

**CONSTRUCTION SPECIAL SPECIFICATION**  
**SECTION 09881\_S**  
**ELASTOMERIC ACRYLIC WALL COATING**

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**CONSTRUCTION SPECIAL SPECIFICATION****SECTION 09881\_S****ELASTOMERIC ACRYLIC WALL COATING****PART 1 -GENERAL****1.01 DESCRIPTION:**

A. Related work specified elsewhere: Cast-in-Place Concrete (Section 03310), Unit Masonry (Section 04200), Lath and Plaster (Section 09200), Painting (Section 09900).

B. Description of System:

1. Elastomeric wall coating shall be a complete system of compatible materials supplied by NEOGARD to create a seamless, waterproof membrane.

NOTE: The Specifications are applicable to a complete Wall Coating system of NEOGARD products. Equal systems of Elastomeric, acrylic, textured waterproof coatings by HANLEY PAINT, REXCEL, etc., may be provided.

All product delivery, manufacturing, and installation requirement set forth in these specifications, shall apply to any approved Elastomeric acrylic wall coating system provided for this project.

2. The wall coating shall be designated for application on the specific type of surface indicated on the Drawings.

**1.02 QUALITY ASSURANCE**

A. Supplier Qualifications: The NEOFLEX wall coating system as supplied by NEOGARD is approved for use on this project.

B. Applicator Qualifications: Applicators shall be approved by NEOGARD as licensed applicators.

**1.03 SUBMITTALS**

A. Product Data: Submit NEOGARD's product literature and installation instructions.

B. Samples: Submit samples of specified Neoflex wall coating system. Samples shall be construed as examples of finished color and texture of Neoflex masonry coating system only. Samples shall exhibit the proper finish color and texture. Minimum sample size to be, 6" x 6". The Architect reserves the right to make color selections by computer matching of paint formulas of paint manufacturers. Restrictions of color selection is not acceptable.

C. License Certificate: Submit a currently dated Applicator's License Certificate issued by NEOGARD. The certificate shall verify the applicator's qualifications to properly install the Neoflex masonry coating system, and shall commit

NEOGARD to acceptance of the applicator as a co-signer under the joint responsibility provisions of the Maintenance Agreement required by these specifications.

- D. Maintenance Agreement: Upon completion of installation of the Neoflex masonry coating system, submit joint NEOGARD/Applicator Maintenance Agreement.
  - 1. Maintenance Agreement Requirements: The materials and workmanship involved in this application, shall be guaranteed, on a single document, by NEOGARD and a licensed applicator for five years.

#### 1.04 PRODUCT DELIVERY, STORAGE AND HANDLING:

- A. Delivery: Materials shall be delivered in original sealed containers, clearly marked with supplier's name, brand name and type of material.
- B. Storage and Handling: Recommended material storage temperature is 750 F. Handle products in a manner which will avoid damage to the container. Do not store for long periods in direct sunlight. Protect from freezing.

#### 1.05 JOB CONDITIONS

- A. Environmental Conditions:
  - 1. Do not proceed with application of materials when ambient temperature is less than 400 F., or if precipitation is imminent.
  - 2. Do not apply materials unless surface to receive coating is clean and dry.
- B. Protection:
  - 1. The over-spray and/or solvents from coatings can carry considerable distances and care should be taken to do the following:
    - a. Post a warning signs a minimum of 100 feet from the work area.
    - b. Cover all intake vents near the work area.
    - c. Set up wind breaks when needed.
    - d. Minimize or exclude all personnel not directly involved in the coating application.
    - e. Have CO<sub>2</sub> or other dry chemical fire extinguishers available at the job site.
    - f. Provide adequate ventilation.
  - 2. Protect plants, vegetation and animals which might be affected by coating. Use drop cloths or masking as required.

**PART 2 -PRODUCTS**

**2.01 MATERIALS**

- A. Elastomeric Coating: The Elastomeric coating shall be the fluid-applied Neoflex wall coating system as installed by licensed applicators of NEOGARD.
  - 1. Elastomeric Coating Material: The weather-protective wall coating material shall be properly formulated 100% acrylic liquid elastomer, shipped in new, labeled containers; identified as NEOGARD Neoflex Coating-7100 Series.
  - 2. Sealers and Primers shall be:
    - a. NEOGARD Solvent-Borne Sealer, Primer: Solvent-borne penetrating primer designed for new or painted surfaces, identified as NEOGARD 7025 Solvent-borne Sealer.
    - b. NEOGARD Water-Borne Acrylic Sealer, Primer: Designed for substrates or conditions not appropriate for a solvent-borne primer, i.e., VOC compliance, EIFS Systems, identified as NEOGARD 7031 Acrylic Sealer.
    - c. NEOGARD Wood Primer: Special wood primer/sealer for new or exposed wood surfaces, identified as NEOGARD 7029 Wood Primer.
    - d. NEOGARD Metal Primer: Primer for prepared ferrous metal surfaces, identified as NEOGARD 7026 Metal Primer.
    - e. NEOGARD 7027 Mist-Cote II Primer: Primer for non-ferrous or galvanized metal surfaces.
  - 3. Block Filler: Block Filler shall be properly formulated latex block filler, identified as NEOGARD 7030 Block Filler, or approved equal.
  - 4. Elastomeric Patching compound shall be 100% acrylic patching compound, shipped in new, labeled containers, identified as NEOGARD Neoflex Patching Compound 7032.

**2.02 MATERIAL PERFORMANCE CRITERIA**

- A. Minimum Performance Requirements: The minimum performance requirements of the masonry coating system to be used on this project are:

**PERFORMANCE REQUIREMENTS OF CURED FILM**

PHYSICAL PROPERTIES	@ 75 <sup>0</sup> F., % minimum	Fungus and Mildew Resistance
Tensile Strength, min. psi	Hardness Shore “A”	Accelerated Weathering
Elongation @ Break	Thermal Shock	
	Moisture Vapor Transmission	

**RESULTS**

98 MPH Wind- Driven Rain	125 psi 300%	TEST METHOD
	68 to 75	ASTM D 412
	No loss of Adhesion	ASTM D 412
	8.7 Perms @ 10 mils	ASTM D 2240 Alternate Heat/Cold
	No Growth No Chalking Discoloration, Cracking	ASTM E 96 Procedure B
		ASTM D 3274
		ASTM D 822 3,000 HRS
	Passes	TT-CC 555BB.

B. Product Data:	
Weight per Gallon	11.8 lbs.
Solids by Weight	68%
Solids by Volume	54%
Viscosity	115 - 125 KU

**PART 3 -EXECUTION**

3.01 INSPECTION

- A. Concrete (Tilt-up, Poured-in-place, Precast): Verify that the work done under other sections meets the following requirements:
  - 1. Concrete is free of ridges and sharp projections.
  - 2. New concrete should be cured for a minimum of 28 days. Water-cured treatment of concrete is preferred. Resin or waxed based curing compound should not be used. Non-compatible curing agents must be removed prior to application.
  - 3. All loose concrete, or mortar, is removed.
  - 4. Damaged areas of concrete, including bug holes, voids and air pockets, should be repaired using cementitious based patching compound.
  
- B. Masonry (Brick, Low Density Block, Cinder Block, Stucco): Verify that the work done under other sections meets the following requirements:
  - 1. New masonry should be allowed to dry for a minimum of 28 days.
  - 2. Mortar joints are sound and without voids.
  - 3. Defective mortar or stucco areas should be repaired using cementitious based patching compound.

- C. Exterior Insulated and Finish Systems (EIFS):
  - 1. Surface should be clean and free of grease and contaminants.
  - 2. Caulk joints should be checked, primed and recaulked with either NEOGARD 70991 or 70993 Polyurethane Sealant, or approved equal.
  - 3. Defective areas should be repaired following EIFS manufacturer's specified repair procedure.

### 3.02 PREPARATION

- A. Cleaning: surfaces should be clean and free of oil or grease. All loose materials and foreign matter should be removed from the substrate. All mildew and algae must be removed from the substrate with a solution of one teaspoon of Tri-Sodium Phosphate and two pints of liquid bleach in one gallon of water (.125 to .25 liters per liter). Rinse thoroughly with clear water. Surfaces should be pressure washed and allowed to thoroughly dry prior to application.
- B. Block Filler: Porous block surfaces should be filled smooth using NEOGARD 7030 Block Filler, at a rate of two gallons per 100 square feet or until smooth.
- C. Crack and Cold Joints: Visible hairline cracks (up to 1/16" in width) in masonry should be pretreated with a detail application of NEOGARD Neoflex Patching Compound 7032. Large cracks and construction joints should be filled with either, NEOGARD 70991 or 70993 Polyurethane Sealant, or an approved equal, prior to application. Detail filled cracks with a liberal application of NEOGARD Neoflex Patching Compound 7032.
- D. Control Joints: Seal secondary control joints with either, NEOGARD 70991 or 70993 Polyurethane Sealant, or an approved equal.

### 3.03 APPLICATION

- A. Primer:
  - 1. New Concrete and Masonry Surfaces: Chalky or porous surfaces should be primed using NEOGARD 7025 Solvent-Borne Sealer, at a rate of 150-350 square feet per gallon.
  - 2. Previously Painted Surfaces: Previously painted surfaces, should be primed using NEOGARD 7025 Solvent-Borne Sealer at a rate of 175-400 square feet per gallon.
  - 3. EIFS: Should be primed with NEOGARD 7031 Acrylic Sealer at a rate of 200-300 square feet per gallon.
  - 4. Wood Surfaces: New wood surfaces, should be primed and sealed with NEOGARD 7029 Wood Primer at a rate of 400-500 square feet per gallon.
  - 5. Ferrous Metal: Ferrous metal, should be clean and rust free. Prime using NEOGARD 7026 Metal Primer, at a rate of 200-300 square feet per gallon.

6. Non-Ferrous or Galvanized Metal: Non-ferrous or galvanized metal, should be solvent-wiped and primed with NEOGARD Mist-Cote II Primer, at a rate of 400-500 square feet per gallon.
  - B. Elastomeric Coating Material: Apply Neoflex Coating Material at a minimum dry film thickness of 10 mils in strict accordance with the application procedures outline by NEOGARD. Coverage rate will be 50-100 square feet per gallon, depending on texture and porosity of substrate.
- 3.04 CLEANING
- A. Remove debris resulting from completion of coating operation from the project site.

END OF SECTION