

ELAST-O-FLEX™

Guide Specifications

TRIARCH
GUIDE SPECIFICATIONS
SECTION 09960
ELAST-O-FLEX

PART 1 – GENERAL

1.01 SUMMARY

RELATED DOCUMENTS: Drawings and general provisions of Contract, including General Conditions, Special Provisions, and Division 1-16 Specification sections, apply to work of this section.

1.02 DESCRIPTION OF WORK

PROVIDE all labor, surface preparation materials, elastomeric finish coatings, and related equipment necessary to complete the work described in this specification.

1.03 SUBMITTALS

- A. GENERAL: Submit in accordance with Section 01300.
- B. PRODUCT DATA: Submit manufacturer's descriptive literature and technical specifications. Include information for finishes, primers, and other required components. Unless otherwise specified, elastomeric coatings shall be furnished in the standard white color. Include color charts for finishes indicating manufacturers other standard colors available for selection or other sample for custom color match by the manufacturer. A color match and written approval is necessary if a custom color is chosen. Allow additional time for custom colors.
- C. COATING SYSTEM SAMPLES: Prior to beginning work, Contractor shall make and submit three (3) 8"x10" samples of the specified color and texture for review by the Architect. Label samples to indicate materials, texture, and color.
- D. MANUFACTURER'S INSTRUCTIONS: Submit manufacturer's printed installation instructions.
- E. WARRANTY: Submit specified warranty in accordance with Section 01700.

1.04 QUALITY ASSURANCE

SINGLE SOURCE RESPONSIBILITY: Provide primers and other substrate preparation materials that are produced or are specifically recommended by the same manufacturer as the finished materials to insure compatibility of the system.

1.05 FIELD SAMPLES

- A. **SAMPLE INSTALLATION:** Duplicate finishes of approved coating system samples on surface selected by Architect. Apply coating system to a minimum 40 square feet of surface area as instructed by architect.
- B. **ACCEPTANCE:** Request review by architect of first finished area, space, or item for each coating system for color, texture, quality, and workmanship. Make adjustments necessary to obtain acceptance from architect. Do not proceed with further work until the architect has accepted sample installation. Accepted installation establishes minimum quality standards for workmanship and materials for project. Accepted samples may remain as part of the work.

1.06 DELIVERY AND STORAGE

- A. **DELIVER MATERIALS** to the job site in the original, new, and unopened containers with manufacturer's labels intact and legible.
- B. **STORE MATERIALS** not in active use in tightly covered containers. Maintain containers in a clean condition, free from foreign materials and residue. Protect from freezing and maintain temperatures below 90°F. Keep materials stored in an orderly and organized manner to reduce risk of error. Do not stack more than three (3) containers high. Protect from fire hazards.

1.07 PROJECT CONDITIONS

- A. **APPLY** coating only under prevailing conditions. Air and surface temperatures shall not exceed minimum or maximum requirements for product to be applied. Relative humidity is not above 85% and surface temperature is at least 5°F above dew point. Do not apply coatings to hot surfaces or when ambient temperatures are above 95°F. Wind velocity should be less than 20 mph (32km/h).
- B. **DO NOT** apply coatings under any of the following conditions:
 - 1. When surfaces are damp or wet.
 - 2. During snow, rain, fog, mist or when any of these conditions is forecast for the next 24 hours.
 - 3. When dust may be generated before coatings have dried.

1.08 WARRANTY

- A. **COMPLY** with provisions of Section 01700.
- B. **SUBMIT** manufacturer's written 5-year Limited Warranty stating materials are in conformance with Specification requirements. Manufacturer agrees to replace

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defective material that is proven defective before warranty period ends and after written notice of defect is received.

1.09 EXTRA STOCK

- A. FURNISH extra stock materials under provisions of Section 01700.
- B. FURNISH extra finish coating in quantity equal to 2% of total material furnished but not less than 2 gallons of each type and color.

PART 2 - PRODUCTS

2.01 MATERIALS

- A. PROVIDE Elast-O-Flex Elastomeric Coatings as manufactured by Triarch, One Energy Way, West Warwick, RI , 1.800.537.6111, www.triarchinc.com.
- B. PROVIDE other necessary products as required for surface preparation as manufactured or specifically approved by Triarch.

2.02 MIXING AND TINTING

- A. USE factory prepared standard or custom colors or colors prepared in store by approved distributor using universal colorants matching approved samples. Site tinting will not be accepted.
- B. THOROUGHLY MIX and stir coating material before use to ensure homogeneous dispersion of ingredients. Prior to application, blend multiple containers of same material and color by pouring from one container to another several times to ensure uniform consistency and color.

PART 3 - EXECUTION

3.01 INSPECTION OF SUBSTRATE

- A. Prior to application of the coating systems, the substrate shall be inspected by the contractor and owners agent for compliance with the contract documents and specifications. Work shall not proceed until all unsatisfactory conditions are corrected.
- B. Verify surfaces to be coated are dry, sound, and ready for coating. Beginning of installation means acceptance of existing substrate and site conditions.

3.02 PREPARATION

- A. SCRAPE or grind fins or protrusions flush with the surface.

- B. CLEAN SURFACE to ensure it is free of dust, dirt, mortar splatter, laitance, oil, form release agents, or any other surface contaminant that might impede proper adhesion of the finish coating.
- C. NEW CONSTRUCTION: Concrete, stucco, and masonry surfaces must be cured and free of excess moisture prior to application of coating. Allow new concrete, masonry, and stucco thirty (30) days to cure. Concrete, stucco, and mortar may contain excessive alkalinity resulting in coating failure. Check pH of surface with an insta-check surface pH pencil or other measuring device. Surface alkalinity is measured in pH with pH7 being neutral. If surface pH exceeds pH9, treat surface with Triarch's Clear Conditioner at recommended coverage rate and allow to dry prior to top coating.
- D. CONCRETE BLOCK AND OTHER POROUS SURFACES: (Partially Filled) Apply a coat of Triarch's Fill-O-Block™ exterior grade, heavy-duty block filler to fill pours and seal surface. Back roll to force product into the surface. Allow to thoroughly dry 24-48 hours before top coating. (Completely Filled) Fill and float smooth mortar joints/grout lines, new or previously painted CMU, brick or tile, and any minor surface imperfections using SKIMM™ as manufactured by Triarch.
- E. PREVIOUSLY COATED SURFACES: Pressure wash surface area with hydro spray equipment (2000-2500 psi minimum) using a maximum 25° tip to remove all dirt, mildew, chalk, form oil, wax, grease, and any other contaminants as recommended by coatings manufacturer. Patch and repair surface imperfections using appropriate materials as manufactured or specifically approved by Triarch.
- F. KILL ORGANIC GROWTH by treating with a solution of one part bleach to three parts water and allow solution to react with growth for 10-15 minutes before rinsing with clean water.

3.03 APPLICATION

- A. COAT surfaces specified, scheduled, illustrated, and otherwise identified unless specifically noted otherwise. Apply products in accordance with manufacturer's instructions. Use application materials, equipment, and techniques as recommended by coating manufacturer and best suited for substrate and type of material applied. Do not apply finishes to surfaces that are improperly prepared. Number of coats specified is minimum number acceptable. Apply material at not less than manufacturers recommended spread rate. Ensure that all edges, corners, and crevices receive dry film thickness equivalent of flat surfaces. Finish edges of coatings adjoining other materials or colors, sharp and clean, without overlapping.
- B. MIX materials according to manufacturers printed instructions.
- C. ALLOW each coat to dry thoroughly before recoating. Minimum 24-48 hours.

- D. **FIRST COAT:** Apply initial coat of Elast-O-Flex Smooth to surfaces as soon as practical after preparation. Back roll the first coat to eliminate trapped air and minimize pinholes in the film. Allow first coat to thoroughly dry before applying second coat.

- E. **SECOND COAT:** Apply elastomeric coating materials at spread rate recommended by manufacturer for specific finish selected. Apply first and second coats of Elast-O-Flex elastomeric coatings to achieve a pinhole free film at a combined minimum 15 mils DFT (dry film thickness).

Recommended coverage rates:

Smooth	100±20 square feet/gallon
Fine	65±5 square feet/gallon
Medium	50±5 square feet/gallon
Coarse	40±5 square feet/gallon

- F. **ALL GRADES** of Elast-O-Flex elastomeric coating must be applied using appropriate equipment. (Contact Triarch for list of recommended equipment).

3.04 FIELD QUALITY CONTROL

- A. **TOUCH UP** and repair damaged or otherwise unacceptable work.

- B. **PERIODICALLY** test film thickness of each coat with wet film gage to ensure coatings are being applied to proper thickness. Texture coats should be measured in square feet coverage per gallon, as indicated above.

3.05 CLEANING

- A. **REMOVE** coating overspray from adjoining surfaces.

- B. **CLEAN** as recommended by manufacturer. Do not use materials or methods that may damage finish or surrounding construction.

3.06 PROTECTION

- A. **PROTECT** adjacent surfaces from damage or overspray resulting from work of this section. If necessary, mask and/or cover adjacent surfaces by suitable means. Repair damaged areas to satisfaction of architect without additional cost to owner.

- B. **POST** appropriate "WARNING" signs while work is in progress and during the curing period.

- C. **PROTECT** installed work against damage by others.

NOTE: INSERT A SCHEDULE OF ELASTOMERIC COATINGS REQUIRED.

Triarch
P.O. Box 1014
One Energy Way
West Warwick, RI 02893
800-537-6111
www.triarchinc.com

Information contained in these application instructions conforms to standard detail and product recommendations for the installation of Elast-O-Flex™ as of the date of publication of this document and is presented in good faith. Triarch assumes no liability, expressed or implied, as to the architecture, engineering or workmanship of any project. To insure that you are using the latest, most complete information, contact Triarch



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