

SECTION 09 91 23
INTERIOR PAINT
Design Standard

PART 1 GENERAL

1.1 PURPOSE:

Paint covers a large amount of surface in a building, and therefore has a significant impact on environmental quality. This design standard has the purpose of creating a consistent application of painting requirements throughout the San Mateo County Community College District. The intent is to create a standard of quality for maintenance and reliability throughout all renovation and new building projects.

San Mateo County Community College District is strongly committed to promoting sustainability throughout their campus projects. Section 01 81 13 Sustainability of the Design Standard provides guidelines and recommendations for implementing sustainability strategies. Where relevant, specific sustainability criteria is noted in this section; however, each project team should review and cross-reference that front section while developing the specific project and its documentation. Each discipline shall conform that specific performance and manufacturer information provided in the specification section is in alignment with code requirements, LEED criteria, and any other goals for sustainability.

PART 2 PRODUCT

2.1 SMCCCD has standardized on latex (water based) paints for the indoor environment. Why latex paints?

- A. Water-based paints are the safest option for the people who handle them and the environment.
- B. Latex paints have a less objectionable odor, which makes them good for repaints and painting in occupied areas, where solvent odor is an issue.
- C. They clean up with soap and water; there is no need to work with hazardous and/or flammable solvents, and no used solvent to dispose of afterwards.
- D. Latex paints dry faster, and can be recoated sooner; this makes them a good choice for painting in occupied areas, where someone might touch or brush up against the freshly painted surface.
- E. Latex paint binders hold up better in sun-exposed areas, because they are more resistant to UV (ultraviolet) radiation.
- F. Latex paint films are less prone to yellowing over time, especially with white, light off-white and pastel colors.
- G. Latex paint films are more breathable; they allow small amounts of water vapor to pass through the film, so the chance of blistering is reduced. This is especially important when the surface being painted is slightly damp.
- H. Latex paint films have better gloss and color retention, so they will keep a 'like-new' appearance longer.
- I. Latex paint films are more elastic, so they can expand and contract with the substrate better; this means they'll be less likely to crack and peel over time.

2.2 SMCCCD has standardized on Kelly-Moore Paints. Why Kelly-Moore Paints?

- A. There are numerous Kelly-Moore Paint store located within reasonable driving distance to each of our college campuses, and their paints are all readily available. The close proximity to their distribution outlets reduces driving time for the maintenance staff that purchase touch-up paint.
- B. Kelly-Moore Paints provides quality products at fair prices.
- C. Kelly-Moore now offers a no-VOC product which further reduces objectionable odors and makes them even better for repaints and painting in occupied areas.
- D. The ubiquitous nature of Kelly-Moore Paints brings a price competition to SMCCCD's painting projects, ensuring best use of public funds.

2.3 COLLEGE INTERIOR PAINT COLOR PALETTES:

- A. Each of our colleges has standardized on a limited number of paint color schemes that complement their individual overall architectural theme. Each college's color palette list can be found in the Appendices to this Interior Paint Design Standard
- B. The various color schemes are centered on a basic, timelessly elegant, off-white (in this case, Kelly-Moore 'Bone White') as the overall 'default' color. Together with this main color, indoor environmental interest is developed with accent colors that have been selected to serve the colleges for many years to come.
- C. The Bone White color is intended to be used on a majority of walls within the building interior. The light paint color will help reflect natural and interior lighting to increase energy efficiency within the buildings. With the majority of wall surface areas painted the basic Bone White color, maintenance is greatly simplified for future upkeep.
- D. The additional paint colors have been chosen to be used as accent colors to make the building interiors more dynamic. Accent paint colors should be used sparingly and effectively. The accent color can be used on a trim, or architectural element, or more simply, one wall plane per room, in the same orientation or perhaps on varied orientations.
- E. The paint color scheme for any given project should be designed in consultation with the furniture consultant or furniture coordinator, since the architectural and furniture finishes will be experienced holistically by the building's end users. The end user group (project steering committee) should provide guidance to the design professional as to the intent of the use of colors within the building. The design team should then develop up to three finish options using paints, flooring and furniture finishes. The end user group will provide feedback on the finish options, either selecting the preferred option or giving guidance to the design professional on which elements to combine for the final option.
- F. Digressions from this Interior Paint Design Standard shall not be considered, unless the design professional receives the prior written authorization from the Executive Director of Construction Planning or the Vice Chancellor of Facilities. Please make note that such approvals are not anticipated nor welcomed, as they undermine the sustainable, maintainable, durable, holistic criteria upon which this Interior Paint Design Standard is based.

2.4 PAINT APPLICATION GUIDELINES:

- A. For ease of initial and touch-up painting, mid-plane color changes are not allowed. Wall paint shall be applied across one wall plane, corner-to-corner and floor-to-ceiling, or at an architectural "breakpoint" such as chair rail or other trim.
- B. Door jambs shall be one color only, for ease of initial and touch-up painting and for the cleanest overall aesthetic.

- C. In a renovation project with existing acoustic surface-mounted tiles that are aesthetically damaged, and if the project's budget cannot support tile replacement, the design professional should consider painting the tile with acoustic paint. Acoustic paint is designed for use on acoustic ceiling tile; the paint covers without impairing the tile's acoustic qualities. It can be applied with a roller, but a paint sprayer is more efficient and less likely to affect the sound-deadening properties of the tile.
- D. The standard finish applied to classrooms, corridors, and other non-wet areas is eggshell. All palette colors may be specified in eggshell (Bone White and all accent colors).
 - 1. For areas where the design professional is specifying the use of eggshell paint finishes, the design professional shall also specify a level 4 smooth drywall finish.
- E. The standard finish applied to custodial closets, mechanical/electrical/data rooms, restrooms, science labs and other wet areas is semi-gloss, in Bone White color only. (Accent colors are not to be specified in semi-gloss).
 - 1. For areas where the design professional is specifying the use of semi-gloss paint finishes, the design professional shall also specify a level 5 smooth drywall finish.

2.5 APPROVED MANUFACTURERS?

- A. Kelly-Moore Paints

PART 3 EXECUTION

3.1 SUBSTITUTIONS ALLOWED?

- A. No substitutes allowed.

Pursuant to Section 3400 of the Public Contract: Kelly-Moore Paints are now in use on the particular public improvement described as San Mateo County Community College District. At each instance in these specifications that a designated material, product, thing or service is designated by the brand name "Kelly-Moore" are designated to support the existing painting systems that are in place at College of San Mateo, Cañada College, Skyline College, and the District Administration Building. The Contractor will furnish and apply only "Kelly-Moore" paints and coatings as required, and no substitutions shall be deemed to be "or equal" or allowed.

3.2 ASSOCIATED DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS

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END OF SECTION

(Appendices follow)

APPENDIX A TO INTERIOR PAINT DESIGN STANDARD
Cañada College Interior Paint Color Palette

Interior Paint for All Buildings						
color description	color name	Kelly-Moore Control #	product	sheen	notes	Formula
Off-white	Bone	KM27	1685 Dura-Poxy+	semi-gloss	ubiquitous wall color	Standard KM Color
Off-white	Bone	KM27	1686 Dura-Poxy+	eggshell	ubiquitous wall color	Standard KM Color
light green	Farmers Market	KM5757-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM Color
dusty orange	Copper Beach	KM5372-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM Color
medium purple	Speakeasy	KM HLS4209-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM Color
light beige/gray	Malibu Beige	KM 216	1686 Dura-Poxy+	eggshell	accent color	Standard KM Color
medium yellow	Chinese Lantern	KM5301-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM Color
dark brown	Bronzestone	Rustoleum	5275402	semi-gloss	semi-gloss color to match architectural bronze mullions	Standard Rustoleum color

End of Appendix A of Interior Paint Design Standard

APPENDIX B TO INTERIOR PAINT DESIGN STANDARD
College of San Mateo Interior Paint Color Palette

Interior Paint for All Buildings						
color description	color name	Kelly-Moore Control #	product	sheen	notes	Formula
Off-white	Bone	KM27	1685 Dura-Poxy+	semi-gloss	ubiquitous wall color	Standard KM color
Off-white	Bone	KM27	1686 Dura-Poxy+	eggshell	ubiquitous wall color	Standard KM color
light beige	Graystone	KM230	1686 Dura-Poxy+	eggshell	accent color	Standard KM color
medium beige	French Oak	KM4628-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM color
medium purple	Speakeasy	KM HLS4209-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM color
light purple	Granite Canyon	KM4889-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM color
light blue	Soul Quenching	KM4867-2	1686-222 Dura-Poxy+	eggshell	accent color	Standard KM color
Bright white	Cloud White	KMW57-1	1686-121 Dura-Poxy+	eggshell	accent color	Standard KM color
Bright white	Cloud White	KMW57-1	1686-121 Dura-Poxy+	eggshell	accent color	Standard KM color
dusty orange	Ritzy	KMHLS4242-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM color
dusty yellow	Roadster Yellow	KMHLS4238-2	1686-222 Dura-Poxy+	eggshell	accent color	Standard KM color
avocado green	Windy Meadow	KM4769-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM color
milk chocolate	Bear Hug	KM4510-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM color
black	Carbon	KM407	1686 Dura-Poxy+	flat	Color used for visible interstitial spaces (e.g., above Building 5 wood slat ceiling) or where a very dark ceiling is desired (e.g., Building 5 San Mateo Fitness Center ceiling)	Standard KM color
dark brown	Barnwood	KMA72-5	1686-555	eggshell	accent color	Standard KM color
dark brown	Bronzestone	Rustoleum	5275402	semi-gloss	semi-gloss color to match architectural bronze mullions	Standard Rustoleum color
Additional Interior Paint for Athletic Facilities						
medium blue	Ruskin Blue	KMHLS4270-3	1685-333 Dura-Poxy+	semi-gloss	accent color	Standard KM color

dark blue	Bulldog Blue	Sierra Performance Epoxy Paint			accent color	National Blue Activator #208106
dark blue	Bulldog Blue	Rustoleum	5227	semi-gloss	interior/exterior door trim, other metal surfaces as approved	Standard Rustoleum color
gray	Bulldog Gray	Sierra Performance Epoxy Paint			accent floor color	Activator #208072

End of Appendix B of Interior Paint Design Standard

APPENDIX C TO INTERIOR PAINT DESIGN STANDARD
Skyline College Interior Paint Color Palette

Interior Paint for All Buildings						
color description	color name	Kelly-Moore Control #	product	sheen	notes	Formula
Off-white	Bone	KM27	1685 Dura-Poxy+	semi-gloss	ubiquitous wall color	Standard KM color
Off-white	Bone	KM27	1686 Dura-Poxy+	eggshell	ubiquitous wall color	Standard KM color
light beige	Graystone	KM230	1686 Dura-Poxy+	eggshell	accent color	Standard KM color
medium green	Mt. Tam	KM5750-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM color
medium yellow	Honey Robber	KM5265-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM color
medium orange	Copper Beach	KM5372-3	1686-333 Dura-Poxy+	eggshell	accent color	Standard KM color
medium red	Banana Blossom	KM5504-5	1600-555	matte	accent color	Standard KM color
dark brown	Bronzestone	Rustoleum	5275402	semi-gloss	semi-gloss color to match architectural bronze mullions	Standard Rustoleum color

End of Appendix C of Interior Paint Design Standard