



## PDCA P16

### Wallcovering Removal in Preparation for New Finishes or Wallcovering

#### 1. Scope

- 1.1. The purpose of this standard is to assign responsibilities to the various entities involved when wallcovering is removed by an entity other than the Painting and Decorating Contractor.
- 1.2 This standard defines criteria to determine if wallcovering has been properly removed.
- 1.3 This standard assigns financial responsibilities for the performance of work when wall covering is removed by an entity other than the Painting and Decorating Contractor in preparation for new finishes or wallcovering.
- 1.4 It is the intent of this document to apply to all substrates including drywall, plaster, wood, hardboard, homosote, metal, plastic, compositional materials etc. to which any type of wallcovering has been previously applied and is to be removed in preparation for new finishes or wallcovering.

#### 2. Significance and Use

- 2.1. It is common for other entities to remove wallcovering in preparation for subsequent work to be performed by the Painting and Decorating Contractor.
- 2.2 The contract documents are often unclear about specific scope of work functions to be completed by the entity removing wallcovering in preparation for new finishes or wallcovering.
- 2.3 The Painting and Decorating Contractor must have a frame of reference upon which to base the bid when the responsibilities for wallcovering removal are ill-defined.

#### 3. Reference Standards and Documents

- 3.1. PDCA, Standard P1, Touch-Up Painting and Damage Repair: Financial Responsibility and Definition of a Properly Painted Surface.
- 3.2 PDCA, Standard P4, Responsibilities for Inspection and Acceptance of Surfaces Prior to Painting and Decorating.
- 3.3 PDCA, Standard P7, Job Sequencing
- 3.4 PDCA, Standard P9, Definition of Trade Terms

- 3.5 PDCA, Painting and Decorating Craftsman's Manual and Textbook, 1995, 8th edition.
- 3.6 PDCA, Craftsmanship Operating Procedure RI-PR-9 Wallpaper Stripping.
- 3.7 Merriam-Webster Collegiate Dictionary, Tenth Edition, Copyright 1993.
- 3.8 MPI, The Master Painter's Glossary- Painting and Decorating Terminology, 1997.
- 3.9 If there is a conflict between any of the references and this standard, the requirements of this standard shall prevail.

#### 4. Definitions

- 4.1. COAT: A layer of paint, varnish, lacquer or other material that is applied and then allowed to dry. To back roll or apply a wet-on-wet film still constitutes a single coat. [PDCA P9]
- 4.2 DAMAGE BY OTHERS: Any marks, stains, scuffs, scratches or other damage to a newly painted surface that is caused by anybody other than the painter. Also known as Damage Caused by Others. [MPI]
- 4.3 FILLER: A heavily bodied material used to fill voids, holes, pores, depressions, etc. in a substrate. [MPI]
- 4.4 FINISH: An entire paint or coating system; the texture, color and sheen of a surface. [Craftsman's]
- 4.5 FLOATING: The act of spreading or smoothing a plaster, gypsum board, concrete, or similar surface for finishing. [MPI]
- 4.6 LATENT DAMAGE (OR DEFECTS): Damage to surfaces by cause beyond the control of the Painting & Decorating Contractors. Examples of such include, but are not limited to, building settlement, earthquake damage, and nail and/or screw pops or expansion and/or contraction of substrate. [MPI]
- 4.7 JOB SEQUENCE/SEQUENCING: An order of succession or continuity of progression of work activities. [PDCA, P9]
- 4.8 PAINT SYSTEM: A succession of selected coats of materials applied in a prescribed order to protect a surface and provide a decorative finish. [MPI]

- 4.9 PAINTING AND DECORATING CONTRACTOR: The individual or company contracted to apply paints, coatings, wallcoverings and other decorative finishes. [PDCA P9]
- 4.10 POTABLE: Suitable for drinking. [Merriam Webster's]
- 4.11 QUALITY OF APPEARANCE: Aesthetics; conception of beauty, a particular taste for or approach to what is pleasing to the senses and especially sight. [Merriam-Webster's]
- 4.12 SANDING: The act of abrading a surface (painted or bare) with an abrasive coated paper or cloth, by hand or machine, to smooth or remove surface defects or to improve the mechanical adhesion of a coating. [MPI]
- 4.13 SOLVENT: A volatile organic liquid in which another solid or semi-solid substance (such as a resin or polymer) may be dissolved. The most common solvents used for paints include aliphatic and aromatic hydrocarbons, alcohols, esters, ketones, acetates and ethers. Solvents are used to control the consistency, drying properties, and in part, the stability of the liquid paint material and to regulate its application properties. Under normal ambient conditions, solvents evaporate from the coating and are not part of the dry film. Various types of solvents are also used as cleaning agents, often in combination with surfactants.[MPI]
- 4.14 SUBSTRATE: A variant of substratum. In painting, any surface to be painted, including wood, concrete, masonry, steel, other metals, and various other materials or previous paints. A substrate can, therefore, be bare or covered. A previously unpainted surface sometimes is called the "original substrate." [MPI]
- 4.15 SURFACE: 1) The substrate to which paints, coatings, or wallcoverings are applied. 2) The finish obtained after the coating work has been completed. [Craftsman's]
- 4.16 TOUCH-UP : The correction of deficiencies in the specified work to achieve a "properly painted surface". [PDCA Standard P1]
- 4.17 WALL COVERING (WALLCOVERING): A surfacing material, made from paper, vinyl, foil, natural fibers, cork, fabric, etc. adhered to an interior wall or ceiling surface to impart color, texture or patterns. Also known as wallpaper, murals, or signage. Wall coverings come in a wide array of colors, patterns, textures and performance characteristics, such as washability and abrasion resistance. [MPI]

## 5. Standard Specification

- 5.1. Unless directly specified otherwise, wallcovering removal shall include the performance of the following work functions:
- 5.1.1 All wallcovering material will be physically removed from designated surfaces.
- 5.1.2 All wallcovering material shall be properly disposed in accordance with local and federal codes and requirements.
- 5.1.3 All wallcovering adhesive shall be removed from the surfaces to subsequently receive new finishes or wallcovering.
- 5.1.3.1 Water-soluble adhesives shall be removed by thoroughly washing with clean potable water that may contain detergents or enzymes to aid in adhesive removal. All surfaces shall be thoroughly rinsed with clean potable water to remove any residue.
- 5.1.3.2 Adhesives that are not water soluble shall be removed using appropriate solvents or equipment as recommended by the adhesive manufacturer.
- 5.1.4 When wallcovering is removed by an entity other than the Painting and Decorating Contractor, sanding of the adhesive in lieu of removal is not acceptable as surface preparation. When wallcovering is removed by the Painting and Decorating Contractor, other processes may be used at the discretion and responsibility of the Painting and Decorating Contractor.
- 5.1.5 Any mildew, other organic material, or other contaminant present on the surface after the wallcovering is removed shall be eradicated in a manner consistent with the specific contaminant.
- 5.1.6 Surfaces from which wallcovering is physically removed are often damaged during the removal process. All required patching, filling, floating, or replacement of surfaces (including finish quality sanding) shall be a part of the scope of work of wallcovering removal. It is recognized that the extent of the work operations necessary to complete substrate repair is usually not foreseeable until the wallcovering has been removed. For this reason, it is recommended that substrate repair be accomplished on a time and material basis. The materials used for patching, filling, floating, or replacement must have sufficient adhesive and cohesive strengths to support the paint system specified to be applied by the Painting and Decorating Contractor.
- 5.1.7 When the entity performing wallcovering removal has completed its work and/or notification to proceed has been given to the Painting and Decorating Contractor, such action will be construed as tacit evidence that all work has been inspected, and that it is warrantable, completed and ready for the specified finish.

- 5.1.8 At the completion of wallcovering removal, all designated surfaces should be ready to receive new finishes or wallcovering. When the surface from which the wallcovering was removed is gypsum board, the specified level of finish shall be attained. If "quality of appearance" of a surface, prior to finishing, is judged marginal or unacceptable by others conducting essential inspection, such alleged defective work must be corrected by others prior to the Painting and Decorating Contractor beginning work. If the unacceptable work is not made complete and ready for finishing, the Painting and Decorating Contractor will halt work until directed to proceed.
- 5.1.9 Once priming and finishing has begun, as scheduled or as directed, the correction of "Defects and/or Latent Damage" is considered "Damage Repair" as per PDCA Standard P1. Job sequencing shall be maintained in accordance with PDCA Standard P7.

## 6. Comments

- 6.1. This standard establishes criteria for proper wallcovering removal in preparation of new finishes or wallcovering.
- 6.2 This standard establishes financial responsibility for various work functions when wallcovering is removed by an entity other than the Painting and Decorating Contractor in preparation for new finishes or wallcovering.
- 6.3 This standard is intended to establish a consensus document for the painting industry's practices.

## 7. Notes

- 7.1. PDCA does not warrant or assume any legal liability or responsibility for the accuracy, completeness, or usefulness of any of the information contained herein.