

Paint Matters - Coatings for Aggressive Interiors

Drywall is the most common wall surfacing material used in modern construction, so it is no surprise that manufacturers have developed a wide range of products to meet the varying performance requirements of a given project when coating this substrate.

While conventional latex systems perform well in low-contact areas like residential bedroom walls and hallways, more aggressive environments will require a higher performing system.



High Traffic Interior

High-traffic interiors such as schools, commercial offices, and hotels require coatings with greater resistance to marking and burnishing. Interiors exposed to high-moisture and detergents such as hospitals, restaurants and bars will require systems with greater moisture and chemical resistance.

The following guide provides best practices for specifying coatings for aggressive interior environments.

Institutional Low Odor/VOC

High performing latex products with virtually zero VOC (<10 g/l) are a good choice for high-contact interiors where an environmentally-friendly alternative is required. These products offer much greater durability, scrub resistance and cleans ability than conventional latexes and are ideal for applications in occupied spaces or sensitive areas such as schools or retirement facilities. These products also provide an idea loption for projects where environmental impact must be minimized.

High-Performance Latex

High-performance latex finishes offer improved resistance to marking and burnishing over Institutional Low Odor/VOC systems, however, may contain a slightly. higher VOC content (some high performing latex products are also available inLow/0-VOC formulations).

These higher performing products are better choices for applications in high-traffic commercial and institutional spaces such as commercial offices, and hotels. These products are ideal for areas that require greater cleans ability and scrub resistance than Institutional Low VOC but does not require VOC concentrations of less than 10g/l.

Epoxy

Epoxy coatings are ideal solutions for aggressive interior environments where increased water or chemical resistance is required. Areas subjected to constant cleaning and exposure to detergents (such as hospitals and restaurants) or high moisture (such as indoor pools and commercial kitchens) would benefit from the increased chemical resistance offered by an epoxy coating system.

Waterborne epoxy chemistry has evolved substantially in recent years and high performing Waterborne epoxy systems are available on the market. While these systems generally do not perform as well as conventional solvent-based epoxy systems in terms of durability, they offer a lower VOC alternative for applications where odor may be a concern.

Professional Tip

Moisture readings must be taken to assure that no more than 12% moisture is in the plaster at the time of the coatings application.