



# Chapter 9.5



## Painting and decorating

This chapter provides guidance on meeting the Technical Requirements for painting and decorating.

9.5.1	Compliance	01
9.5.2	Provision of information	01
9.5.3	Storage	01
9.5.4	Conditions for painting and decorating	01
9.5.5	Timber	01
9.5.6	Steel	02
9.5.7	Walls	02
9.5.8	Wallpapering	03
9.5.9	Other surfaces	03
9.5.10	Completed painting and decorating	03



### 9.5.1 Compliance

*Also see: Chapter 2.1*

#### Painting and decorating shall comply with the Technical Requirements.

Painting and decorating that complies with the guidance in this chapter will generally be acceptable.

Paint finishes should be selected and applied in accordance with BS 6150 Painting of buildings. Code of practice.

Chapter 9.1 A consistent approach to finishes provides further guidance on the quality of painting and decorating finishes.

### 9.5.2 Provision of information

#### Designs and specifications shall be produced in a clearly understandable format, include all relevant information and be distributed to the appropriate personnel.

Designs and specifications should be issued to site supervisors, relevant specialist subcontractors and suppliers, and include the following information:

- specification of preparatory work
- details of specialist finishes.
- schedule of finishes

### 9.5.3 Storage

#### Materials for painting and decorating shall be adequately protected from the weather.

Painting and decorating materials should:

- be protected against frost before use
- not be used where they have been damaged by frost.
- be stored in dry conditions

### 9.5.4 Conditions for painting and decorating

#### Painting and decorating shall take account of the climatic and building conditions to ensure a suitable finish.

The painting and decoration of external surfaces should not be undertaken where:

- weather conditions may adversely affect the completed work
- surfaces are moist
- frost occurs, or is due to occur, before the paint has been applied or has dried
- rain is expected before the paint dries.

When decorating internal walls:

- cold surfaces may cause problems with water-borne paints, even though the air temperature may be above freezing
- surfaces should be free from condensation before applying paint and coatings; they should not be applied until the moisture has evaporated from the surface.
- paintwork should not be adversely affected by dust

### 9.5.5 Timber

*Also see: Chapter 3.3*

#### The painting and decorating of timber and timber-based materials shall be compatible with the species of timber, provide adequate protection and be suitable for the intended use and location. Prefabricated components and joinery shall be finished to a suitable quality, and protected.

When painting or decorating timber, the moisture content should be a maximum of 18%.

Paint and paint systems should be used in accordance with the manufacturer's recommendations and be compatible with the surface to be decorated.

Decorative finishes applied to timber treated with a fire-retardant must be compatible with the treatment used. Guidance on painting fire-retardant treated timber should be sought from the treatment manufacturer.

Preparation should ensure:

- door and window furniture is removed
- sharp arrises are rubbed down (to enable an even coating)
- unsound wood, loose or highly resinous knots, etc are cut out, replaced and made good
- surfaces are free from dirt, dust and moisture
- raised grains, tool and machine marks are removed
- where there is deterioration of the primer or seal coat, surfaces are rubbed down and a second coat applied
- surfaces are refinished with fillers and glasspaper as appropriate
- where joinery is delivered preprimed, priming meets the requirements in this chapter
- nail holes, splits and other imperfections are stopped
- where joinery is prefabricated, the first coat of paint or stain is applied before fixing.

Knotting should:

- comply with BS 1336 Specification for knotting (this may not be effective against heavy exudation of resin)
- be applied using a brush, or as part of the priming process for joinery.

One full round coat of primer should be applied to all surfaces to be painted, including:

- hidden surfaces of external woodwork
- rebates for glazing and backs of glazing beads.
- cut ends of external woodwork

Primers should be in accordance with BS 7956 Specification for primers for woodwork.

Where specified, paint or stain should be applied to external timber to provide protection from moisture. Primer, paint and stain finishes should be compatible with any preservative treatment which may have been used.

Undercoat and gloss should be applied ensuring that it provides a satisfactory finish, and:

- it is not thinned (unless recommended by the manufacturer)
- a minimum of one priming coat, one undercoat and one finishing coat are used (unless an alternative recommendation is made by the manufacturer)
- each application is a full round coat and surfaces are lightly rubbed down with glasspaper between coats
- each coat is applied within one month of the previous.

Stain and varnishes should be:

- applied as recommended by the manufacturer to provide appropriate cover
- applied when the substrate is dry
- applied to surfaces which have been suitably prepared to provide adequate adhesion and an acceptable appearance
- suitable for the species of timber.

Varnish should be applied with a minimum of three coats on interior surfaces. On exterior surfaces, clear varnishes will have a short service life and require regular maintenance to avoid premature failure; as a result, the use of clear varnishes should be avoided.

Stain should:

- be a two-coat system or be in accordance with the manufacturer's recommendations
- not be applied to door or window rebates which are to be glazed with linseed-oil putty.

BS EN 927-1 provides guidance on exterior wood coating systems.

Prefabricated joinery and components should be:

- protected from damage
- stored under cover and primed, where supplied untreated, as soon as possible after delivery
- supplied with, or given, a coat of primer to all surfaces before fixing
- reprimed where primer is damaged.

## 9.5.6 Steel

Also see: Chapter 6.5

**Decorative finishes to steelwork shall provide adequate protection and be suitable for the intended use and location.**

Decorative finishes may be applied to galvanized steel following suitable preparation with a mordant wash.

Decorative finishes applied to steelwork that has been protected by coatings (including intumescent paint for fire resistance) in accordance with Chapter 6.5 Steelwork, must be compatible with the protective coating. The manufacturer's recommendations should be followed. Any damage to the protective coatings should be made good prior to decorative finishes being applied.

## 9.5.7 Walls

**Walls shall be finished to provide an even and consistent appearance, to established levels of workmanship. Issues to be taken into account include:**

- 1) external masonry and rendering
- 2) plaster and plasterboard surfaces.

### 9.5.7.1 External masonry and rendering

Paint or decorative finishes to external masonry and rendering should:

- be appropriate for the substrate and in accordance with the manufacturer's recommendations
- not be applied to external brickwork or render where they could trap moisture in the construction and cause frost damage, sulfate attack or other detrimental effects.
- be applied to surfaces which are clean and free from dust and loose deposits

Where bricks have no upper limit on their soluble salt content, the brick manufacturer's written agreement to the application of a finish should be obtained.

Where the decorative system is part of the weather resistance of the rendering, it should be assessed in accordance with Technical Requirement R3.

Where surfaces have varying suction, they should be stabilised with a treatment recommended by the manufacturer.

### 9.5.7.2 Plaster and plasterboard surfaces

A sealing coat should be applied to dry lining, and surfaces prepared for decoration, in accordance with the manufacturer's recommendations.

Plaster and plasterboard surfaces should be prepared in accordance with the manufacturer's recommendations and the design. Where plaster and skim coat is applied to plasterboard:

- surfaces should be visibly sound, without signs of powdering or crumbling
- joints should be completed and cracks, nail holes and surface imperfections filled
- the surface should be rubbed down with glasspaper and dusted, where necessary
- dirt and loose surface deposits, especially dust from sanding of filled joints, should be removed
- surfaces should be stabilised, either with a coat of thinned paint or with a sealant as recommended by the manufacturer
- a minimum of two coats of paint should be applied
- plaster should have adequate time to dry before decorating begins.

Where building boards are used, coatings should be in accordance with the board manufacturer's recommendations.

### 9.5.8 Wallpapering

**Wallpapering shall be finished to provide an even and consistent appearance, to established levels of workmanship.**

Where wallpaper or coverings are used:

- surfaces should be dry, even and smooth before wallpaper is applied
- surfaces should be sized or sealed as necessary
- adhesives should be in accordance with the wallpaper manufacturer's recommendations
- they should be properly aligned and neatly fixed
- electrical switch plates should be temporarily removed and the papering accurately trimmed so that it will tuck behind the fitting upon completion.

### 9.5.9 Other surfaces

**Surfaces shall be finished to provide an even and consistent appearance, to established levels of workmanship.**

For glazing rebates in windows and doors treated with stains:

- linseed-oil putty should not be specified
- appropriate sealants should be used in accordance with the manufacturer's recommendations.

The insides of metal gutters (other than aluminium) should be painted with a suitable protective paint.

Non-ferrous pipework (eg copper pipes) should be painted with the normal decorative finishes.

### 9.5.10 Completed painting and decorating

**Completed paintwork shall be to established levels of workmanship and suitably protected.**

Painting and decorating should be complete, and:

- surfaces that are not intended to be painted should be free of paintmarks
- evenly applied, free from conspicuous runs or prominent brush marks, and the background or undercoat should not be visible
- where ironmongery has been removed, it should be correctly replaced
- removed and reapplied where spilt, splashed or badly applied
- protected against dirt and damage until handover.

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