

## PCA P8

# Maintenance of Paints and Coatings

## 1. Scope

- 1.1 This Standard addresses 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 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 or 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 Contractor has fulfilled the warranty obligation of the original contract. Touch up is defined in PCA Standard P1, Touch up Painting and Damage Repair, and Definition of a Properly Painted Surface.

## 3. Definitions and Trade Terms

- 3.1 Definitions and Trade Terms see P9.

## 4. Reference Documents and Standards

- 4.1 Reference Documents and Standards see P9.

## 5. Standard Specification

- 5.1 The Painting Contractor shall be responsible for the repair of any defects in its material or application during the warranty period stipulated in the original construction contract.
- 5.2 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.

- 5.2.1 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 or sealant, container leaks, aggressive environment, substrate expansion and contraction and structure settlement.
- 5.2.2 All procedures necessary for the performance of the corrective actions shall be documented.
- 5.2.3 Corrective actions required to be performed by other trades prior to maintenance painting must be completed to avoid continued deterioration.
- 5.3 Maintenance procedures shall be scheduled and followed to ensure that all repainting or recoating adheres to manufacturers' instructions.

## 6. Comments

- 6.1 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.
- 6.2 Implementation of routine inspection and maintenance of paints and coatings will in most cases preserve the integrity of the paint and coating systems.
- 6.3 This Standard identifies the procedures required for a successful and cost-effective maintenance program.
- 6.4 This Standard clarifies areas of responsibility. Improved communication reduces misunderstandings.
- 6.5 This Standard is a nationally recognized consensus document for the painting and coating 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.