

## 1. Scope

- 1.1. This standard addresses the responsibility of the owner to implement an appropriate maintenance program. Proper paint and coatings maintenance (clear or pigmented) reduces the detrimental effects of time, abrasion, environment, impact and other forces on the aesthetic, identifying (color coding) and other protective properties of paints and coatings.
- 1.2. This standard will improve communication between the owner and the painting and decorating contractor for the purpose of keeping the paints and coatings intact and capable of performing their intended function(s).
- 1.3. This standard describes the basic steps for the owner to implement an effective paint and coatings maintenance program.

## 2. Significance and Use

- 2.1. All surfaces that have previously had paints and coatings applied (which are intended to perform a decorative, identifying and/or a protective function) benefit from timely inspection and repair.
- 2.2. Touch up or repainting becomes a "maintenance procedure" at the point in time after the painting and decorating contractor has fulfilled the warranty obligation of the original contract. Touch up is defined in PCA Standard P1, Touch Up Painting and Damage Repair: Financial Responsibility and Definition of a Properly Painted Surface.

## 3. Reference Documents and Standards

- 3.1. ASTM, D16 Standard Terminology for Paint, Related Coatings, Materials and Applications.
- 3.2. SSPC, Surface Preparation Standards, Paint Application (PA Guide 5), Guide to Maintenance Painting Programs.
- 3.3. FSCT, (Federation of Societies for Coatings Technology), Coatings Encyclopedia Dictionary, edited by Stanley LeSota, 1995.
- 3.4. Merriam-Webster's Collegiate Dictionary, Eleventh Edition, Copyright 2003.
- 3.5. PCA Standard P1, Touch Up Painting and Damage Repair – Financial Responsibility and Definition of a Properly Painted Surface.
- 3.6. PCA Standard P2, Third Party Inspection Qualifications and Responsibilities
- 3.7. PCA Standard P9, Definition of Trade Terms.
- 3.8. PCA Standard P18, Recommended Protocol for Documenting Extra Work to a Contract.
- 3.9. PCA Painting and Decorating Craftsman's Manual and Textbook, 1995, 8th edition.
- 3.10. MPI, The Master Painter's Glossary – Painting and Decorating Terminology, 1997 & 2004.

- 3.11. SSPC, Protective Coatings Glossary.
- 3.12. Dictionary of Architecture and Construction, Fourth Edition, 2005.
- 3.13. If there is any conflict between any of these references and this document, then the requirements of this standard shall prevail.

#### 4. Definitions

- 4.1. **AGGRESIVE ENVIRONMENT (CONDITION):** Environments that will aggressively attack or cause severe corrosion of unprotected substrates. Examples include, but are not limited to: frequent chemical exposures (splash, spillage, fumes), immersion service, marine service and geographical regions with wide temperature ranges, prolonged exposure to ultraviolet rays and high humidity. In architectural, also treated as an aggressive environment are those conditions where the cost of re-do would be excessive. [MPI]
- 4.2. **COATING:** Generic term for paints, lacquers, enamels, printing inks, etc.; a liquid, liquefiable or mastic composition which is converted to solid protective, decorative or functional adherent film after application as a thin layer. It also refers to films applied to paper, plastics or foils. [ASTM] [FSCT]
- 4.3. **COATING DAMAGE:** A reduction or loss of protective, aesthetic or identifying characteristics resulting from physical impact, intense heat, excessive moisture, chemical contact or other external factors. Damage includes, but is not limited to, blisters, rust bloom, chipping, cracking, peeling and other forms of delamination, color change and excessive wear. [PCA Standard P9]
- 4.4. **ENVIRONMENT:** The circumstances, objects or conditions by which one is surrounded; the complex of physical, chemical and biotic factors that act upon an organism or structure and ultimately determine its form and survival. [Merriam-Webster's]
- 4.5. **MAINTENANCE:** The act of maintaining; the state of being maintained; the upkeep of property or equipment. [Merriam-Webster's]
- 4.6. **MAINTENANCE PAINTING:** The selective repainting of surfaces on an ongoing cyclic basis with the focus on prevention of coating and subsequent substrate failure. [MPI]
- 4.7. **OWNER:** The architect's client and party to the owner-architect agreement; one who has the legal right or title to a piece of property. [Dictionary of Architecture and Construction]
- 4.8. **PAINT:** Any pigmented liquid, liquefiable, or mastic composition designed for application to a substrate as a thin layer, which is converted to an opaque solid film after application. [SSPC]
- 4.9. **PAINT DAMAGE:** See coating damage.
- 4.10. **PAINTING AND DECORATING CONTRACTOR:** An individual or firm whose primary business is providing surface preparation, and wallcovering and coating application service. [MPI]
- 4.11. **QUALITY OF APPEARANCE:** Aesthetics; conception of beauty, a particular taste for or approach to what is pleasing to the senses and especially sight. [Merriam-Webster's]
- 4.12. **SPECIFICATION:** A clear accurate description of the technical requirement for material products, or services, which specifies the minimum requirement for quality and construction of materials and equipment necessary for an acceptable product. In general,

specifications are in the form of written descriptions, drawings, prints, commercial designations, industry standards and other descriptive references. [FSCT]

- 4.13. **SUBSTRATE:** A variant of substratum. In painting, any surface to be painted, including wood, concrete, masonry, steel, other metals, and various other materials or previous paints. A substrate can, therefore, be bare or covered. A previously unpainted surface sometimes is called the “original substrate”. [MPI]
- 4.14. **SURFACE:** The substrate to which paints, coatings, or wallcoverings are applied; the finish obtained after the coating work has been completed. [Craftsman’s]
- 4.15. **WARRANTY:** A real covenant binding the grantor of an estate and the grantor’s heirs to warrant and defend the title. 2) A collateral undertaking that a fact regarding the subject of a contract is or will be as it is expressly or by implication declared or promised to be. 3) Something that authorizes, sanctions, supports, or justifies. 4) A usually written guarantee of the integrity of a product and of the maker’s responsibility for the repair or replacement of defective parts. [Merriam-Webster’s]

## 5. Standard Specification

- 5.1. The painting and decorating contractor shall be financially responsible for the repair of any defects in its material or application during the warranty period stipulated in the original construction contract.
- 5.2. If the painting and decorating contractor performs additional work during the original warranty period due to repair work by other trades, then the additional painting and decorating work necessitated shall be considered damage repair as defined by PCA standard P1 and shall be invoiced in accordance with PCA Standard P18.
- 5.3. After the original warranty period has expired, periodic inspections of all painted and coated surfaces shall be conducted as required by type(s) of paint and coating materials, area(s) of use and type of exposure. Inspections are the responsibility of the owner or a qualified third party.
  - 5.3.1. When the work of the painting and decorating contractor is impacted by the work of other trades, job sequencing shall be maintained enabling the painting and decorating contractor to commence its work and proceed efficiently through to completion.
  - 5.3.2. Corrective actions can extend to underlying causes of the paint or coating deterioration or failure including, but not limited to, moisture intrusion, damaged or missing caulking, container leaks, aggressive environment, substrate expansion and contraction and structure settlement.
  - 5.3.3. All procedures necessary for the performance of the corrective actions shall be documented.
  - 5.3.4. Corrective actions required to be performed by other trades prior to maintenance painting must be completed to avoid continued deterioration.
  - 5.3.5. It is the responsibility of the owner or a qualified third party to ensure that these corrective actions are properly completed.
  - 5.3.6. If the original painting and decorating contractor is hired to perform the necessary

maintenance repainting when work by other trades has been completed and accepted by the owner, the painting and decorating contractor shall be entitled to additional compensation for the performance of this work. This extra work shall be invoiced in accordance with one of the methods outlined in PCA Standard P18.

- 5.4. Maintenance procedures shall be scheduled and followed to ensure that all repainting or recoating adheres to manufacturers' instructions.

## 6. Comments

- 6.1. Painting and coating deficiencies that occur during the completion and under the terms of the original contract warranty shall be addressed through the use of PCA Standard P1, Touch Up Painting and Damage Repair: Financial Responsibility and Definition of a Properly Painted Surface.
- 6.2. Paints or coatings that become damaged or suffer serious film degradation may exhibit reduced effectiveness of protection, decoration or identification of the substrate. When this occurs, neglect of maintenance places the substrate at risk for continued degradation and may lead to complete substrate removal and replacement.
- 6.3. Implementation of routine inspection and maintenance of paints and coatings will in most cases preserve the integrity of paint and coating systems.
- 6.4. This standard identifies the procedures required for a successful and cost-effective maintenance program.
- 6.5. This standard clarifies areas of responsibility. Improved communication reduces misunderstandings.
- 6.6. This standard is a nationally recognized consensus document for the painting and decorating industry's work practices.

## 7. Disclaimer of Liability

- 7.1. PCA does not warrant or assume any legal liability or responsibility for the accuracy, completeness or usefulness of any of the information contained herein.