

Introduction

The right paint for your repainting project is out there, but do you know how to find it? Determine what makes a product the right one with this guide to the types and ingredients of paint.

<http://www.buildings.com/article-details/articleid/19541/title/a-paint-primer-for-fm-professionals/viewall/true.aspx>

Understand Paint Types and Formulas

Paints are typically categorized according to resin type and where the paints are used. Latex, oil-based or alkyd, and waterborne alkyd are the major categories of paints, and each will be marked according to where it can be used, such as interior, exterior, wall, trim or floor, he adds. Any of them can be paired with a primer if needed, though some paints are advertised as self-priming.

Carriers (solvents or water):

All of the other ingredients are suspended in this liquid, which evaporates after application and is not present in the final dried paint film.

- Carriers allow the product to flow and level appropriately.
- Solvents are used as the carrier in oil-based paint, while water is used for latex products.

Binders (also known as resin)

Ensures that the paint sticks to the surface and makes the film more durable. Binders are the “glue” that holds everything else in the can together.

Pigments

These add color and opacity. Binders and pigments are the two biggest components in a can of paint, Zimmer notes: “Pigment is not the color that you get at the point of sale. The pigment is typically titanium dioxide, which provides whiteness, hiding and bulk.”

Additives

- The miscellaneous ingredients that can provide a myriad of different characteristics, including mildew resistance, aid in application, and improved adhesion.
- Other common additives include stiffeners, which ensure a proper application consistency and help control spatter, and defoamers, which break up bubbles during mixing and application.

Pick the Right Product

In high traffic areas like hallways, select more neutral colors that are easier to maintain over time. While bright colors can serve as a nice accent for entryways, lobbies or conference rooms, they may need to be touched up or repainted more often when subject to heavy abuse.

Coverage

Consider VOC Content

Low volatile organic chemical (VOC) content. Common VOCs like texanol, butyl cellosolve, butyl carbitol, ethylene and propylene glycol are commonly used to help with film formation and drying, but also have the potential to create holes in the ozone layer and can cause headaches and other complaints for occupants. Green certification programs and other sustainability initiatives have responded by emphasizing the use of low- or zero-VOC paints to combat these problems.

However, VOCs can genuinely serve an important purpose:

- “Low-VOC paints tend to have less freeze-thaw resistance than high-VOC or high-solvent paints and may not form films as well in environments below 50 degrees F.
- Tend to have less block and dirt pickup resistance due to the use of softer, lower-Tg (glass transition temperature) polymers, which are required for adequate film formation without the presence of VOCs.

To determine whether to use a low-VOC paint::

- Review the VOC level requirements of your region or state as well as any green certification programs.

A low-VOC paint is also be a good choice for a closed space where occupants will be present during painting or soon afterward.

- Even low-VOC paints may still emit odors.

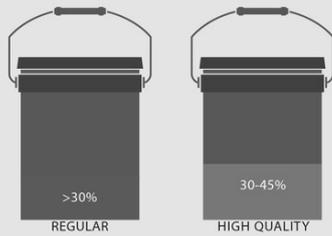
Smart Repaint Strategies

Survey the surface to be painted and make sure it’s dry and free of any mildew, dust, dirt, loose rust or other contaminants, Depending on the material you plan to paint, surface preparation may also involve cleaning with commercial detergents, patching or filling imperfections or spackling.

Next, consult the label to see what thickness and application method the manufacturer recommends. Most paints can be applied using your choice of a brush, roller or spray, but some are designed to work with one method – dry fogs, for example, should only be applied with an airless sprayer. Spray application is more common in new construction, While repainting projects in existing buildings are usually tackled by hand brushing a few inches around corners and edges (referred to as “cutting in”) and then using a paint roller to cover the rest.. Start at the top and work down. Do the ceiling first by “cutting in” and then rolling the ceiling. Come down to the wall, cut in, roller the walls, and finish up with the trim and door. Many paint ceilings white and the wall surfaces some other color, so to get that clean, straight line between the wall and the ceiling – that’s where cutting in helps. It’s also necessary where the walls meet at the corners and next to the trim because a roller can’t get close enough.

HOW PAINT INGREDIENTS IMPROVE COVERAGE

A finished dry paint film is formed by the microscopic solids suspended in the carrier – in other words, the materials left after all of the liquid has evaporated. The more solids the paint contains, the thicker your film will be. That means a more uniform appearance, better hiding of the previous paint layer and a longer life than thinner paints with a lower percentage of solids.



“A top quality paint will typically have 30 to 45% solids content, whereas ordinary paint will have less than 30% solids,” explains **Debbie Zimmer, Paint Quality Institute Director of Communications and Alliances for Dow Coating Materials, North America.**

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Page 1 of 2.

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