

SECTION 09 91 33

SILICATE EXTERIOR COATINGS

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes: Application of one coat exterior silicate primer and two coats of exterior silicate coating. Specification includes limited surface preparation.
- B. Related Sections: Related sections include the following:
PLACE RELATED SECTIONS BELOW. EXAMPLES INCLUDE:
 - 1. Section 03 01 00 – Maintenance of Concrete
 - 2. Section 04 21 13 – Brick Masonry
 - 3. Section 04 22 00 – Concrete Unit Masonry
 - 4. Section 09 25 23 – Stucco Repairs
 - 5. Section 09 24 00 – Portland Cement Plastering
 - 6. Section 09 25 23 – Lime Based Plastering
 - 7. Section 09 25 33 – Lime Cement Based Plastering
- C. Related Products *[DELETE ARTICLE C. IN FINAL SPECIFICATION]*
 - 1. Cleaning Agents
 - a. KEIM Lime Remover
 - b. KEIM Concrete Cleaner
 - 2. Paint Remover
 - a. KEIM Bio Stripper
 - b. KEIM Plastic, polyethylene
 - 3. Primers
 - a. KEIM Fixativ
 - b. KEIM Contact Plus
 - c. KEIM Contact Plus Grob
 - 4. Stain Blockers
 - a. KEIM I&F Grund
 - 5. Crack Fillers
 - a. KEIM Granital Grob
 - b. KEIM Contact Plus
 - c. KEIM Universalputz Fine Render
 - d. KEIM Universalputz Standard Render
 - e. KEIM Concretal Fine Filler
 - f. KEIM Concretal Universal Mortar-S
 - 6. Water Repellents/Sealers

- a. KEIM Silan 100
- b. KEIM Sealer
- 7. Repair Mortars
 - a. KEIM Concretal Fine Filler
 - b. KEIM Concretal Universal Mortar-S
 - c. KEIM Concretal Mortar-R
 - d. KEIM Restauro Base
 - e. KEIM Restauro Top
 - f. KEIM Restauro Giess
- 8. Stuccos/Plasters/Renders
 - a. KEIM Universalputz Fine Render
 - b. KEIM Universalputz Standard Render
 - c. KEIM NHL Kalkputz Fine
 - d. KEIM NHL Kalkputz Grob
 - e. KEIM Porosan Equalizer
 - f. KEIM Porosan Top Coat
- 9. Anti-Graffiti
 - a. KEIM PSS-20

1.2 REFERENCES

- A. General: The publications listed below form a part of this Specification to the extent referenced. The publications are referred to in the text by the basic designation only.
- B. ASTM (ASTM):
 - 1. ASTM E 96, "Standard Test Methods for Water Vapor Transmission of Materials."
 - 2. ASTM E 514, "Standard Test Method for Water Penetration and Leakage Through Masonry."
 - 3. ASTM G 154, "Standard Practice for Operating Fluorescent Light Apparatus for UV Exposure of Nonmetallic Materials."
 - 4. ASTM D 6886-12, "Standard Test Method for Determination of the Individual Volatile Organic Compounds (VOCs) in Air-Dry Coatings by Gas Chromatography."
- C. Deutsches Institute for Normung (DIN), European Standard (EN), and International Organization for Standardization (ISO):
 - 1. DIN 18 363 2.4.1, manufacturing standard for silicate coating.
 - 2. ISO 6504-3, "Paints and varnishes - Determination of hiding power - Part 3: Determination of contrast ratio of light-colored paints at a fixed spreading rate."
 - 3. ISO 2813, "Paints and varnishes - Determination of specular gloss."
 - 4. EN 1062-3, "Paints and varnishes - Coating materials and coating systems for exterior masonry and concrete - Part 3: Determination of liquid water permeability."
 - 5. DIN EN 1504-2, "Products and systems for the protection and repair of concrete structures - Definitions, requirements, quality control and evaluation of conformity - Part 2: Surface protection systems for concrete."

6. DIN EN ISO 7783-2, "Coating materials and coating systems for exterior masonry and concrete - Part 2: Determination and classification of water-vapor transmission rate (permeability)."
7. DIN 4102-A2, "Fire Behavior of Building Materials and Building Components - Part 2: Building Components; Definitions, Requirements and Tests."

1.3 DEFINITIONS

- A. Surfaces Detergent: A concentrated cleaning detergent.
- B. Silicate Primer: Coarse grained silicate-based primer coat.
- C. Dilution: A silicate based diluent for the Silicate Primer.
- D. Silicate coating, base coat: The first applied coat of the silicate coating.
- E. Silicate coating, top coat: The second applied coat of the silicate coating.

1.4 SYSTEM DESCRIPTION

- A. A materials-compatible highly vapor permeable decorative coating system offering strong weathering protection for exterior exposure.
 1. Surfaces Detergent: A neutral pH environmentally-friendly cleaning concentrate.
 2. Silicate Primer: A white silicate primer to fill cracks 1.0 mm and smaller, to bridge over well-adhering polymer-painted surfaces, and blend indifferent surface textures. Will not reduce substrate vapor permeability.
 3. Dilution: A silicate diluent added to the Silicate Primer to counter substrate absorbency.
 4. Silicate Coating: An incombustible two coat system comprising a smooth base coat and a smooth top coat.
 - a. Silicate coating penetrates the surface and in a chemical reaction combines with the substrate through chemical bonds forming a hard amorphous microporous layer with extremely high vapor permeability.
 - b. Unaffected by acids, UV exposure, or air-borne pollutants.
 - c. Unique alkaline mineral layer structure prevents liquid water penetration into the coated substrate and maintains moisture balance through vapor diffusion to keep wall assemblies breathable and dry, thus resisting mold and biological growth.
 - d. Will not reduce substrate vapor permeability.

1.5 SUBMITTALS

- A. Product Data: Submit product data showing material proposed. Submit sufficient information to determine compliance with the Drawings and Specifications. Provide published documentation describing materials, characteristics, and limitations.
- B. Samples: Submit samples for verification purposes, fabrication techniques and workmanship.
- C. Manufacturer's Instructions: Submit manufacturer's instructions including technical data sheets, material safety data sheets, mixing instructions, application requirements, special procedures, and conditions requiring special attention.
- D. LEED Submittals: Submittals that are required to comply with requirements for LEED certification include the following:
 1. Low Emitting Materials: Submit certification by the manufacturer confirming that products (i.e., adhesives, sealants, paints, coatings, etc.) meet or exceed the volatile organic

compound (VOC) limits set by specific agencies or other requirements. Clearly state VOC limits in the submittal.

1.6 QUALITY ASSURANCE

A. Qualifications:

1. Manufacturer Qualifications: Provide evidence that Manufacturer is a firm engaged in the manufacture of silicate coatings of types required, and whose products have been in satisfactory use in similar service for a minimum of fifteen years.
2. Applicator Qualifications: *(BELOW, KEEP ONE AND DELETE THE OTHER)*
 - a. Provide evidence Applicator is a firm having a minimum of three years of successful application experience with projects similar in type and scope to that required for this Project, and having passed a product certification training course provided by the manufacturer prior to the execution of this unit of work.
 - b. Provide evidence Applicator is a firm having successful application of products within this specification with at least one project in the last 18 months similar in type and scope to that required for this Project, and having passed a product certification training course provided by the manufacturer prior to the execution of this unit of work.

B. Mock ups:

1. Prior to application of the work, fabricate and erect mock ups for each type of finish and application to verify selections made under sample submittals and to demonstrate aesthetic effects as well as qualities of materials and execution.
2. Build mock ups to comply with the following requirements using materials indicated for final unit of work.
3. Locate mock ups as directed by the Architect.
4. Demonstrate the proposed range of aesthetic effects and workmanship to be expected in the completed work.
5. Obtain the Architect's acceptance of mock ups before start of final unit of work.
6. Retain and maintain mock ups during construction in undisturbed condition as a standard for judging completed unit of work.
7. Maintain a record of approved mock up's product mixing and application steps to incorporate into final unit of work to ensure color consistency and textural aesthetics.

C. Tracking Job Progress with Daily Logs

1. Maintain a daily record of the weather conditions, of material ordered and delivered, material used, inspections, areas of work that began, areas of work that were completed, and questions raised and answers received.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to the Project site in supplier's or manufacturer's original wrappings and containers, labeled with manufacturer's name, material and product brand name, and lot number, if any.
- B. Store materials in their original undamaged packages and containers inside a well ventilated area protected from weather, moisture, soiling, extreme temperatures, and humidity.

1.8 PROJECT CONDITIONS

A. Environmental Requirements:

1. Do not apply in freezing conditions, when rain is expected, or in high winds.

1.9 WARRANTY

- A. Provide manufacturer's written product warranty.
 - 1. Warranty period from date of Substantial Completion is 15 years.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design:
 - 1. Items specified are to establish a standard of quality for design, function, materials, compatibility, performance, warranty, and appearance.
 - 2. Equivalent products by listed manufacturers are acceptable.
 - 3. The Architect is the sole judge of the basis of what is equivalent.
- B. Listed Manufacturers
 - 1. KEIM Mineral Coatings of America, Inc., 10615 Texland Blvd. #600, Charlotte, North Carolina 28273. Telephone 704-588-4811. Email keim-info@keim.com.

2.2 MATERIALS

- A. Surfaces Detergent: A neutral, environmentally harmless, biodegradable cleaning concentrate adjusted to the requirements of steam pressure washing equipment. Universally suitable for the mild and gentle cleaning of well-adhering dust, grease, oil and soot pollution on natural stone, concrete, brick, terra cotta, clinker, stucco, and masonry facades.
 - 1. pH value: 7.1 (neutral pH).
 - 2. VOC: less than 0.1 grams per liter volatile organic content.
 - 3. Concentrate diluted 1:10 with clean water.
 - 4. Ideally suited to brush application, steam cleaning, or pressure washing equipment.
 - 5. Basis of Design: "KEIM Stone Cleaner N", KEIM Mineral Coatings of America, Inc.
- B. Silicate Primer: Provide a silicate primer meeting or conforming to:
 - 1. DIN 18 363 2.4.1, manufacturing standard for silicate paint.
 - 2. DIN 4102-A2, non-flammable standard – will not burn.
 - 3. Having small mineral glass fibers for reinforcement
 - 4. High-grade mineral fillers in balanced grain sizes and shapes from 0 to 1 mm.
 - 5. 75 to 85 perms vapor permeable.
 - 6. Less than 1 gram per liter VOC (Volatile Organic Content).
 - 7. White color.
 - 8. Basis of Design: "KEIM Contact Plus Grob", KEIM Mineral Coatings of America, Inc.
- C. Dilution: Provide silicate dilution meeting or conforming to:
 - 1. DIN 4102-A2, non-flammable standard – will not burn.
 - 2. ASTM E 96 Vapor Permeability – 80 to 85 perms.
 - 3. ASTM D 6886-12 Standard Test Method for Individual Volatile Organic Compounds (VOCs) – Zero (0) grams per liter VOC (Volatile Organic Content).
 - 4. Basis of Design: "KEIM Spezial Dilution", KEIM Mineral Coatings of America, Inc.

- D. Silicate Coating, Base and Top Coat: Provide silicate based opaque coating meeting or conforming to:
1. DIN 18 363 2.4.1, manufacturing standard for silicate coating.
 2. DIN EN 1504-2/2.2, Products and systems for the protection and repair of concrete structures/Surface protection systems for concrete.
 3. DIN 4102-A2, non-flammable standard – will not burn.
 4. ASTM E 96 Vapor Permeability – 80 to 85 perms.
 5. ASTM G 154 Accelerated Weathering – no fading, cracking, peeling.
 6. ASTM E 514 62-MPH Wind-Driven Rain Test – no water penetration.
 7. ASTM D 6886-12 Standard Test Method for Individual Volatile Organic Compounds (VOCs) – Zero (0) grams per liter VOC (Volatile Organic Content).
 8. Tinted to the desired finish color.
 9. Basis of Design: “KEIM Granital”, KEIM Mineral Coatings of America, Inc.

2.3 EQUIPMENT

- A. Tools:
1. Surfaces Detergent: Apply by brush, steam cleaner equipment, or pressure washing equipment.
 2. Silicate Primer: Apply by natural bristle façade brush or by one inch nap roller.
 3. Silicate Coating, Base and Top Coats: Apply by natural bristle façade brush, professional roller, or professional airless spray equipment and back-roll as required for even distribution.

2.4 FINISHES

- A. Silicate Primer: Fill cracks and blend transition edges.
1. For brush application, randomize brush strokes for balanced appearance.
 2. Roller application:
 - a. Apply a full coverage coat to an evenly distributed coarse-grained finish without lap lines, voids, “holidays”, or drips. Compare manufacturer-verified mock up consumption data with application consumption data to ensure enough product is applied.
 - b. Maintain a wet edge to prevent sight lines and textural differences.
 - c. Apply enough product to prevent shading and textural differences that contribute to striping. Applying inadequate amount of product requires corner to corner recoating.
 - d. When rolling product, roll off in same direction across façade to prevent shading differences that affect appearance of color.
 3. When working from scaffolding, work as a team moving across façade maximum eight (8) vertical feet per applicator to ensure complete coverage and wet edge left to right and top to bottom of each section.
- B. Silicate Coating, Base and Top Coats:
1. Apply in full coverage evenly distributed coats to a smooth mineral matte finish without lap lines, voids, “holidays”, or drips. Compare manufacturer-verified mock up consumption data with application consumption data to ensure enough product is applied.
 2. Maintain a wet edge to prevent sight lines and textural differences.

3. Apply enough product to prevent shading and textural differences that contribute to striping, especially with the base coat. Applying inadequate amount of product requires corner to corner recoating.
4. When rolling product, roll off in same direction across façade to prevent shading differences that affect appearance of color.
5. When spraying product:
 - a. Do not strain silicate coatings.
 - b. Remove paint filters from spray gun and spray pump.
 - c. Use only new hoses. Used hoses may contain paint thinners or solvents.
 - d. Paint thinners and cleaning solvents are not compatible with silicate coatings.
 - e. Clear gun and spray equipment with warm soapy water and rinse well with clean water to remove residual paint thinners and solvents.
 - f. Never use tips with smaller orifices than recommended. Smaller tips clog and prevent proper coating application. Improper application voids warranty and shortens longevity of the coatings.
 - g. Prevent overspray drift or misting onto glass objects.
6. When working from scaffolding, work as a team moving across façade maximum eight (8) vertical feet per applicator to ensure complete coverage and wet edge left to right and top to bottom of each section.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verification of Conditions: Confirm by examination the areas and conditions under which the work is to be applied for compliance with manufacturer's instructions. Do not proceed with the work until unsatisfactory conditions have been corrected.
 1. Verify substrate is secure, sound, dry, and absorbent, and free of dirt, grease, salts, oil-based paints, release agents, curing agents, and other bond breakers.
 2. Verify substrate has no pretreatments or priming materials applied unless such conditions are approved by manufacturer.
 3. Verify surfaces or materials to be coated are fully cured to manufacturer recommendations.
 4. Confirm coating surfaces are less than 40 percent relative humidity as measured by a masonry moisture meter prior to application of silicate coatings.
 5. Beginning of the work shall indicate acceptance of the areas and conditions as satisfactory by the Applicator.

3.2 PREPARATION

- A. Protection:
 1. Lay ground cloths and take measures as necessary to protect surfaces subject to contact by products specified by this Section.
 2. Silicate primer and paint coatings and dilution may etch or bond to glass, metal, and concrete.

3.3 APPLICATION

- A. Conform to reviewed product data, manufacturer's written instructions, and provisions of the Contract Documents.
- B. Plan the work properly.
 - 1. Maintain temperature during and after application. Substrate and ambient air temperature must be between 41 °F (5 °C) and 86 °F (30 °C).
 - 2. Work ahead of the sun on shaded façades to avoid working on hot substrates.
 - 3. Work to logical stopping points (corners, seams, architectural features, etc.).
 - 4. Apply silicate coatings as directed by 2.4 FINISHES.
 - 5. Protect from wind and rain prior to, during, and for a minimum 24 hours after application.
 - 6. Obtain manufacturer's written instructions for application outside of the above parameters.
- C. Surfaces Detergent:
 - 1. Rinse surfaces with clean water.
 - 2. Dilute concentrate 1 part detergent to 10 parts clean water.
 - 3. Brush application: Apply to surfaces from bottom to top. Allow one hour for detergent to loosen contaminants. Rinse surfaces of contaminants with fresh cold or hot water from bottom to top and down.
 - 4. Steam cleaner: Pour diluted concentrate into injection/dosing container of steam cleaner equipment. Clean contaminated areas from bottom to top. Rinse surfaces of contaminants with fresh cold or hot water from bottom to top and down.
 - 5. Pressure washer: Pour diluted concentrate into injection/dosing container of pressure washer equipment. Clean contaminated areas from bottom to top. Rinse surfaces of contaminants with fresh cold or hot water from bottom to top and down.
- D. Silicate Primer:
 - 1. Dilute silicate primer with maximum 20 percent Dilution (4 gallons with 3 liters dilution). Stir well by hand or 600-800 RPM mixing equipment.
 - 2. Apply primer coat of diluted silicate primer.
 - 3. Allow minimum 12 hours drying time.
- E. Silicate Coating:
 - 1. Base Coat:
 - a. Do not dilute. Stir well by hand or 600-800 RPM mixing equipment.
 - b. Apply base coat of undiluted silicate coating.
 - c. Allow minimum 12 hours drying time.
 - 2. Top Coat:
 - a. Do not dilute. Stir well by hand or 600-800 RPM mixing equipment.
 - b. Apply top coat of undiluted silicate coating.
 - 3. Touch Up:
 - a. Some colors touch up well, some do not. Always perform a test and allow the touch up to cure minimum 12 hours before evaluation. Colors become lighter upon drying.
 - b. For colors that do not touch up well, expect corner to corner recoating for acceptable results.

- c. When touching up or recoating, use the same tools and techniques for best results.
- d. Articulate the application confining the touch up to the borders of the repair.

3.4 CLEANING

- A. Clean tools, spills, and accidental drips immediately with plenty of water.
- B. Leave applications clean and premises free from residue and debris from work of this Section.

END OF SECTION