5216 SECTION 074646 CEDARVALE VILLAGE FIBER REINFORCED CEMENTITIOUS SIDING ENVELOPE UPGRADES SECTION 074646 – FIBER REINFORCED CEMENTITIOUS SIDING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Supply and Installation of fiber reinforced cement (FRC) siding to replace existing vinyl siding.
- 1.2 RELATED SECTIONS
 - A. Section 060573 Wood Treatment
 - B. Section 061000 Rough Carpentry
 - C. Section 076200 Sheet Metal Flashing and Trim
 - D. Section 079200 Joint Sealers
 - E. Section 099000 Painting and Coating

1.3 REFERENCES

- A. ASTM E 84 Test Method for Surface Burning Characteristics of Building Materials.
- B. ASTM E 136 Test method for Behavior of Materials in a Vertical Tube Furnace at 750 degrees C.
- C. ASTM C 1186 Specifications for Non- Asbestos Fiber Cement Siding, grade II, type A.

1.4 SUBMITTALS

- A. Product Data: For each type of product specified, including manufacturer's specifications and recommended details for installation.
- B. Indicate component details and anchorage.
 - 1. Provide calculations for loadings and stresses of fasteners, stamped by a Professional Engineer or applicable model code authority evaluation report (e.g. ICC-ES).
- C. Submit copies of manufacturer's specification and installation data.

SEATTLE HOUSING AUTHORITY #5216SECTION 074646CEDARVALE VILLAGEFIBER REINFORCED CEMENTITIOUS SIDINGENVELOPE UPGRADESFIBER REINFORCED CEMENTITIOUS SIDING

- D. Submit copies of installer's experience and qualifications (see 1.06 QUALITY ASSURANCE below).
- E. Maintenance instructions: Periodic inspection recommendations and maintenance procedures.
- F. Warranty: Submit copy of manufacturer's warranty, made out in Owner's name, showing that it has been registered with manufacturer.
- 1.5 MOCK-UPS [NOT REQUIRED]
- 1.6 QUALITY ASSURANCE
 - A. Installer: Company specializing in performing work of this Section.
- 1.7 ENVIRONMENTAL AND SAFETY REQUIREMENTS
 - A. Comply with pertinent requirements of OSHA/WISHA regarding use, handling, storage, and disposal of hazardous materials; and regarding labeling and provision of material safety data sheets.
- 1.8 COORDINATION
 - A. Coordinate with other trades affecting or affected by Work of this Section.

1.9 DELIVERY, STORAGE AND HANDLING

- A. Fiber reinforced cement components to be stored under cover and kept dry. Store products stacked on edge, or laid flat on a smooth, level surface. Protect edges and corners from chipping and moisture.
- B. Store off ground, under cover and protected from damage.
 - 1. If products become wet, allow to dry thoroughly before installing.
- 1.10 PRODUCT WARRANTY
 - A. Provide manufacturer's warranty which is to indicate that the fiber reinforced cement materials will be free from defects and deterioration, and continue to perform satisfactorily when maintained in general conformance with the

SEATTLE HOUSING AUTHORITY #5216SECTION 074646CEDARVALE VILLAGEFIBER REINFORCED CEMENTITIOUS SIDINGENVELOPE UPGRADESFIBER REINFORCED CEMENTITIOUS SIDING

submitted maintenance documents, for a minimum period of 30 years from the date of Substantial Completion of the Work.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. James Hardie Building Products or approved equivalent.
- 2.2 FIBER REINFORCED CEMENTITIOUS SIDING
 - A. Fiber Reinforced Cementitious Siding: NER-405, ASTM C 1186, Grade II, Type A.
 - B. Fire Resistance Characteristics:
 - Noncombustible when tested in accordance with ASTM E 136. Surface burning characteristics when tested in accordance with ASTM E 84, UBC Class I:
 - a. Flame Spread: 0
 - b. Fuel Contributed: 0
 - c. Smoke Developed: <5
 - C. Lap Siding:

Basis of Design: "HardiPlank Select Cedarmill" Lap Siding

Lap siding to comply with the following:

- 1. Thickness: 5/16-inch.
- 2. Width of Material: 5.25 inches.
- 3. Width of Exposure: 4.0 inches.
- 4. Length: As required to minimize joints.
- 5. Texture: Cedarmill.
- 6. Pre-finish: Factory primed or as recommended by manufacturer.
- 7. Substitute Materials of equal specification and performance standards may be accepted upon request.
- D. Panel Siding:

Basis of Design:

- a) Upper Gable End between eaves, all buildings: HardiPanel Select Cedarmill
- b) Recessed front entry of each unit: HardiPanel Sierra 8

Vertical Panel Siding shall comply with the following:

- 1. Thickness: 5/16-inch.
- 2. Size: 4 feet wide x width necessary (8' maximum).
- 3. Texture: Cedarmill.
- 4. Substitute Materials of equal specification and performance standards may be accepted upon request.

SECTION 074646 FIBER REINFORCED CEMENTITIOUS SIDING

E. Soffit Material:

Basis of Design: HardiSoffit Vented Smooth.

Horizontal soffit board shall comply with the following:

- 1. Thickness: 1/4-inch.
- 2. Size: as required for economy of installation.
- 3. Texture: Vented Smooth.
- 4. Prime finish: Factory PrimePlus sealer and primer, or as recommended by manufacturer.
- 5. Substitute Materials of equal specification and performance standards may be accepted upon request.
- F. Trim Boards:

Basis of Design: "HardiTrim 4/4 Rustic Grain"

- 1. Thickness: 4/4 Boards (.75 inch, actual).
- 2. Widths:
 - a) All door, window and building trim: 4 inch.
 - b) Horizontal bellyband: 8 inch.
- 3. Length: as needed to minimize joints.
- 4. Texture: Rustic Grain.
- 5. Prime finish: Factory PrimePlus sealer and primer.
- 6. Substitute Materials of equal specification and performance standards may be accepted upon request.

2.3 FIBER REINFORCED CEMENTITIOUS MATERIAL REQUIREMENTS

- A. Fiber reinforced cement siding to meet requirements set forth in NER-405 for the products specified herein.
- B. Finish
 - 1. In accordance with manufacturer's recommendations. Colors selected by Consultant. See Section 099000, Painting and Coating.
 - 2. Pre-primed PrimePlus sealer primer, including touch-up primer with alkali resistant primer approved by manufacturer.
 - 3. Topcoat to be Flat sheen and include fungicide.
- 2.4 FASTENERS
 - A. Galvanized or Stainless steel as recommended and approved by siding manufacturer.
- 2.5 ACCESSORIES

SEATTLE HOUSING AUTHORITY #5216 SECTION 074646 CEDARVALE VILLAGE FIBER REINFORCED CEMENTITIOUS SIDING ENVELOPE UPGRADES

A. Paintable Sealant for panel and trim joints: MasterSeal 100, MasterSeal 150, or Momentive SCS7000.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that Surfaces to receive siding are straight, plumb, true, solid, rigid, dry, and otherwise properly prepared.
- B. Correct conditions detrimental to timely and proper completion of work.
- C. Do not start work until conditions are satisfactory.

3.2 PROTECTION

- A. Protect installed work form other trades.
- B. Repair any punctures or tears in the weather resistive barrier prior to the installation of the siding.

3.3 INSTALLATION

- A. Install siding in accordance with manufacturer's written installation instructions.
- B. Fasten to solid backing in accordance with National Evaluation Service Report for specified wind resistance.
- C. Install straight, plumb, level, parallel, true, and secure as appropriate.
- D. Fit siding neatly at joints against trim.
- E. Accurately scribe to adjacent surface irregularities.
- F. Trim any projections through siding accurately and neatly, with a consistent reveal for a sealant joint.
- G. Panel siding:

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SEATTLE HOUSING AUTHORITY #5216 SECTION 074646 CEDARVALE VILLAGE FIBER REINFORCED CEMENTITIOUS SIDING ENVELOPE UPGRADES

- 1. Install blocking behind all joints where joints do not occur at stud framing.
- 2. Place fasteners no closer than 3/8-inch from panel edges, and no closer than 2- inches from panel corners.
- 3. Install to maximum variation in alignment of 1/8-inch in 10 lineal feet.
- H. Trim, Panel, Fascia & Soffit Installation:
 - 1. Install panels and trim in accordance with manufacturer's instructions and as indicated on drawings.
 - 2. Employ skilled tradesmen for the Work, familiar with the application of all products.
 - 3. Confirm panel length and joint location with Consultant. Use continuous furred backing panel edges and joints. Prime all cut edges.
- I. Fastening: Install fasteners at 6" o/c., no closer than 3/8" from panel edges, and no closer than 2" from sheet corners.
 - 1. No exposed fasteners.
- J. Install accessories as detailed on drawings and in accordance with Manufacturer's instructions.
- K. Install a piece of sheet metal or membrane flashing behind each vertical joint in "HardiPlank" siding, shingle lapped over the "HardiPlank" below. Fasten membrane flashing to furring strips with the same fasteners used to secure HardiPlank.
- L. Install insect screen to form closure at openings to rain screen cavities.

3.4 FINISH

- A. Paint all cut ends, notches and holes prior to installation of boards.
- B. Mask panel trim and paint in accordance with Section 099000 Painting and Coating.
- C. Apply minimum of two coats of topcoat or as required for acceptable coverage onto primed fiber reinforced cement boards in accordance with 09 90 00 Painting and Coating.

SEATTLE HOUSING AUTHORITY #5216SECTION 074646CEDARVALE VILLAGEFIBER REINFORCED CEMENTITIOUS SIDINGENVELOPE UPGRADESFIBER REINFORCED CEMENTITIOUS SIDING

- D. Color and gloss to be as selected by Consultant.
- E. Paint fiber reinforced cement board within 90 days of installation.

3.5 CLEANING AND PROTECTION

- A. Clean siding that has been soiled, or discolored.
- B. Touch-up damaged paint surfaces.
- C. Replace damaged units.
- D. Remove debris from project site.

END OF SECTION 074646

SECTION 081613 FIBERGLASS ENTRY DOORS

SECTION 08 16 13 – FIBERGLASS ENTRY DOORS

PART 1 - GENERAL

- 1.1 SECTION INCLUDES
- A. Fiberglass Entry Doors
- 1.2 RELATED SECTIONS
 - A. 061000 Rough Carpentry
 - B. 072500 Sheet Water Resistive Air Barriers
 - C. 079200 Joint Sealers
 - D. 099000 Painting and Coating

1.3 REFERENCES

- A. American Society for Testing and Materials (ASTM):
 - 1. ASTM E 90 Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions.
 - ASTM E 283 Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors Under Specified Pressure Difference Across the Specimen.
 - 3. ASTM E 330 Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference.
 - 4. ASTM E 331 Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference.
 - 5. ASTM E 413 Classification for Rating Sound Insulation (STC).
 - 6. ASTM E 547 Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Cyclic Static Air Pressure Difference.
 - 7. ASTM E 2235 Standard Test Method for Determination of Decay Rates for Use in Sound Insulation Test Methods.
- B. Environmental Protection Agency and Department of Energy:
 - 1. Energy Star Program Requirements Product Specification for Residential Windows, Doors, and Skylights.

SECTION 081613 FIBERGLASS ENTRY DOORS

- C. Code of Federal Regulations:
 - 1. CFR 1201 Part 2 Safety Standard for Architectural Glazing Materials.
- D. National Accreditation & Management Institute (NAMI)
- E. National Fenestration Rating Council
 - 1. NFRC 100 Procedure for Determining Fenestration Product U-Factors.
 - 2. NFRC 200 Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance (VT) at Normal Incidence.
 - 3. NFRC 400 Procedure for Determining Fenestration Product Air Leakage.
- F. National Fire Protection Association
 - 1. NFPA 252 Standard Methods of Fire Tests of Door Assemblies
- G. Underwriters Laboratory
 - 1. UL 10B Standard for Fire Testing Door Assemblies.
 - 2. UL 10C Standard for Positive Pressure Fire Tests of Door Assemblies.
- 1.4 PERFORMANCE REQUIREMENTS
 - A. Doors shall have a structural design pressure rating of DP 75-lbs.
 - B. Doors shall have an impact design pressure rating of DP 300-lbs.
 - C. Door Unit Air Leakage, NFRC 400, 1.57 psf (25 mph): 0.50 cfm per square foot of frame or less.
 - D. Door Unit Water Penetration: No water penetration through door unit when tested in accordance with ASTM E 331or ASTM E 547 with water applied at rate of 5 gallons per hour per square foot at 0 psf.
 - E. Doors shall have a minimum STC rating of 26 or a minimum OITC rating of 24.
 - F. Doors shall have a positive pressure certified fire door rating of 20-minutes.

Revised per Addendum #1 issued 02.14.20

SEATTLE HOUSING AUTHORITY #5216 CEDARVALE VILLAGE ENVELOPE UPGRADES

SECTION 081613 FIBERGLASS ENTRY DOORS

- G. Doors shall have a minimum U-Value of .29 and a minimum SHGC of .16.
- H. Doors shall qualify for Energy Star Rating.
- 1.5 SUBMITTALS
 - A. Refer to Division 013300 Submittal Procedures.
 - B. Product Data: Submit door manufacturer current product literature, including installation instructions.
 - C. Shop Drawings: Submit manufacturer's shop drawings, indicating dimensions, construction, component connections, anchorage methods and locations, accessories, hardware locations, and installation details.
- 1.6 QUALITY ASSURANCE
 - A. Mockup: [NOT REQUIRED]
 - B. Quality Assurance Submittals:
 - 1. Provide documentation for specified performance as required.
 - 2. Manufacturers' installation instructions.
 - C. Manufacturer Qualifications: Manufacturer shall have successful experience in producing the type of product required for project applications equivalent to the requirements for this project.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Refer to Division 016000 Materials & Equipment.
- B. Delivery: Deliver materials to site undamaged with labels clearly identifying manufacturer, product name, and installation instructions.
- C. Storage: Store materials in an upright position, off ground, under cover, and protected from weather, direct sunlight, and construction activities.
- D. Handling: protect materials and finish during handling and installation to prevent damage.
- 1.8 WARRANTY
- A. Refer to the General Conditions of the Contract.

SECTION 081613 FIBERGLASS ENTRY DOORS

- B. Include repair or replacement of systems showing excessive leakage or air infiltration, excessive deflections, failure of door operation, deterioration of finish or metal in excess of normal weathering, and defects in accessories, and other components of the work.
- C. Warrant doors, frames, and factory hardware against failure in materials and workmanship, including excessive deflection, faulty operation, defects in hardware installation, and deterioration of finish or construction in excess of normal weathering.
- D. Warranty Period: Ten years starting on date of shipment. In addition, a limited lifetime (while the door is in its specified application in its original installation) warranty covering: failure of corner joinery, core deterioration, delamination or bubbling of door skin.

PART 2 PRODUCTS

- 2.1 MANUFACTURER
 - A. Basis of design: Therma-Tru Select Smooth-Star; Style N. SSF600
 20 Min Fire-Rated
 - 1. Therma-Tru Corp. www.thermatru.com;
 - 2. Or Approved Equal.
 - B. Requests for substitutions will be considered in accordance with provisions of Section 013500 Product Substitution Procedures.

2.2 FIBERGLASS ENTRY DOORS

A. Fiberglass Entry Doors: All fiberglass doors are for complete entry systems. Includes but limited to; door slabs, door jambs, thresholds, and all associated door hardware.

1. Construction: Door Slab 1/16-inch minimum thickness, proprietary fiberglass-reinforced thermoset composite, surface lightly textured, accepts most exterior and interior paints. Door edges: machinable kiln-dried pine, primed, lock edge reinforced with engineered lumber core, lockset area reinforced with solid blocking for hardware backup. Door bottom edge: moisture- and decay-resistant composite. Core: foamed-in-place polyurethane, density 1.9 pcf minimum.

2. 20 Min Fire Rating.

SECTION 081613 FIBERGLASS ENTRY DOORS

B. Frames: Provided and assembled by third party fabricators to exacting specifications. Use of rot-resistant frames, mullions, and brickmould is required.

1. Milled from 5/4 kiln-dried material with profiled ½" stop and 6 degree sill gain prep.

- 2. Jamb Width: CONTRACTOR TO VERIFY ONSITE
- 3. Rot Resistant frames, mullions, and brickmould.
- C. Sills
- 1. Inswing Composite Adjustable
- 2. Other: Public Access Sill
- 3. Finish: Satin Nickel
- 2.3 HARDWARE
 - A. Hinges: Steel, 4 x 4 x 0.098 inches finished to match hardware, plated screws to match
 - 1. Finish: US15, Brushed Nickel
 - B. Locking Hardware:
 - 1. New door hardware to be provided and installed by contractor.
 - 2. Basis of design: Schlage AL10 series, "Saturn" design. Schlage S210 Series Saturn Design
 - 3. Or Approved Equal.
 - A. Standard Duty Cylindrical Locks and Latches.
 - 1. Chassis: cylindrical design, corrosion-resistant plated cold-rolled steel, through-bolted.
 - 2. Locking Spindle: stainless steel, interlocking design.
 - 3. Latch Retractors: forged steel. Balance of inner parts: corrosionresistant plated steel or stainless steel.
 - 4. Lever Trim: accessible design, independent operation, springcage supported, minimum 2" clearance from lever mid-point to face of door.
 - 5. Certifications:
 - a. ANSI A156.2, 1994, Series 4000, Grade 2.
 - b. UL listed for A label and lesser class single doors up to 4ft x 8ft.
 - B. Deadbolts:
 - 1. Basis of Design: Schlage B series; B500

- 2. Or Approved Equal.
- 3. Keying of new door hardware to be provided by contractor to fit existing keys.
- 2.4 GLAZING
 - A. Glazing shall be with double-pane construction.
 - B. Decorative designated by door model number.
 - C. Privacy glass: to be included on Unit entry doors.
 - D. Clear glazing shall be used on Building entry doors.
- **2**.5 INSTALLATION ACCESSORIES
 - A. Sill pan
 - B. Corner seal pad
 - C. Rain deflector
 - D. Rain Guard

PART 3 EXECUTION

- 3.1 EXAMINATION
 - A. Examine areas to receive doors. Notify Architect in writing any unacceptable conditions that would adversely affect installation or subsequent performance of the product. Do not proceed with installation until unsatisfactory conditions are corrected.
- 3.2 INSTALLATION
 - A. Install doors in accordance with manufacturer's instructions.
 - B. Install doors plumb, level, square, true to line, and without warp or rack.
 - C. Anchor frames securely in place.
 - D. Separate aluminum from other metal surfaces with bituminous coatings or other means approved by Owner.

SECTION 081613 FIBERGLASS ENTRY DOORS

SECTION 081613 FIBERGLASS ENTRY DOORS

- E. Set thresholds in bed of mastic and back-seal.
- F. Install exterior doors to be weather tight in closed position.
- G. Repair minor damages to finish in accordance with manufacturer's instructions and as approved by Owner.
- H. Remove and replace damaged components that cannot be successfully repaired as determined by Owner.
- I. Install 20 minute doors with permanent fire door certification label in compliance with the requirements of the labeling agency and NFPA.
- J. Maintain alignment and compatibility with adjacent work.
- K. Adjust doors, hinges, and locksets for smooth operation without binding.
- 3.3 FINISHING
 - A. Finish in compliance with manufacturer's written recommendations.
 - B. Unit entry doors and building entry doors shall be painted. Reference Sections 099000 Painting and Coatings.
- 3.3 Protection
- A. Protect installed products until completion of project.
- B. Protect installed doors to ensure that, except for normal weathering, doors will be without damage or deterioration at time of substantial completion.

END OF SECTION 081613

SECTION 099000 PAINTING AND COATING

SECTION 099000 – PAINTING AND COATING

PART 1 - GENERAL

1.1 WORK INCLUDES

- A. General:
 - 1. This section of work shall include labor, materials, tools, scaffolds and other equipment services and supervision required to cover with paint the surfaces of the building or structure, the building services and accessories not otherwise protected or covered.
 - 2. Surfaces to receive painting are to be fully finished, suitable for the application of pre-treatments, surface preparation, priming and coating.
- B. Provide field paint at locations indicated on the drawings. Areas include, but are not limited to:
 - 1. Exterior Field Painting:
 - a. Fiber cement lap and panel siding. Color as indicated.
 - b. Front Entry Door Slabs: Color as indicated.
 - c. Windows, Doors and Building Trim: Color as indicated.
 - 2. Interior Painting: Match existing as needed for touch-up.

1.2 REFERENCES

- A. ASTM International:
 - 1. MPI (APL) Master Painters Institute Approved Products List; Master Painters and Decorators Association; current editions, <u>www.paintfinfo.com</u>.
 - 2. MPI (APSM) Master Painters Institute Architectural Painting Specification Manual; Master painters and Decorators Association.
- C. PDCA Painting and Decorating Contractors of America:
 - 1. PDCA (MAN) Architectural Specification Manual; Painting and Decorating Contractors of America, and the State in which the Project is

SECTION 099000 PAINTING AND COATING

located chapter. D. The Society for Protective Coatings (SSPC):

- 2. Surface Preparation Standards; Latest Edition
- 1.3 DEFINITIONS
 - A. Gloss Level 1: Not more than 5 units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.
 - B. Gloss Level 2: Not more than 10 units at 60 degrees, according to ASTM D 523.
 - C. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.
 - D. Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.
 - E. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.
 - F. Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.
 - G. Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

1.4 SUBMITTALS

- A. Action Submittals:
 - 1. Product Data: For each type of product, submit manufacturer's technical data sheets, application instructions, and sample warranties for each product.
 - 2. Samples for Initial Selection: For each type of topcoat product.
 - 3. Product List: For each product indicated, include the following:
 - a. Printout of current "MPI Approved Products List" for each product category specified, with the proposed product highlighted.
 - b. VOC content.
 - 4. Submit list of painting materials to Owner for review prior to ordering materials.
 - 5. 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.

SECTION 099000 PAINTING AND COATING

- B. Maintenance Material Submittals:
 - 1. Maintenance Data: Submit data on cleaning, touch-up, and repair of painted and coated surfaces.

1.5 QUALITY CONTROL AND ASSURANCE

- A. Inspection: Surfaces requiring painting shall be inspected by contractor prior to application. Contractor shall notify RDH of any defects or problems related to the substrate. Proper substrate preparation shall be provided prior to commencing painting.
- B. Do not paint factory finished items, pre-finished items, concealed surfaces, operating parts, and labels unless indicated.
- C. Conform to MPI's Painting Architectural Specification Manual and the Maintenance Repainting Manual, latest editions.
- D. Qualification of the Manufacturer: The paint products of the Paint Manufacturer shall be listed in the Painting Specification Manual under "Paint Product Recommendation" section, or approved equivalent.
- E. Qualification of Applicators: This contractor shall maintain a qualified crew of painters throughout the duration of the work who shall be qualified to fully satisfy the requirements of this specification.
 - 1. Only skilled personnel who are familiar and experienced with the methods specified herein are to be selected for the work.
- F. Testing of Paint Materials: Owner reserves the right to invoke the following procedure:
 - 1. Owner retains the right to engage the services of a qualified testing agency to sample paint materials. Contractor will be notified in advance and may be present when samples are taken. If paint materials have already been delivered to Project site, samples may be taken at Project site. Samples will be identified, sealed, and certified by testing agency.
 - 2. Testing agency will perform tests for compliance with product requirements.
 - 3. Owner may direct contractor to stop applying paints if test results show materials being used do not comply with product requirements.

SECTION 099000 PAINTING AND COATING

Contractor shall remove noncomplying paint materials from Project site, pay for testing, and repaint surfaces painted with rejected materials. Contractor will be required to remove rejected materials from previously painted surfaces if, on repainting with complying materials, the two paints are incompatible.

- 1.6 PRE-INSTALLATION CONFERENCE
 - A. Meet with Owner, Consultant, Owner's insurer if applicable, Installer, and installers whose work interfaces with or affects related assemblies.
 - B. Review methods of procedures related to application.
 - C. Examine substrate conditions for compliance with requirements, including flatness and attachment to structural members.
 - D. Document proceedings, including corrective measures and actions required, and furnish copy of record to each participant.

1.7 MOCKUPS

- A. Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
- B. Mock-up may remain as part of the Work if accepted and installed in an in-situ manner.
- 1.8 ENVIRONMENTAL CONDITIONS
 - A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F.
 - B. Do not apply paints in snow, rain, fog, or mist; when relative humidity exceeds 85 percent; at temperatures less than 5 deg F above the dew point; or to damp or wet surfaces.
 - C. Perform no repainting work unless a minimum lighting level of 323 Lux (80 foot candles) is provided on surfaces to be repainted.
 - D. Apply paint finish only in areas where dust is no longer being generated by related construction operations such that airborne particles will not affect the quality of the finished surface.

SECTION 099000 PAINTING AND COATING

- E. Apply paint only when surface to be painted is dry, properly cured and adequately prepared.
- 1.9 DELIVERY, STORAGE AND HANDLING
 - A. Deliver manufacturer's unopened containers bearing manufacturer's name, shipping label, product name, batch number, standard compliance, materials content as well as mixing and/or reducing and application requirements.
 - B. Storage: Store paint materials in original labeled containers in a secure (lockable), dry, heated, and well-ventilated single designated areas meeting minimum requirements of both paint manufacturer and authorities having jurisdiction. Dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of authorities having jurisdiction.
 - C. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
 - D. Store materials in a clean, dry area at temperatures within the manufacturer's acceptable range out of direct sunlight and away from flame.
- 1.10 REGULATORY REQUIREMENTS
 - A. Conform to all local, state, and federal regulatory requirements regarding proper handling and disposal of painting related material and labor activities.
 - B. Return solvent and oil soaked rags used during painting operations for contaminant recovery, proper disposal, or appropriate cleaning and laundering.
 - C. Dispose of contaminants in an approved legal manner in accordance with hazardous waste regulations.
 - D. Empty paint cans are to be dry prior to disposal or recycling.
 - E. Close and seal tightly partly used cans of materials including sealant and adhesive containers and store protected in well ventilated fire-safe area to moderate temperature.

PART 2 - PRODUCTS

SECTION 099000 PAINTING AND COATING

2.1 SYSTEM DESCRIPTION

- A. Provide paint and coating products from the same manufacturer. Do not use products of different manufacturers over one another, except for shop prime coats specified in other sections.
- B. Paints and Coatings: Ready mixed, except field-catalyzed coatings.

2.2 MATERIALS / LOCATIONS

- A. New Fiber-Cement Siding & Trim Material:
 - 1. Basis of Design: Rodda CoverCoat Satin Exterior Topcoat (521101) or approved equivalent.
 - 2. Sheen: Satin.
 - Color: Rodda Color Right or approved equivalent.
 a) All Lap and Panel Siding: Rodda #0646, Key West Zenith.
 b) All Window, Door & Building Trim: Rodda #0011, Sugar Dust. Contractor shall provide drawdown to Project Manager for owner review.
 - 4. Final Thickness: Minimum of 2 finish coats over primer.
 - 5. Primer: Per manufacturer.
- B. Fiberglass and Metal Exterior Doors:
 - 1. Basis of Design: Rodda Unique II Acrylic Semi-Gloss (542001) or Approved Equal.
 - 2. Sheen: Semi-Gloss
 - 3. Color: Rodda #0863, I'm A Local.
 - 4. Final Thickness: 2 finish coats (not including primer)
 - 5. Primer: Rodda Universal Primer or Approved Equal.
- C. Previously Painted Interior Walls and Trim: Touch-up painting only as necessary.
 - 1. Basis of Design: Owner to provide paint color and number to match existing interior. Contractor to provide and apply paint.
 - 2. Sheen: Match existing.
 - 3. Color: Match existing color.
- 2.3 ACCESSORIES
 - A. Provide cleaning agents, cleaning cloths, sanding materials, and clean-up

SECTION 099000 PAINTING AND COATING

materials required for the work per manufacturer.

- B. Linseed oil, shellac, turpentine, paint thinners and other materials not specifically indicated but required to achieve the finishes specified; commercial quality.
- C. Patching Material: Latex filler.
- D. Fastener Head Cover Material: Latex filler.
- E. Emulsifying Industrial Detergent (General Cleaner for Ferrous):
 - 1. Self-Emulsifying Solvent Degreaser by Zep
- F. Cleaner for Preparing Galvanized Surfaces: Concentrated, water-reducible phosphoric acid and detergent blend formulated to both clean and profile concrete, masonry, steel, galvanized and zinc surfaces before applying coatings.
 - 1. Clean N' Etch by Great Lakes Laboratories
- G. Sealants: Refer to Section 079000 Joint Sealers for sealants at wall and ceiling joints.

PART 3 - EXECUTION

- 3.1 GENERAL
 - A. Paint exposed surfaces except where indicated not to be painted or to remain natural; the term "exposed" includes areas visible through permanent and built-in fixtures when they are in place.
 - B. Do Not Paint or Finish the Following Items:
 - 1. Items fully factory-finished unless specifically noted; factory-primed items are not considered factory-finished.
 - 2. Items indicated to receive other finish.
 - 3. Items indicated to remain naturally finished.
 - 4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.

SECTION 099000 PAINTING AND COATING

- 3.2 SCHEDULING OF WORK
 - A. Submit work schedule starting and final completion dates for approval by Owner.
 - B. Take measures necessary to complete work within approved scheduled time. Change in schedule must be approved by Owner.
 - C. Coordinate execution with other work at site.

3.3 EXAMINATION

- A. Prior to commencement of work of this section, thoroughly examine all conditions and surfaces scheduled to be repainted and report in writing to the Consultant any conditions or surfaces that will adversely affect work of this section.
- B. No repainting or painting work to commence until all such adverse conditions and defects have been corrected and surfaces and conditions are acceptable.
- C. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
 - 1. Concrete and Masonry: 12 percent.
 - 2. Exterior Wood: 12 percent, measured in accordance with ASTM D 4442
- D. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- E. Test shop-applied primer for compatibility with subsequent cover materials.
- F. Proceed with coating application only after unsatisfactory conditions have been corrected. Application of coating indicates acceptance of surfaces and conditions.

3.4 PREPARATION

A. Prepare surfaces as specified in MPI Architectural Painting Specification Manual and as follows for the applicable surface and coating; if multiple preparation treatments are specified, use as many as necessary for best results; where the Manual references external standards for preparation (e.g. SSPC standards), prepare as specified in those standards; comply with coating manufacturer's specific preparation methods or treatments, if any.

SECTION 099000 PAINTING AND COATING

- B. Coordinate painting work with cleaning and preparation work so that dust and other contaminants do not fall on newly painted, wet surfaces.
- C. Surface Appurtenances: Prior to preparing surfaces or finishing, remove electrical plates, hardware, light fixtures, light fixture trim, escutcheons, machined surfaces, fittings, and similar items already installed that are not to be painted:
 - 1. If removal is impractical or impossible because of the size or weight of the item, provide surface-applied protection before preparation and finishing.
 - 2. After completing painting in each space or area, reinstall items removed using workers skilled in the trades involved.
- D. Surfaces shall be dry and sound. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.
- E. Protect adjacent areas not to receive coatings from overspray. Protection shall be secure and remain in place throughout the duration of coating application.
- F. Protect paint and painting equipment before use and during length of contract from climatic elements.
- G. Protect adjacent surfaces and areas from painting 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.
- H. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates and paint systems indicated.
- I. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
 - 1. Remove incompatible primers and re-prime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
- J. Masonry Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.
 - 1. Prepare as directed in Section 3.1 Surface Preparation, MPI Architectural Painting Specification Manual.

SECTION 099000 PAINTING AND COATING

- K. Ferrous Steel Substrates: Remove rust, loose mill scale, and shop primer if any. Clean using methods recommended in writing by paint manufacturer.
- L. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.
- M. Galvanized Steel Substrates: Prepare, prime, and paint galvanized steel surfaces in accordance with ASTM D6386, Standard Practice for Preparation of Zinc (Hot-Dip Galvanized) Coated Iron and Steel Product and Hardware Surfaces for painting.
 - 1. Galvanized steel shall be weathered a minimum of 6 months prior to painting.
 - 2. Galvanized steel substrates shall not be provided with passivation treatment during the galvanization process. If passivation treatment is present, it must be removed prior to coating application.
 - Painted galvanized steel shall not be passivated per Section 05
 12 00 Structural Steel. Galvanized steel found to be passivated will require removal, preparation, and painting at no cost to Owner.
 - b. If contractor can't confirm from galvanizer that galvanized process did not include passivation, newly galvanized substrates shall be tested (at no cost to Owner) for chromates.
 - 3. If galvanized metal is passivated, metal must be de-glossed and roughened with a chemical etching solution, at no cost to Owner. Clean per SSPC-SP1 using detergent and water or a degreasing cleaner to remove greases and oils.
 - a. Basis of Design: Clean N' Etch by Great Lakes Laboratories
 - 4. Apply a test area of specified paint (Part 2, herein) using a primer if so required by manufacturer. Allow new coating over prepared galvanized steel to dry at least one week before testing adhesion. If adhesion is poor, galvanized steel will need to be prepared per Brush Blast Method (SSPC-SP7) as necessary to remove passivated treatment at no cost to Owner. N. Wood Substrates:
 - 1. Scrape free loose existing paint.
 - 2. Sand surfaces that will be exposed to view, and dust off.
 - 3. Prime edges, ends, faces, undersides, and backsides of wood.

SECTION 099000 PAINTING AND COATING

4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.

3.5 PAINT APPLICATION – GENERAL

- A. Apply and mix coatings and materials in strict conformance with manufacturer's published instructions, data sheets, project documents, and recommendations in "MPI Manual."
 - 1. Use applicators and techniques suited for paint and substrate indicated.
 - 2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.
- B. Do not thin coatings unless explicitly instructed to do so by manufacturer's published literature or technical services.
- C. No exterior painting should be done immediately after rain, during foggy weather, when rain is predicted, or when the temperature is below 50 degrees F.
- D. Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen. Maintain a wet edge throughout application of coatings.
- E. Apply coatings at spreading rate required to achieve the manufacturers recommended dry film thickness.
- F. Regardless of number of coats specified, apply as many coats as necessary for complete hide, and uniform appearance.
- G. It is the responsibility of the contractor to ensure that the final mil thickness has been achieved to satisfy the project documents.
- H. Apply products in accordance with manufacturer's instructions and as specified or recommended by MPI Manual, using the preparation, products, sheens, textures, and colors as indicated:
 - 1. Remove, refinish, or repaint work not complying with requirements.
- I. Do not apply finishes over dirt, rust, scale, grease, moisture, scuffed surfaces, or other conditions detrimental to formation of a durable coating film; do not apply finishes to surfaces that are not dry.
- J. Use applicators and methods best suited for substrate and type of material being Page | 100

SEATTLE HOUSING AUTHORITY 5216

CEDARVALE VILLAGE ENVELOPE UPGRADE

SECTION 099000 PAINTING AND COATING

applied and according to manufacturer's instructions:

- 1. Brush Application: Use brushes best suited for the type of material applied; use brush of appropriate size for the surface or item being painted; produce results free of visible brush marks.
- 2. Roller Application: Use rollers of carpet, velvet back, or high-pile sheep's wool as recommended by manufacturer for material and texture required.
- 3. Spray Application: Use airless spray equipment with orifice size as recommended by manufacturer for material and texture required.
- 4. Where application method is listed in the MPI Manual for the paint system that application method is required; otherwise any application method recommended by manufacturer for material used and objects to be painted is acceptable.
- K. Minimum Coating Thickness: Apply paint materials no thinner than manufacturer's recommended spreading rate; provide total dry film thickness of entire system as recommended by manufacturer:
 - 1. Number of coats and film thickness required are the same regardless of application method.
 - 2. If undercoats, stains, or other conditions show through final coat of paint, apply additional coats until paint film is of uniform finish, color, and appearance.
 - 3. Give special attention to ensure edges, corners, crevices, welds, and exposed fasteners receive dry film thickness equivalent to that of flat surfaces.
- L. Apply finish to completely cover surfaces with uniform appearance without brush marks, runs, sags, laps, ropiness, holidays, spotting, cloudiness, or other surface imperfections:
 - 1. Before applying finish coats, apply a prime coat of material recommended by manufacturer, unless the surface has been prime coated by others; where evidence of suction spots or unsealed areas in first coat appear, recoat primed and sealed surfaces to ensure finish coat with no burn through or other defects due to insufficient sealing.
 - 2. Apply first coat to surface that has been cleaned, pretreated, or otherwise

SEATTLE HOUSING AUTHORITY 5216

CEDARVALE VILLAGE ENVELOPE UPGRADE

SECTION 099000 PAINTING AND COATING

prepared as soon as practical after preparation and before subsequent surface deterioration.

- 3. Do not apply succeeding coats until the previous coat has cured as recommended by manufacturer.
- 4. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure, and application of another coat will not cause the undercoat to lift or lose adhesion.
- 5. If manufacturer's instructions recommend sanding to produce a smooth, even surface, sand between coats.
- M. Before applying next coat vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- 3.6 APPLICATION EXTERIOR
 - A. Exterior surfaces to receive coatings shall be clean, dry, free of solder splatter, and fabrication oils.
 - B. Do not paint unless substrates are acceptable and/or until all environmental conditions (heating, ventilation, lighting, weather conditions and precipitation, or completion of other work) are acceptable for application of products.
 - 1. Cold weather painting, when temperatures are less than 50 degrees F, is only permitted when paints formulated for lower temperatures are used and manufacturer's limitations are observed for maximum humidity levels and minimum temperatures. Contractor to submit technical information regarding paint manufacturer's recommendations for cold weather work and protection.
 - 2. Cold weather application of paint is not allowed if ambient humidity levels are over 85%.
 - C. Paint and repaint all surfaces requiring paint, stain or coating to minimum MPI Manual finish requirements with application methods in accordance with best trade practices for type and application of materials used.
 - D. Interior woodwork which is to receive a paint or enamel finish shall be backprimed upon arrival at the job site with enamel undercoating paint.
 - E. All interior surfaces requiring repairs as a result of exterior wall rehabilitation

SECTION 099000 PAINTING AND COATING

shall be sanded, primed and repaired to a paint ready finish only.

- 3.7 SITE QUALITY CONTROL
 - A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.
 - 1. Contractor shall touch up and restore painted surfaces damaged by testing.
 - 2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.
 - B. Painted, repainted and primed surfaces shall be considered to lack uniformity and soundness if any of the following defects are apparent:
 - 1. Runs, sags, hiding or shadowing by inefficient application methods;
 - 2. Evidence of poor coverage at rivet heads, plate edges, lap joints, crevices, pockets, corners and re-entrant angles;
 - 3. Damage due to touching before paint is sufficiently dry or any other contributory cause;
 - 4. Damage due to application on moist surfaces are caused by inadequate protection for the weather;
 - 5. Damage and/or contamination of paint due to window blown or air born contaminants;
 - 6. Evidence of poor paint bonding.
 - 7. Painted, repainted or primed surfaces rejected by the Consultant shall be made good at the expense of the Contractor.
 - 8. Areas requiring repainting will be painted from edge to edge. Repainting of isolated areas will not be approved by the Consultant. C. Examine surface for adequate preparation.
 - C. Check all materials for correctness.

SEATTLE HOUSING AUTHORITY 5216 CEDARVALE VILLAGE ENVELOPE UPGRADE 3.8 CLEANING AND PROTECTION

SECTION 099000 PAINTING AND COATING

- D. Removal of all paint where spilled, splashed, splattered or sprayed as work progresses using means and materials that are not detrimental to affected surfaces.
- E. Keep work area free from an unnecessary accumulation of tools, equipment, surplus materials and debris.
- F. Remove combustible rubbish material and empty paint cans each day and safely dispose of same in accordance with requirements of authorities having jurisdiction.
- G. Clean equipment and dispose of wash water / solvents as well as all other cleaning and protective materials, paints, thinners, paint removers/strippers, in accordance with the safety requirements of authorities having jurisdiction.
- H. Protect area where paint has been applied and avoid scuffing newly applied paint.
- I. Touch-up damaged coatings after review of area by Consultant.
- J. Strictly follow manufacturer's recommendation for touching up damaged areas. Repair defects that may have a deleterious effect on coating performance.

END OF SECTION 099000



Remove all front porch privacy walls. Cut mounting brackets flush to patio surface.

11219 Roosevelt Way NE





February 2020

DO NOT REMOVE or paint White ASEC Board and wall-mounted HVAC equipment located at back of each unit. Protect equipment from damage and paint at all times.



February 2020

Install 4" Rustic Grain trim around all windows, doors and outside vertical building corners.



Maintain backyard privacy walls. Install cap & edge trim with Lap siding to match building.