



FULL COAT OF PRIMER ON BUILDING

I was asked recently why Paint manufacturers specify a full coat of Primer on redecoration projects. Here is some insight into some of the reasons.

When we talk about a full coat of plaster primer, this is usually as opposed to a “patch Prime”. This term is especially important in this context as it refers to applying Primer only to those surfaces which have been exposed or repaired. The extent of patch priming will vary from one building to the next, largely depending on the current condition of the building.

So to answer the burning question posed to me above; “why do Paint Manufacturers specify a full Prime on redecoration work”, the answer lies in the condition of the building and the function of the Primer. Buildings with surface conditions which require binding due to chalking of the previous coats may require the binding properties provided by the primer coat. Adhesion is essential and if a coat of paint is applied to a slightly chalky surface there is a risk of the paint adhering to the chalk, which is not adhering to the building, thus causing delamination.

Isolating alkalinity is another reason that the primer may be required over the entire surface. The alkaline materials which are found on the surface close to the coast cause a bleaching effect on the acrylic paints and most top coats are not equipped to isolate these elements.

FUNCTIONS OF PLASTER PRIMER

To fully understand the reasons behind the use of Plaster Primer and where it is required, we should first know what the functions of the product are. The following are the basic functions of Primers in general and Plaster Primer in specific.

- Adhesion to the substrate. (in this case a combination of paint and exposed plaster from cracks as well as the filling material.)
- Resistance to Alkalinity.
- Binding of a surface to an extent.
- Providing a stable platform for subsequent coats.
- Isolation of contaminants to a small degree. (such as oils)

Since we know that close to the ocean the presence of high moisture levels and salt contamination is a constant, the need for a suitable platform for application of subsequent coats is essential. In many cases this is an additional assurance that the top coat applied is able to adhere to the surface and be free of elements which may have contaminated the previous coatings.

This brings us to inter-coat washing which ensures that no new contamination occurs. This is often specified by the paint manufacturer and is just as regularly ignored by paint applicators.

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Author
Mark Warneke