

Presenter Bio



As a long-term employee of the Sherwin Williams-Company, Mr. Remler is currently the Architectural Account Executive for South Florida, Palm Beach, & Southwest Florida. Currently President-Elect of CSI South Florida Chapter & President of Southeast Region. Participant and sponsor of area AIA, CSI, & IIDA NOMA Chapters. Florida AIA 2022 Allied Member of the Year

Thanks for Specifying Sherwin Williams!

Roof to Slab & Everything in Betw

03 35 00-Concrete Finishing (Stamp, Polish) 05 05 13-Shop Applied Coatings 07 01 50-Roof Recoating (07 53 00) 07 19 00-Water Repellents 07 81 23-Intumescent Fireproofing 07 84 00-Fire Stopping (Caulk) 07 92 00-Joint Sealants (Caulk) 09 66 23-Resinous Matrix Terrazzo 09 67 23-Resinous Flooring 09 91 13-Exterior Paint 09 91 23-Interior Paint

09 96 00-High Performance Coatings



➤ 03 35 00 Concrete Finishing-H&C Products: Variety of solid and semitransparent stains, dyes, sealers, resurfacers, overlays and hardeners for horizontal surfaces

- > 05 05 13 Shop Applied Coatings-Steel-Spec Primers: Comprehensive line of steel primers, including acrylic, alkyd, epoxy and zinc rich coatings, providing for single source system.
- O7 01 50 Roof Recoating-Uniflex/KST: Designed to protect original roof systems to help extend the buildings life cycle.
- ➤ 07 19 00 Water Repellents-Loxon Sealers: Penetrating siloxane and silane sealers to protect from moisture and chloride.
- ➤ 07 81 23 Intumescent Fireproofing-Firetex: Smooth paint-like finish intumescent fire protection coating for use on exposed structural steel.
- > 07 84 00 Fire Stopping-Flame Buster: Intumescent latex and silicone sealants.
- > 07 92 00 Joint Sealants-Loxon Sealants: Complete line of single and plural

component urethane sealants. Complimentary

- ➤ 09 66 23 Resinous Matrix Terrazzo-General Polymers: Zero VOC, thin set epoxy terrazzo in a variety of standard and custom colors and patterns.
- ➤ 09 67 23 Resinous Flooring-General Polymers: Variety of industrial, decorative, ESD/conductive and moisture remediation floor systems. Thin film, slurry and mortar types in solid, decorative quartz or flake colors.
- > 09 91 13 Exterior Paint-Complete line of architectural primers and paints, along with elastomeric, textured and waterproofing coatings for various surfaces.
 - Complete line of products for every application, including architectural finishes, odor eliminating, formaldehyde reducing, bacteria killing, durable, corrosion resistant finishes.

 Most complete line of Green Guard Gold Certified products.
- Complete line of commercial/industrial high performance coating technologies to combat corrosion, provide chemical resistance and color longevity. Antigraffiti and other specialty and protective coatings.





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All projects are different.











All paint is not created equal.



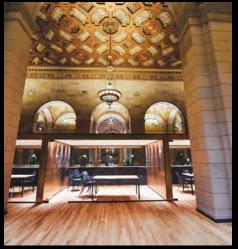
Evolution of Paint & Coatings Technology

THEN: Had protective properties but was primarily used to change color and sheen on a substrate.

NOW: Innovative paint and coating technologies have been engineered to protect, beautify and help target problems common to the interiors and exteriors of new commercial construction as well as renovations renovations.

BENEFITS: Specifying a particular technology can result in a paint film that works as an active problem-solver for the owner and the eventual occupants.











What does your owner expect?

What SHOULD your owner expect?

Coatings and Indoor Air Quality

By the time we reach the age of 70, we will have spent

60 years

Concentrations
of pollutants
inside are
often much
higher than
those outside²



Interior Spaces

Put the Walls To Work



Provide Lighting Efficiency



Make Cleanup Easy

Help Reduce Ambient Odors Kill Certain
DiseaseCausing
Bacteria on
Paint Film

Create a
Hard &
Tough
Finish

Resist
Abrasion
From
Pedestrian
& Wheel
Traffic

Block or Resist Stains Provide Chemical Resistance















Stand Up to Performance Demands



Complement Design Scheme



Organic Odors



Unpleasant odors can detract from even the most beautiful design scheme and can negatively impact satisfaction and the bottom-line

- RISE IN MULTI-USE FACILITIES that include fitness areas, coffee shops, and pet grooming can result in a building with a unique blend of odors of organic origin
- ODORS IN THE EMPLOYEE LUNCH ROOM can detract from an otherwise positive workplace environment
- ASSISTED LIVING FACILITIES Residents, visitors and employees of assisted living facilities prefer a facility to smell fresh and free of organic odors
- MULTI-FAMILY UNITS WITH TOUGH, LINGERING ODORS
 from pets, cooking or smoking can be expensive and time
 consuming to make ready for a new resident

Sources of Organic Odors



Foul smells of organic origin can affect the comfort of the employee, resident, patient or guest.



Odor-Eliminating Technology: This is How It Works in Paint





Air-borne odor molecules come into contact with a surface painted with a coating containing odor-eliminating technology



The foul-smelling compound is broken down



Dried coating neutralizes the odor



Unpleasant smells dissipate



Washing the walls does not affect the odor-reducing abilities of the coating

Coatings With Odor-Eliminating Technology













Disease-Causing Bacteria



According to the EPA, the average American spends nearly 90% of their time indoors where disease-causing bacteria can thrive and multiply on painted surfaces like walls, door frames and hand rails*.

- Bacteria such as Staph, MRSA and E.coli have been found in crowded, closed environments such as athletic facilities, schools, hotels, office buildings, hospitals and more
- Once harmful bacteria are present, they are notoriously difficult to kill and eradicate through normal cleaning procedures
- Even surfaces that look clean might be hosting these disease-causing bacteria

*Source: www.epa.gov

Microbicidal Paint



EPA-registered microbicidal paint kills 99.9% of disease-causing bacteria* within 2 hours on a painted surface

Continues
to kill 90% of
bacteria* even
after repeated
contamination
of painted
surfaces

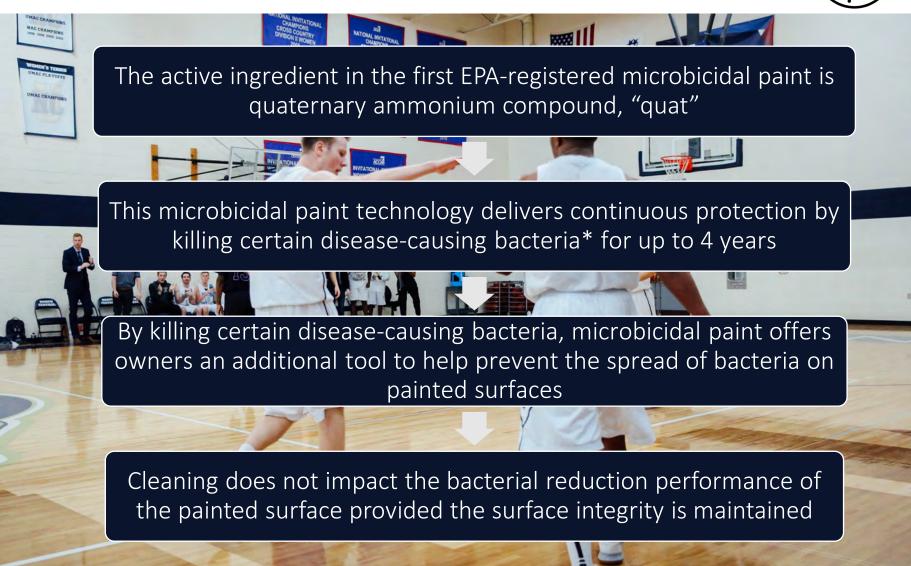
Supplement to routine cleaning practices

Effectiveness
lasts up to
4 years when
surface integrity
is maintained

*Staph (Staphylococcus aureus), MRSA (Methicillin-resistant Staphylococcus aureus), E. coli (Escherichia coli), VRE (Vancomycin-resistant Enterococcus faecalis), Enterobacter aerogenes

How Microbicidal Paint Works





*Staph (Staphylococcus aureus), , MRSA (Methicillin-resistant Staphylococcus aureus), E. coli (Escherichia coli), VRE (Vancomycin-resistant Enterococcus faecalis), Enterobacter aerogenes

Microbicidal Paint







For use on interior hard, non-porous surfaces: walls, doors, trim



Bacteria killing properties plus the performance attributes of other premium latex paints











High-Traffic Areas

High-traffic areas demand durability, performance and the ability to withstand repeated cleanings.

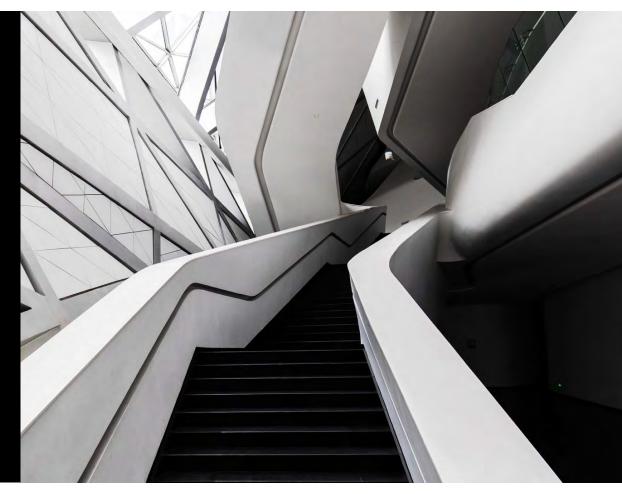
Painted surfaces in these spaces will be tested with foot and wheel traffic, stains, chemical exposure and more.

High-Performance (HP) Acrylic Coating

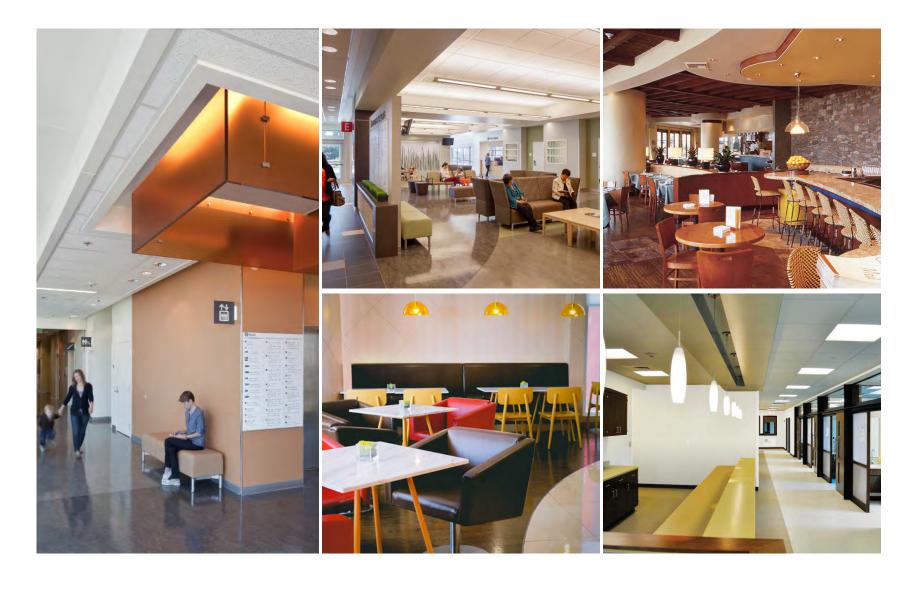




- Offers high-performance durability and lasting protection against physical abrasion
- Waterbased formulation means fewer VOCs and lower odor than solventbased coatings
- Smooth finish stands up to demands of many highprofile commercial spaces



HP Acrylic Coatings



Pre-Catalyzed WB Epoxy









- Waterbased (WB) formulation means fewer VOCs and lower odor than many solventbased epoxies
- Can be applied in occupied areas, reducing downtime and disruptions in busy, high-traffic areas
- Offers lasting protection against stains and physical abrasion
- Durable finish reduces need for repaints, which saves on long-term maintenance costs



Pre-Catalyzed WB Epoxy Coatings

















Exposed Ceilings

Repainting exposed ceilings in commercial, warehouse and manufacturing facilities can be a challenge.

The ideal coating would be easy to apply, easy to cleanup, and would dry rapidly without affecting the expensive machinery, equipment and floors below.

A dryfall coating is available that not only greatly reduces cleanup costs, but also provides light reflectance, contributing to greater lighting efficiency within the space.

Waterborne Acrylic Dryfall





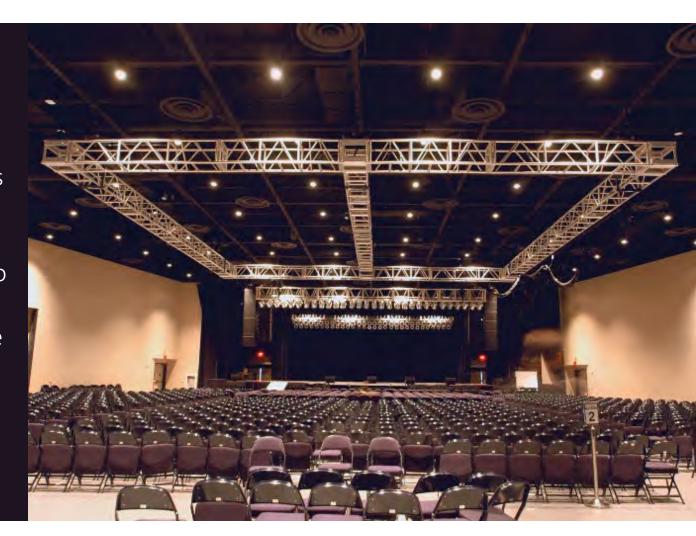
- Bright white color delivers light reflectance and boosts lighting efficiency
- May be applied to a wide variety of substrates
- For ceilings greater than 10' high



Waterborne Acrylic Dryfall



- Overspray dryfalls to dust for quick and easy cleanup
- Not just limited to white – use color to take advantage of the 5th wall





Commercial Floor Coating Systems

Considerations for Commercial Floor Coating Systems



PERFORMANCE CHARACTERISTICS

- Chemical Exposure
- Traffic conditions
- Wet or Dry Environment
- UV Exposure
- Hygiene, cleanability, dust control
- Maintenance Regimen
- Substrate Condition



AESTHETICS

- Color
- Design
- Gloss Rating
- Finish Texture



SCHEDULING

- Some systems allow for quick installation
- Others require cure times of up to 1 week
- Most epoxy and urethane systems require concrete to be at least 30 days old prior to installation



• Factor downtime, life cycle of the system, repair work and maintenance to calculate total cost





SEAMLESS RESINOUS FLOORING

3 TYPES OF FLOOR SYSTEMS

COATINGS<30 mils
 (no aggregate)</pre>

SLURRIES 40 mils to 1/4" (some aggregate)

MORTARS 3/16" to 3/8" (lots of aggregate)











EPOXY TERRAZZO

Provides lasting durability

Rich in color capabilities and design options

Promotes better indoor air quality:

- Non-porous and seamless so moisture and radon will not penetrate
- Contains no VOCs, eliminating offgassing in manufacture, installation or life of the floor

Easy and costeffective to maintain and restore





Interior Paint & Coating Recap

Paint can be an active problem-solver in new builds and renovations

High-performance coatings can provide protection in high-traffic, high-exposure commercial spaces

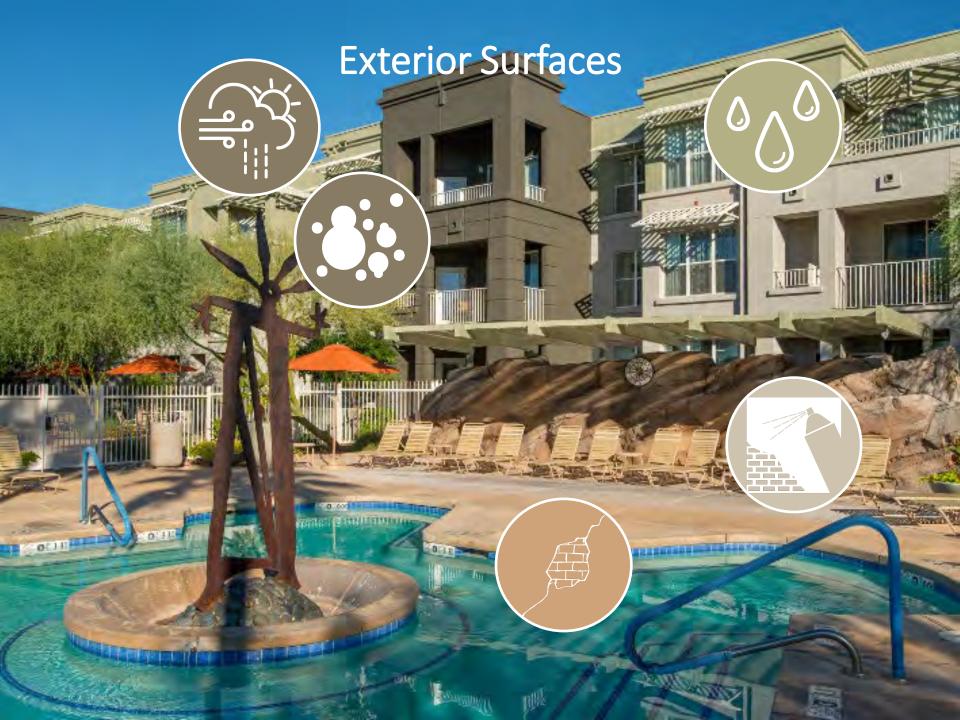
Many of today's advanced coatings are waterbased and meet stringent VOC regulations

You don't to have sacrifice aesthetics for performance





Exterior surfaces pose different challenges.







Condition Survey

Before completing a concrete restoration project, it's important to know what you're working with.

- Detection of underlying causes of damage
- More accurate estimates of repairs and materials needed
- Better understanding of scope & cost of repairs; fewer surprises
- Greater quality, longevity, and cost efficiency in repairs
- Data to prioritize and schedule repairs

Condition surveys can be as simple as looking at the substrate or as invasive as a core sample analysis.

Use of an engineer is recommended

Considerations for Concrete Coating Restorations



SUBSTRATE CONDITION

As determined in the condition survey.

Problems will need to be repaired prior to coating application



COATING REQUIREMENTS

- Ease of application, dry time/recoat time
- Improve the appearance of the substrate color, gloss
- Acceptable for service conditions (chemical and/or abrasion resistance, longevity, etc.)
- Ease of ongoing maintenance



APPLICATION CONDITIONS

- Environment such as temperature and humidity
- Occupation of area
- Ventilation
- Power sources
- Structures including machinery and equipment



OWNER REQUIREMENTS

Noise, vibration, dust, water, turnaround time, life cycle





Old, Worn Concrete Surfaces

Old and worn concrete patios, walkways, and pool decks are unsightly

Replacement is expensive

More cost-effective to repair existing concrete substrate than to replace

Broom Repair Finish



LIKE-NEW FINISH FOR LESS

Final appearance is that of freshly poured and broomed concrete without the expense of new concrete Creates a high-impact and abrasion-resistant finish that stands up to pedestrian and vehicle traffic



BEFORE THE FINISH

- Trowel and squeegee application for interior and exterior surfaces
- Able to slope and fill spalls and low areas
- Can be broomed or troweled smooth
- Broom-finished texture will enhance the fresh concrete look and provide slip-resistance
- Can be tinted or stained for integral color
- Finish coat is ready to be sealed to protect against staining



EXCELLENT FREEZE/THAW RESISTANCE

Excellent bond and freeze/thaw resistance make broom repair finish ideal for driveways, parking decks and other concrete surfaces in any climate



Water Intrusion

Protecting exterior concrete substrates from water intrusion is an ongoing challenge for property managers and owners.

- Water can penetrate concrete, freeze and expand inside it
- Rebar can corrode if moisture, oxygen and chloride ions penetrate the concrete, contributing to the deterioration of concrete

Moisture protection is available for horizontal and slab on-grade concrete structures, pool decks, patios, walkways and balconies.

Flexible Concrete Waterproofer



PROTECT VARIOUS CONCRETE SURFACES FROM WATER INTRUSION

Single-component waterbased coating offers unmatched versatility for positive and negative side waterproofing above grade
Can be used as a stand-alone product or over-coated to provide maximum performance in high-traffic areas



COATING BENEFITS

Flexible concrete waterproofer provides a durable, slip-resistant, breathable finish on new or existing concrete structures



QUICK RETURN-TO-SERVICE

Coating bridges hairline cracks, reducing prep and repair time prior to application

Fast drying time minimizes downtime and inconvenience to occupants during restorations



Maintenance of Exterior Concrete Buildings

Protecting and maintaining a building exterior from dirt and water penetration are often primary concerns to extending the life of the concrete and maintaining aesthetic appeal.

A masonry coating that sheds water and dirt, helps the building remain cleaner-looking longer and extends the maintenance cycle for exterior masonry.



Hydrophobic Acrylic Coating

/hīdrəˈfōbik/ Tending to repel or fail to mix with water

Concrete and masonry coating formulated to be self-cleaning by shedding dirt upon rain or water contact



Advanced Dirt-Shedding Technology



EXCELLENT WEATHERING PROPERTIES

Includes resistance to UV, alkalinity, efflorescence and chalking, keep properties looking fresh long after standard masonry coatings have faded — or failed



BREATHABLE PAINT FILM

Allows the masonry substrate to release moisture vapors while maintaining excellent adhesion. This reduces the potential for blistering or coating failure



RESISTS GROWTH OF MOLD/MILDEW

Contains agents that inhibit the growth of mildew on the surface of this coating's film — making it even easier to keep surfaces clean



IDEAL FOR MULTIPLE MASONRY SURFACES

Engineered to provide excellent protection over properly prepared bare or previously coated above-grade concrete, stucco, masonry or cement board surfaces





Graffiti

Graffiti is an expensive burden for a building's owner as well as the community

- Lowers property values
- Hampers economic development
- Affects quality of life for residents
- Requires maintenance time and money

Anti-Graffiti Coatings



EXCELLENT GRAFFITI RESISTANCE

One-component, ready-to-use siloxane coating offers excellent resistance from graffiti over properly prepared concrete surfaces



UV RESISTANCE

Coating resists ultra violet (UV) light or sunlight. UV light, or sunlight, will cause non-resistant materials and surfaces to fade or discolor..



Anti-Graffiti Coatings



Use over interior or exterior concrete surfaces that need protection from graffiti defacing









Exterior Surfaces Recap

PAINTS & COATINGS FOR EXTERIORS

Exterior concrete surfaces pose different challenges

Existing concrete substrates may require restoration before coating

Next gen exterior coatings are available that may lower maintenance costs and minimize environmental impact



Review Question #3

TRUE or FALSE:

Hydrophobic coatings for concrete and masonry have been formulated to be self-cleaning by shedding dirt upon rain or water contact.



Answer: TRUE

Hydrophobic coatings, also known as dirt-shedding technology, provide high-performance protection with enhanced water sheeting, water repellency and dirt pickup resistance.



Importance of Transparency

New focus on product transparency of materials:

- What ingredients are in materials
- The effect those components have on people, environment



Product Transparency What ingredients are in the materials? What effect do those components have on human health and the environment?

LOW CHEMICAL EMISSIONS



GREENGUARD
Certification helps
specifiers identify
interior products and
materials that have low
chemical emissions

Website: http://greenguard.org

ENVIRONMENTAL PRODUCT DECLARATION



NSF® International is a 3rd party that certifies products, to standards for quality, safety, performance, efficiency, sustainability

Result is an Environmental Product Declaration (EPD)

MATERIAL INGREDIENT REPORTING



Comprehensive, hazardbased chemical information disclosure

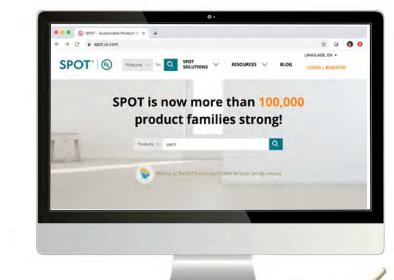
Exposure risk assessment

Stresses the significance of chemical exposure during usage

Specify with confidence with 3rd party

UL SPOT™ Product Database

- Search UL SPOT™ product database at <u>www.spot.ul.com.org</u> for a complete list of approved products by product name or manufacturer
- UL SPOT™ lists products ranging from Adhesives/Sealants to Wood Finishing Products
- Product listings provide links to certification documents for GREENGUARD® certification as well as Environmental Product Declarations and Health Product Declarations, if available
- Lists applicable Sustainable Credit Categories, should you specify that product







Source: www.greenguard.org



Describing Paint Requirements in Your Specs: Div. 9 Specifications



Generic Description

- Interior/Exterior
- Sheen (Gloss, texture, aesthetics)
- Resin or solvent (Vehicle Type)

Special Characteristics

- Zero VOCs
- Odor eliminating technology
- Moisture resistant
- Mold and mildew resistant
- Anti-microbial
- Microbicidal
- Rust inhibitive
- Hydrophobic
- Abrasion or impact resistant

Reference Standards

- Measurable and comparable performance standards
- ASTM for Hardness, Abrasion Resistance, Adhesion

Basis of Design

- Establishes an enforceable level of quality
- Helps with submittal review
- Deliver what's important to the owner
- List specific manufacturer, make and/or model number



Coating Maintenance Manual

- Simplify the maintenance painting process for owners
- Each customized maintenance manual may include:
 - Color samples
 - Care and cleaning instructions
 - Specific paints used
 - Touchup tips
 - Product data pages
 - Safety Data Sheets
- List a Coating Maintenance Manual to the Closeout Document Requirements in your specifications
 - Section 1.1 submittals



Key Takeaways

- Todays advanced interior paint and coatings "put the walls to work" by offering unique benefits and added protection in high-profile, high-traffic and high-exposure commercial spaces.
- Concrete is a popular building material that is used in everything from roof tiles to pool decks. Certain conditions merit a concrete restoration and protection system, which minimizes the environmental impact and cost of total resurfacing.
- You can help owners lower maintenance costs by specifying an exterior coating technology that is able to self-clean by shedding dirt and water on contact.
- Navigating product claims can be a challenge. Look to sources like UL SPOT to easily identify paints and coatings that support sustainable building standards, sustainable building practices, and meet stringent VOC regulations.

Thank You!

Questions?

Glenn Remler
Architectural AE, Spec Consultant
Glenn.J.Remler@Sherwin.com
(954) 547-1217



Linkedin: Glenn Remler

Remler Instagram: SherwinAAEGlenn

Facebook: Glenn J Remler

www.sherwin-williams.com

www.swspecs.com

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