



TECHNICAL SPECIFICATION

PREPARED FOR:

Brighton & Hove City
Council Bartholomew Road
Brighton
BN1 1JN

Post Code:

PROJECT:

Exterior Redecoration / Ref: 13-046-waba

SITE:

Brunswick Estate
1-58 Brunswick Square
1-42 Brunswick Terrace and
1-8 Brunswick Place
Hove
BN3 1EH

MAIN CONTRACTOR:

TBA

PAINTING CONTRACTOR:

PREPARED BY:

Specification Sales Manager





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Survey Statement

It is the responsibility of the customer / person instructing any Crown Paints representative to ensure that any unusual issues including building defects (i.e. those that could not reasonably be foreseen) which could have an impact on the performance of any coating should be drawn to their attention prior to or during their attendance on site to ensure that all relevant information about the surface is known when a Specification is prepared. As (to the extent permitted by law) we cannot accept responsibility for such issues which could not have been reasonably foreseen.





Masonry Surfaces, Exterior, Concrete, Previously painted Sandtex Trade Classic Stone Gloss

Survey

Includes all render, stucco and concrete substrates. Localised adhesion failures and 'rust staining' from adjacent metalwork is evident in some

areas.

Preparation

Fixtures and fittings

Remove all redundant fixtures and fittings and make good to match existing. Allow to dry.

Loose and failing material - manual removal

All surfaces must be clean, suitably dry and free from anything that will interfere with the adhesion of the materials to be applied. Remove loose and failing material by scraping or brushing with a stiff bristle brush (not wire) to a sound, firm edge.

Organic growth - manual removal

Sandtex Trade Fungicide

All visible signs of organic growth must be removed by scraping or brushing with a stiff bristle brush (not wire). The spores must then be killed by an application of Sandtex Trade Fungicide in accordance with the manufacturer's instructions.

Note: The use of high pressure wash equipment is recommended to remove heavy organic growth contamination prior to treating surfaces with Sandtex Trade Fungicide.

Random cracks large enough to fill

Rake out random cracks and make good with Sandtex Trade Ready Mixed Filler in accordance with the manufacturer's instructions. Surplus filler surrounding the crack should be removed. Allow to harden and dry.





Patch stabilising/bring forward when finishing with a Sandtex Trade masonry paint Sandtex - Trade Stabilising Solution and a Trade masonry paint

Stabilise all bare, repaired and chalking areas with an application of Sandtex Trade Stabilising Solution. Allow a minimum drying time of 16 hours in normal drying conditions. Bring forward the stabilised areas with one coat of the Sandtex Trade masonry paint specified in the decoration clause. Allow adequate time to dry.

Note: Sandtex Trade Stabilising Solution must not be applied over surfaces treated with bitumens.

Graffiti soiled surfaces Crown Trade Alkali Resisting Sealer

All surfaces must be clean, dry and free from anything that will interfere with the adhesion of the materials to be applied. Wash with hot water and liquid detergent solution to remove any contaminants, frequently changing the water. Rinse thoroughly with clean water to remove all residues. Allow to dry. Apply one full coat of Crown Trade Alkali Resisting Sealer in accordance with the manufacturer's instructions to all offending areas. Allow a minimum drying time of 16 hours in normal drying conditions.

Remaining sound gloss painted surfaces

Feather edges of sound paintwork. Wash with hot water and liquid detergent solution to remove any contaminants, frequently changing the water. Wet abrade glossy surfaces to provide a key. Rinse thoroughly with clean water to remove all residues. Allow to dry.

Decoration

Prepared sound clean surfaces Sandtex Trade Classic Stone Gloss - two coats

Apply two full-bodied coats of Sandtex Trade Classic Stone Gloss in accordance with the manufacturer's instructions. Allow a minimum drying time of 6 hours between coats in normal drying conditions.

NOTE: Sandtex Trade Classic Stone Gloss must not be applied over surfaces treated with bitumens.





Woodwork, Exterior, Timber Opaque Finish, Previously painted Sandtex Trade Flexigloss X-tra

Survey

The condition of all windows should be assessed and overhauled as necessary. Sash cords should be checked and putty glazing inspected as defective putties are the major source of water ingress into window frames and bottom rails in particular.

Preparation

Exterior Doors

Ensure the tops and bottoms of all exterior doors are fully coated to reduce water ingress.

Defective timber

Proprietary timber preservative and two-pack proprietary wood filler

All defective timber must be removed and replaced. To any non-preservative treated bare or replacement timber deemed to be Durability Class 4 (slightly durable) or Class 5 (not durable) reference BS EN350-2:1994, brush apply a proprietary timber preservative, such as Sadolin Wood Preserver, to all exposed surfaces and end grain in accordance with the manufacturer's instructions. Allow adequate time to dry. Replacement timber should be fixed with a two-pack proprietary wood filler in accordance with the manufacturer's instructions. Rub down with a suitable grade abrasive paper. Remove all dust. Allow to dry.

Notes:

For optimum performance the filler should only be used on bare timber.

The end grains of preservative treated timbers which are subsequently cut / sawn should be retreated with preservative prior to installation. In order to achieve satisfactory penetration, dipping for a minimum of one minute is recommended.

All concealed faces and end grains of replacement joinery not fixed using a two pack proprietary wood filler should be fully primed prior to installation.





Organic growth Sandtex Trade Fungicide

Remove all visible signs of organic growth and treat the areas with Sandtex Trade Fungicide in accordance with the manufacturer's instructions. Allow to dry.

Grey denatured timber, unsound loose and failing paint

All surfaces must be clean and free from anything that will interfere with the adhesion of the materials to be applied. Remove all loose and failing paint back to bare timber, where breakdown is extensive the complete element should be stripped, by scraping and/or the use of a hot air paint stripper or a proprietary paint remover used in accordance with the manufacturer's instructions. Prior to painting, the moisture content should not exceed 18%. Remove grey denatured surfaces by rubbing down with abrasive paper or by mechanical means. Feather edges of sound paint. Remove all dust.

Notes: Where breakdowns are extensive, the complete section of joinery should be stripped back to a natural joint. All joint areas should be thoroughly abraded in order to ensure all loose coatings are taken back to a firm edge.

Sharp edges

Round all sharp edges to a 1-3mm radius. Remove all dust.

Knots/resinous areas

Remove excess resin from knots and other resinous areas by the use of a hot air paint stripper. Wipe surfaces immediately with methylated spirit using lint free cloths to remove all remaining residues. Allow the methylated spirits to completely evaporate before overcoating. Apply two thin coats of fresh knotting to all exposed knots. Allow to dry.

Note: If knots are removed fill with a two pack proprietary filler.





Putty glazing

Priming - Sandtex Trade Flexible Primer-Undercoat

Remove any loose, suspect and cracked putty. Gaps between glazing putties and glass must be filled during surface preparation. Glazing rebates must be cleaned and primed with one full coat of Sandtex Trade Flexible Primer-Undercoat. Allow a minimum drying time of 16 hours in normal drying conditions. Modified non-setting compounds are preferred. Linseed oil putty must be allowed to form a hard skin before overcoating.

Note: Make good all defective non-setting mastic or putty glazing to prevent water ingress. Cracked putties are considered defective and should be removed where applicable.

Large surface defects

Sadolin Stainable Woodfiller

Rake out any defective filler. Surface defects up to 12mm in depth, including large knots that have been removed should be filled with Sadolin Stainable Woodfiller. For larger defects Sadolin Stainable Woodfiller should be built up in layers of no more than 12mm. Masking tape should be applied around the defect. Apply Sadolin Stainable Woodfiller. Use a filling knife to achieve a smooth, even finish, removing any surplus while still wet. Remove masking tape before Sadolin Stainable Woodfiller has cured. Allow to cure (minimum 15 minutes). Rub down with a medium grade (P120), abrasive paper to provide a key. Remove all dust.

Note: For optimum performance the Sadolin Stainable Woodfiller should only be used on bare timber.

Open joints in window/door frames or doors

Sadolin Stainable Woodfiller

Rake out any defective filler. Fill open joints with Sadolin Stainable Woodfiller in accordance with the manufacturer's instructions. Allow to cure. Rub down with a suitable grade abrasive paper. Remove all dust. Allow to dry.

Note: For optimum performance the filler should only be used on bare timber.

Metal fixings and hinges

Spot priming-Sandtex Trade Rust Inhibiting Primer. Bring forward

Remove all loose paint and rust. Feather edges of sound paint. Remove all dust. Wash with hot water and liquid detergent solution to remove all oil/grease and any other contaminants, frequently changing the water. Rinse thoroughly with clean water to remove all residues. Allow to dry. Spot prime all bare metal with one coat of Sandtex Trade Rust Inhibiting Primer in accordance with the manufacturer's instructions. Allow a minimum drying time of 6 hours in normal drying conditions. Bring forward spot primed areas with one coat of Sandtex Trade Flexible Primer-Undercoat. Allow to dry.



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Spot priming

Sandtex Trade Flexible Primer-Undercoat

Spot prime all bare timber and filled areas with one full coat of Sandtex Trade Flexible Primer-Undercoat. Ensure end grain is well coated. Allow minimum drying time of 16 hours in normal drying conditions.

Shop primed (replacement) joinery

Priming which is in poor condition should be thoroughly abraded and treated as bare timber. Following thorough surface preparation, reprime with one full coat of Sandtex Trade Flexible Primer-Undercoat. Allow a minimum drying time of 16 hours in normal drying conditions.

Remaining sound paint

Wash with hot water and liquid detergent solution to remove any contaminants, frequently changing the water. Wet abrade sound paint to provide a key. Rinse thoroughly with clean water to remove all residues. Allow to dry.

Bring forward

Sandtex Trade Flexible Primer-Undercoat

Bring forward spot primed areas with one full coat of Sandtex Trade Flexible Primer-Undercoat. Ensure end grain is well coated. Allow a minimum drying time of 16 hours in normal drying conditions.

Undercoat

Sandtex Trade Flexible Primer-Undercoat

Apply one full coat of Sandtex Trade Flexible Primer-Undercoat to all surfaces to be decorated. Ensure end grain is well coated. The wet film thickness must not be less than 63 micrometres. Allow minimum drying time of 16 hours in normal drying conditions.

Note: If a significant colour change is required a second coat of Sandtex Trade Flexible Primer-Undercoat may be necessary.

Denib

Denib using a fine grade Scotch-Brite™ Handpad or a fine grade (P180) wet or dry silicon carbide abrasive paper. Do not break the surface of the coating system. Remove all dust.





Decoration

Prepared sound clean surfaces

Sandtex Trade Flexigloss X-tra - one coat

Apply one full coat of Sandtex Trade Flexigloss X-tra in accordance with the manufacturer's instructions. Ensure end grain is well coated. The wet film thickness must not be less than 59 micrometres.





Metalwork, Exterior, Metalwork, Previously painted Sandtex Trade Metalgloss X-tra

Survey

Within The Brunswick Estate, metalwork requiring redecoration will include rainwater and waste water goods, railings both cast iron and steel, metal window boxes, boot scrapers and alarm boxes. The condition of these should be assessed and any necessary repairs agreed with the contractor prior to redecoration. It is essential that all metalwork is prepared and coated in full accordance with the paint manufacturer's specification in order to provide optimum performance. Premature paint failures and sub film corrosion will otherwise continue to result in the unsightly 'rust stain' contamination of adjacent surfaces.

Preparation

Broken or severely corroded metalwork

Remove and replace broken or severely corroded metal sections to match existing.

Organic growth

Sandtex Trade Fungicide

Remove all visible signs of organic growth and treat the areas with Sandtex Trade Fungicide in accordance with the manufacturer's instructions. Allow to dry.

Ferrous metal gutters and hopper heads

Black Bituminous Paint

Remove all accumulated debris. Replace all broken brackets and fixings. Repair any leaking joints. Remove from inside faces, surface rust and any loose previous treatments by thorough wire brushing. Apply one coat of Black Bituminous Paint. Ensure exterior faces are kept free from contamination with the bituminous paint.





**Ferrous metalwork rusting, unsound, loose and failing paint
Spot priming - Sandtex Trade Rust Inhibiting Primer/Undercoat**

All surfaces must be clean and free from anything that will interfere with the adhesion of the materials to be applied. Remove all loose and failing paint by scraping and/or the use of a proprietary paint remover used in accordance with the manufacturer's instructions. Remove all surface rust by scraping, chipping and wire brushing. Feather edges of sound paint with abrasive paper. Remove all dust. Wash with hot water and liquid detergent solution to remove all oil/grease and any other contaminants, frequently changing the water. Rinse thoroughly with clean water to remove all residues. Allow to dry. Spot prime all bare metal within the working day with one coat of Sandtex Trade Rust Inhibiting Primer/Undercoat. The wet film thickness must not be less than 83 micrometres. Allow a minimum drying time of 6 hours in normal drying conditions.

**Non-ferrous metalwork, (rusting) loose and failing paint
Spot priming - Sandtex Trade Rust Inhibiting Primer/Undercoat**

All surfaces must be clean and free from anything that will interfere with the adhesion of the materials to be applied. Remove all loose and failing paint by scraping and/or the use of a proprietary paint remover used in accordance with the manufacturer's instructions. Remove all surface rust. Feather edges of sound paint with abrasive paper. Remove all dust. Wash with hot water and liquid detergent solution to remove all oil/grease and any other contaminants, frequently changing the water. Rinse thoroughly with clean water to remove all residues. Allow to dry. Spot prime all bare metal within the working day with one coat of Sandtex Trade Rust Inhibiting Primer/Undercoat. The wet film thickness must not be less than 83 micrometres. Allow a minimum drying time of 6 hours in normal drying conditions.

Remaining sound paint

Wash with hot water and liquid detergent solution to remove any contaminants, frequently changing the water. Wet abrade sound paint to provide a key. Rinse thoroughly with clean water to remove all residues. Allow to dry.

**Bring forward
Sandtex Trade Rust Inhibiting Primer/Undercoat**

Bring forward spot primed areas with one full coat of Sandtex Trade Rust Inhibiting Primer/Undercoat. Allow a minimum drying time of 6 hours in normal drying conditions.



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Undercoat

Sandtex Trade Rust Inhibiting Primer/Undercoat

Apply one full coat of Sandtex Trade Rust Inhibiting Primer/Undercoat to all surfaces to be decorated. The wet film thickness must not be less than 83 micrometres. Allow minimum drying time of 6 hours in normal drying conditions.

Denib

Denib using a fine grade Scotch-Brite™ Handpad or a fine grade (P180) wet or dry silicon carbide abrasive paper. Do not break the surface of the coating system. Remove all dust.

Decoration

Prepared sound clean surfaces

Sandtex Trade Metalgloss X-tra - one coat

Apply one full coat of Sandtex Trade Metalgloss X-tra in accordance with the manufacturer's instructions. The wet film thickness must not be less than 66 micrometres.

NOTE: If a significant colour change is required a second coat of Sandtex Trade Metalgloss X-tra may be necessary.





PVC – U Components, Exterior, Metalwork, Previously painted Sandtex Trade Metalgloss X-tra

Survey

Rain and waste water goods.

Preparation

PVC-u components & rainwater goods to remain undecorated

Remove all accumulated debris. Repair any leaking joints. Replace any broken brackets or clips. Clean all surfaces using Sandtex Trade PVC-u Cleaner in accordance with the manufacturer's instructions.

Restoration of White PVC-u components

Clean all surfaces using Sandtex Trade PVC-u Restorer, used in accordance with the manufacturer's instructions.

Ferrous metalwork rusting, unsound, loose and failing paint Spot priming - Sandtex Trade Rust Inhibiting Primer/Undercoat

All surfaces must be clean and free from anything that will interfere with the adhesion of the materials to be applied. Remove all loose and failing paint by scraping and/or the use of a proprietary paint remover used in accordance with the manufacturer's instructions. Remove all surface rust by scraping, chipping and wire brushing. Feather edges of sound paint with abrasive paper. Remove all dust. Wash with hot water and liquid detergent solution to remove all oil/grease and any other contaminants, frequently changing the water. Rinse thoroughly with clean water to remove all residues. Allow to dry. Spot prime all bare metal within the working day with one coat of Sandtex Trade Rust Inhibiting Primer/Undercoat. The wet film thickness must not be less than 83 micrometres. Allow a minimum drying time of 6 hours in normal drying conditions.





Non-ferrous metalwork, (rusting) loose and failing paint Spot priming - Sandtex Trade Rust Inhibiting Primer/Undercoat

All surfaces must be clean and free from anything that will interfere with the adhesion of the materials to be applied. Remove all loose and failing paint by scraping and/or the use of a proprietary paint remover used in accordance with the manufacturer's instructions. Remove all surface rust. Feather edges of sound paint with abrasive paper. Remove all dust. Wash with hot water and liquid detergent solution to remove all oil/grease and any other contaminants, frequently changing the water. Rinse thoroughly with clean water to remove all residues. Allow to dry. Spot prime all bare metal within the working day with one coat of Sandtex Trade Rust Inhibiting Primer/Undercoat. The wet film thickness must not be less than 83 micrometres. Allow a minimum drying time of 6 hours in normal drying conditions.

PVC-u Spot priming - Crown Trade Alkali Resisting Sealer

Remove all loose and failing paint. Feather edges of sound paint. Remove all dust. Clean all surfaces using Sandtex Trade PVC-u Cleaner in accordance with the manufacturer's instructions and allow to dry. Spot prime all bare areas with one coat of Crown Trade Alkali Resisting Sealer. Allow a minimum drying time of 16 hours in normal drying conditions.

Remaining sound paint

Wash with hot water and liquid detergent solution to remove any contaminants, frequently changing the water. Wet abrade sound paint to provide a key. Rinse thoroughly with clean water to remove all residues. Allow to dry.

Bring forward Sandtex Trade Rust Inhibiting Primer/Undercoat

Bring forward spot primed areas with one full coat of Sandtex Trade Rust Inhibiting Primer/Undercoat. Allow a minimum drying time of 6 hours in normal drying conditions.

Undercoat Sandtex Trade Rust Inhibiting Primer/Undercoat

Apply one full coat of Sandtex Trade Rust Inhibiting Primer/Undercoat to all surfaces to be decorated. The wet film thickness must not be less than 83 micrometres. Allow minimum drying time of 6 hours in normal drying conditions.





Denib

Denib using a fine grade Scotch-Brite™ Handpad or a fine grade (P180) wet or dry silicon carbide abrasive paper. Do not break the surface of the coating system. Remove all dust.

Decoration

Prepared sound clean surfaces

Sandtex Trade Metalgloss X-tra - one coat

Apply one full coat of Sandtex Trade Metalgloss X-tra in accordance with the manufacturer's instructions. The wet film thickness must not be less than 66 micrometres.

NOTE: If a significant colour change is required a second coat of Sandtex Trade Metalgloss X-tra may be necessary.





Important Notes

This Specification is based on the condition of existing substrates and their applied coatings at the time of issue, the specified surface preparation requirements and subsequent coating applications will remain valid for a period of 12 months from the date of issue on this document.

Apply all products in accordance with BS 6150:2006 Code of practice for painting buildings and BS 8000:Part 12:1989 Code of practice for decorative wallcoverings and painting.

All products should be applied in accordance with the manufacturer's instructions / Product Data Sheets. If there is any doubt whatsoever with any aspect of this Specification it must be brought to the attention of the Specifying Authority before pricing.

Special precautions should be taken during surface preparation of pre -1960's paint surfaces as they may contain harmful lead. For further information contact our Customer Relations Team on 0845 389 9583.

Some finishing colours may require an additional coat in order to achieve complete opacity as indicated on the colour card. Should this situation be suspected or experienced during the progress of these works, application of the product should cease immediately and instructions from the Contract Administrator obtained before continuing.

Please contact your local representative via our Specification Support Team on 01254 870249 quoting the reference below should you have any enquiry regarding this Specification.

Every care is taken to ensure the information provided in this Specification is accurate at the time of issue.

Final results cannot be guaranteed by the manufacturer since it has no control over the conditions under which its products are applied.





General Information

The following general information should be read in conjunction with the enclosed specification documents.

Surface Preparation

Failure to provide an adequately prepared surface will result in poor adhesion and performance of the subsequently applied coating system. Timber surfaces should not be over prepared with fine abrasives, as this will reduce the degree of absorption. Wire wool and metallic brushes must not be used.

Personal Protection

Treatments for the removal of surface coatings (such as sanding, burning off or chemical stripping) may generate hazardous dust and / or fumes. Work in well ventilated areas. Use suitable personal protective equipment (respiratory, eye and skin) as necessary. Manufacturer's advice should be followed at all times.

Removal of lead paint

Determine whether the paint concerned contains lead. Remove such coating materials in accordance with the appropriate legislation. A guide on 'How to remove old lead paint safely' is available via the British Coatings Federation Ltd. (Tel. 01327 360660)

Fillers & Stoppers

Be sure to use the products which have been specifically designed for use with the substrate being treated. Translucent finishes are not designed to obscure the substrate, therefore filling and stopping should be avoided wherever possible and should be done with great care. General or all purpose fillers are not suitable particularly on external joinery where even wood fillers often cannot cope with timber movement and work loose.

Condensation

Internal condensation is a major reason for failure of glazing and coating systems, mould and algal growth to internal glazing lines being a major indicator of problems. No coating system can be expected to cope well in these conditions. Consideration should be given to a survey of the buildings ventilation, in addition to the use of modern glazing sealants rather than traditional putties, and a vented bottom beading system.

Weather Conditions

Do not apply coatings when there is a risk of rain or frost. In general solvent borne coatings should not be applied below 5°C and water borne coatings should not be applied below 8°C. Refer to product data sheets for precise information.

Application

When applying coatings, in order to ensure optimum protection and durability, it is essential to achieve the required coverage rate, particularly when using medium / high build finishes. If there is any doubt, the film build should be checked using a wet film gauge. Particular attention should be paid to ensure end grain is thoroughly treated to saturation by applying the first coat 'wet on wet' until no more product is absorbed. All coatings should be laid off in the direction of the grain, with the minimum number of brush strokes required to give an even finish.

Brushes

All coatings should be applied with a good quality brush. Water borne coatings should be applied with a synthetic bristle brush, formulated for the application of water borne products.



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Product Listing

Sandtex Trade Classic Stone Gloss

Sandtex Trade Fungicide

Crown Trade Alkali Resisting Sealer

Sandtex - Trade Stabilising Solution

Sandtex Trade Flexigloss X-tra

Sandtex Trade Flexible Primer-Undercoat

Sandtex Trade Metalgloss X-tra

Sandtex Trade Rust Inhibiting Primer/Undercoat

