



Building with conscience.

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**80217R StoColor® Lotusan®
Acrylic-Based, Vertical Above-Grade Exterior Wall Coating for
Recoating EIFS, Concrete, Stucco, and Masonry**

**Section 09 01 90.92
COATING RESTORATION**

or

**Section 19.91 23
EXTERIOR PAINTS**

This guide specification covers installation of a coating and primer over existing wall construction. It does not address air sealing, construction detailing, flashing and other important aspects of design and construction that must be taken into consideration to prevent water infiltration, to prevent condensation caused by air leakage or water vapor diffusion, and to comply with applicable fire safety requirements. Consult with a qualified design professional for overall design of the wall assembly and any remedial measures that may be necessary, including those needed to comply with the applicable building code.

For purposes of this specification, primer is optional depending on the condition of existing coated wall surfaces. Primer is generally necessary for high pH surfaces, or highly weathered and absorbent surfaces, and to enhance adhesion, durability, and aesthetics. Primer products are included in this specification for consideration by the design professional based on existing project conditions. Whether or not a primer is necessary should be based on mock-up construction and field adhesion tests.

Notes in italics, such as this one, are explanatory and intended to guide the design/construction professional and user in the proper selection and use of materials. This guide specification should be modified as necessary to accommodate individual project conditions.

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PART 1 GENERAL

1.1 SUMMARY

- A. Provide acrylic-based primer and super-hydrophobic finish coating for recoating vertical, above-grade, existing coated concrete, stucco, masonry and EIFS walls.
- B. Related Sections: Other specification sections which relate directly to the work of this section include the following:
 - 1. Section 07 92 00, Joint Sealants

1.2 SUBMITTALS

- A. Product Data: Submit manufacturer's product data and installation instructions for each material and product used. Include manufacturer's Safety Data Sheets.

1.3 REFERENCES

- A. ASTM International (ASTM)

ASTM B117	Salt Spray
ASTM D1653	Water Vapor Permeability
ASTM D4541	Field Adhesion Tests
ASTM D6904	Resistance to Wind-driven Rain
ASTM D7234	Adhesion
ASTM E2485	Freeze/Thaw
ASTM G154	Accelerated Weathering
- B. U.S. Environmental Protection Agency (USEPA)

Method 24	VOC
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- C. South Coast Air Quality Management District (SCAQMD)

Rule 1113	VOC
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1.4 QUALITY ASSURANCE

- A. Manufacturer's Qualifications: The manufacturer shall be a company with at least thirty-five years of experience in manufacturing specialty coatings and regularly engaged in the manufacture and marketing of products specified herein. The manufacturer shall have an ISO 9001:2015 certified quality system and ISO 14001:2015 certified environmental management system.
- B. Installer's Qualifications: The contractor shall be qualified to perform the work specified by reason of experience. Contractor shall have at least 5 years experience in commercial coating application, and shall have completed at least 3 projects of similar size and complexity. Contractor shall provide proof before commencement of work that he/she will maintain and supervise a qualified crew of applicators through the duration of the work. When requested Contractor shall provide a list of the last three comparable jobs including the name, location, and start and finish dates for the work.
- C. Mock-ups: The contractor shall install a mock-up using appropriate surface preparation, and application means and methods to a wall area of at least 25 sq. ft. (2.32 sq.m.) for evaluation and approval by the design professional, building owner, or owner's representative/quality assurance agent.

- D. Field Quality Control Tests
 - 1. Conduct tests in accordance with ASTM D4541 on mock-up to verify adhesion of installed primer and top coat to prepared substrate. Test at least 3 specimens and report results to design professional, building owner, or owner’s representative/quality assurance agent.
 - 2. Conduct tests during coating installation as directed by design professional, building owner, or owner’s representative/quality assurance agent to verify adhesion throughout the course of the installation.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Deliver products in original packaging, labeled with product identification, manufacturer, batch number, and shelf life.
- B. Store products in a dry area with temperature maintained between 50 and 85 degrees F (10 and 29 degrees C). Protect from direct sunlight. Protect from freezing. Protect from extreme heat (>90 degrees F [32 degrees C]).
- C. Handle products in accordance with manufacturer's printed instructions.

1.6 WARRANTY

- A. Provide manufacturer’s standard limited warranty.

PART 2 PRODUCTS

2.1 MATERIALS

NOTE: use conditioner or primer based on prepared surface condition as indicated below. A primer may no be required if existing prepared surface condition is suitable to receive finish coating. Construct a mock-up and conduct field adhesion tests to verify performance of primed and unprimed applications.

- A. Surface Conditioner – for chalked or highly absorbent existing painted surfaces
 - 1. StoPrime Conditioner: water-based surface conditioner
- B. Primer: *(choose one)*
 - 1. StoPrime Hot (80805): Vertical, above grade primer for properly prepared stucco, concrete and masonry where surface pH is 10 or greater(e.g. fresh concrete, stucco or masonry).
 - 2. StoPrime (80804): Vertical above grade primer for use over prepared and fully cured concrete, concrete masonry, stucco, and EIFS. Use StoPrime for filling porous, open texture surfaces (e.g. concrete masonry).
- C. Finish Coating: Single component acrylic-based super-hydrophobic coating, containing acrylic polymer, and colored pigments.
 - 1. 80217 StoColor Lotusan, as manufactured by Sto Corp.
 - 2. Product shall meet or exceed the following test results when tested by an independent laboratory.

REPORT	TEST METHOD	TEST CRITERIA	TEST RESULT*
Salt Spray	ASTM B117	300 hours	No deleterious effects at 1000 hours
Mold Resistance	ASTM 3273	28-day exposure	Pass, Rating =10, No growth at 28 days

Adhesion to Concrete psi (MPa)	ASTM D7234	> 50 (0.344)	265 (1.83)
Resistance to Wind Driven Rain	ASTM D6904	No visible water leaks after 24-hour water spray with 98 mph (158 km/h) equivalent wind speed	No visible water leaks when applied in 2 coats (0.08 lbs gain)
Surface Burning	ASTM E84	Flame Spread: < 25 Smoke Develop: < 450	FS: 0 SD: 0
Water Vapor Permeability Perms (ng/Pa·s·m ²)	ASTM E96 Wet-cup method	1 coat	40 (2280)
Freeze Thaw Resistance	ASTM E2485	60 cycles	Pass, no deleterious effects at 90 cycles when viewed under 5X magnification
Accelerated Weathering	ASTM G154	2000 hours	No deleterious effects at 5000 hours
% Solids by Volume	Calculation	N/A	47%
VOC (g/L)	This product complies with US EPA (40 CFR 59) and South Coast AQMD (Rule 1113) VOC emission standards for architectural coatings. VOC less than 50 g/L.		
*Results are based on lab testing under controlled conditions. Results can vary between labs or from field tests.			

PART 3 EXECUTION

3.1 INSTALLATION

A. Surface Preparation

1. All surfaces must be structurally sound, clean, dry, and free of frost and surface contamination such as dust, dirt, salts, grease, oils, efflorescence, mold, algae, mildew, or any other condition that may affect adhesion. Use appropriate repair methods for the substrate to repair pitting, spalls, cracks, peeling, blistering, delamination, weak surface conditions such as laitance, water damage, or other defects that may exist.
2. If pressure washing, follow necessary safety precautions and adjust pressure to avoid damage to the underlying substrate. For mold, algae, and mildew removal, treat surfaces with a commercial mildew removal and/or wash product, carefully following manufacturer's application and safety directions. Rinse thoroughly with clean water and allow a minimum of 24 hours to dry thoroughly before application of coating.
3. Coordinate installation with adjacent work to ensure proper sequence of construction. Protect adjacent areas and landscaping from contact due to mixing, handling, and installation of materials.

B. Mixing

1. Mix Sto products in accordance with published literature for the product. Mix for approximately 3 minutes using a slow-speed drill and paddle to a uniform consistency. Avoid entrapping air in the liquid during mixing.

C. Application

NOTE: Do not apply primer or finish coating to StoPrime conditioner if it dries to a gloss. Remove gloss with mechanical abrasion. Omit conditioner if substrate condition is such that no conditioner is required based on mock-up and field adhesion tests.

1. Surface Conditioner
 - a. Apply StoPrime Conditioner evenly with brush, roller or proper spray equipment to properly prepared mildly chalking substrates.
 - b. Follow application instructions on StoPrime Conditioner, read product bulletin carefully.

NOTE: Select "a" or "b". Omit primer application if substrate condition is such that no primer is required based on mock-up and field adhesion tests.

2. Primer
 - a. StoPrime Hot: Apply uniformly with brush, roller, or proper spray equipment at 5-7 wet mils to prepared surface and allow to dry. Minimum final dry thickness shall be 2.1 mils.
 - b. StoPrime: Apply uniformly with brush, roller, or proper spray equipment at 4-6 wet mils to prepared surface and allow to dry. Minimum final dry thickness shall be 2.3 mils.
3. Finish Top Coat: Apply two uniform coats of StoColor Lotusan at 5-7 wet mils, per coat, by brush, roller, or with proper spray equipment. Apply first coat directly to prepared [primed/unprimed] previously coated substrate and allow to dry completely before applying second coat. Final thickness of StoColor Lotusan shall be 2.4-3.3 dry mils, per coat.

D. Protection

1. Provide protection of installed materials from water infiltration into or behind them.
2. Provide protection of installed materials from dust, dirt, precipitation, freezing and continuous high humidity until they are fully dry.
3. Provide coping and/or flashing at sills, projecting features, deck attachments, roof/wall intersections, parapets and similar construction details to prevent water entry into wall assembly or into and behind the finish system. Seal penetrations through the finished wall surface with backer rod and sealant or other appropriate means to provide a watertight condition.

END OF SECTION

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