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Specifications for Exterior Painting of the Lighthouse at the Cape Neddick Light Station September, 2016

Introduction

This specification for painting addresses the particular needs of the main lighthouse structure, consisting of cast iron. It is one of the historic buildings in the complex maintained by the Town of York Parks and Recreation Department (YPR).

1. General

a. Contractor Selection –

- i. Contractors will have at least five years of experience working with structures listed in the National Register of Historic Places.
- ii. All personnel working on the project will have at least five years of experience with the tools, techniques and skills associated with preparing and painting iron in a marine environment.

b. Quality Assurance

- i. All processes and procedures will be subject to inspection and approval by YPR facilities staff or their designees.
- ii. All work will be completed in a neat, clean and workmanlike manner.

c. Certification and Compliance

- i. All workman will possess the requisite licensing, insurance and certification (particularly regarding EPA regulations for potential disturbance of lead paint)
- ii. All local regulations or ordinances regarding scaffolding, parking, public streets, right-of-way, and noise levels will be observed.

d. Protection

- i. No volatile substances used in paint removal or application.
- ii. No flammable substances will be left in historic buildings during non-work times
- iii. No heat-generating tools such as torches, heat guns or infrared pads will be used.

- iv. Contractor will protect adjoining and nearby wooden structures from solvents, abrasives, and any other potentially damaging substances or activities.
- e. EPA Lead Abatement
 - i. Contractors must present certification at the federal and state levels for lead abatement.
 - ii. All lead abatement procedures regarding paint removal, job site preparation, and disposal must be followed in compliance with state and federal regulations.

2. Preparation

- a. Cleaning
 - i. Surface of the lighthouse should be cleaned with a non-volatile, non-flammable solvent, such as Chlor*rid, to remove all salt and other soluble contaminants. <http://www.chlor-rid.com/chlorrid/links/chlorridData.pdf>
 - ii. Follow manufacturer's directions.
- b. Paint Removal
 - i. The surface will be power-washed, and prepped to SSPC-SP10 Near White; fully removing existing coatings. Achieve 2 mil profile with blast
 - 1. Near-white blast-clean: a Near-White Blast Cleaned surface, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter, except for staining. Staining shall be limited to no more than 5 percent of each square inch of surface area and may consist of light shadows, slight streaks, or minor discoloration caused by stains of rust, stains of mill scale, or stains of previously applied paint. Before blast cleaning, visible deposits of oil or grease shall be removed by any of the methods specified in SSPC-SP1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard (SSPC-SP10/NACE No. 2)
 - 2. Where blast-cleaning is potentially harmful to non-metal components of the lighthouse or adjoining or nearby structures, clean with power tools to bare metal. Metallic surfaces that are prepared according to this specification, when viewed without magnification, shall be free of all visible oil, grease, dirt, dust, mill scale, rust, paint, oxide corrosion products, and other foreign matter. Slight residues of rust and paint may be left in the lower portions of pits if the original surface is pitted. Prior to power tool surface preparation, remove visible deposits of oil or grease by any of the methods specified in SSPC-SP1, Solvent Cleaning, or other agreed upon methods. For complete instructions, refer to Steel Structures

Paint Council Surface Preparation Specification No.11. (SSPC-SP11)

3. Prime Coat
 - a. Apply Sherwin Williams B65G00011 - Corothane® I Galvapac One Pack Zinc Primer Gray immediately following surface preparation.
 - b. Follow manufacturer's instructions for application and curing.
4. Intermediate Coat
 - a. Use Sherwin Williams B58W00610 - Macropoxy® 646 Fast-Cure Epoxy Part A Mill White *Anti-Corrosive Epoxy Coating*
 - b. Follow manufacturer's instructions for application and curing.
5. Finish Coat
 - a. Use B80W00800 - Polysiloxane XLE-80 Epoxy Siloxane (Part A) White Base
 - b. Apply and allow to cure according to manufacturer's instructions.
6. Exclusions
 - a. All metal lighthouse paint specifications apply only to the tower cladding, window casings and decking.
 - b. Deck railings are excluded. They require extensive metalwork repairs that should not be painted over.
 - c. Railing components require removal and restoration by a specialist in architectural metals restoration such as DeAngelis Iron works in Easton, Massachusetts.
 - d. Due to the nature and design of these components, a different paint specification will apply.