

PDCA P25(5thDraft)

Allowance for Reasonable Damage Repair Painting

1.0 Scope

- 1.1. The purpose of this standard is to establish a fair and reasonable allowance for the repair and correction of damage to surfaces finished by the painting and decorating contractor.
- 1.2. This standard clarifies the amount of reasonable damage repair painting included in the painting and decorating contractor's bid.

2.0 Significance and Use

- 2.1 All construction projects are subject to damage caused by other trades.
- 2.2 This standard establishes a fair procedure for the owner, contractor, and painting contractor to establish a reasonable allowance in accordance with CSI Master Format Section O1020- Allowances to be used for the repair painting of damage caused by other trades.

3.0 Reference Standards and Documents

- 3.1 Construction Specifications Institute (CSI) MasterFormat, 2016 Edition.
- 3.2 Dictionary of Architecture and Construction, 4th Edition
- 3.3 Master Painters Institute (MPI) , The Master Painters Glossary – Painting and Decorating Terminology, 2004.
- 3.4 Painting and Decorating Contractors of America (PDCA) Estimating Guide Volume 1.
- 3.5 PDCA Standard P1, Touch Up Painting and Damage Repair: Financial Responsibility and Definition of a Properly Painted Surface.
- 3.6 PDCA Standard P9, Definition of Trade Terms.
- 3.7 PDCA Standard P18, Recommended Protocol for Documenting Extra Work to a Contract.
- 3.8 If there is a conflict between any of the references and this standard, this standard shall prevail.

4.0 Definitions

- 4.1 ALLOWANCE: An amount specified and included in a construction contract or specifications for a certain item of work whose details are not yet determined at the time of contracting. [Wikipedia]
- 4.2 ASSOCIATED COSTS: Miscellaneous job-related direct costs including, but not limited to, expenses such as equipment, travel expenses, permits, bonds, specialized insurance, subcontracts, hazardous waste expenses, etc. [PDCA Estimating Guide Volume 1]
- 4.3 CONTRACTING ENTITY: The general contractor, owner of the property, construction manager,

developer or other entity legally responsible for the agreement or authorized agent of any of the above. [PDCA Standard P9]

- 4.4 DAMAGE: Abuse or injury to a paint film or substrate which would blemish its appearance or impair its usefulness or value. [PDCA Standard P9]
- 4.5. DAMAGE CAUSED BY OTHERS: "Damage" caused by individuals other than those employed by the painting and decorating contractor. [PDCA Standard P9]
- 4.6 GENERAL CONTRACTOR: The prime contractor who is responsible for most of the work at the construction site, including that performed by the subcontractors. [Dictionary of Architecture and Construction]
- 4.7 MATERIAL: Any consumable purchased for and used on a given project including, but not limited to paint, wallcoverings, masking materials, sundries, etc. [PDCA Estimating Guide Volume 1]
- 4.8 PAINTING AND DECORATING CONTRACTOR: An individual or firm whose primary business is providing surface preparation, and wallcovering and coating application service. [PDCA P9]
- 4.9 REASONABLE: Moderate; fair, not extreme or excessive. [Merriam-Webster]

5.0 Standard Specification

- 5.1 The painting and decorating contractor shall indicate in its bid the total amount of money allotted for damage repair as defined by PDCA Standard P1.
- 5.2 The painting and decorating contractor shall provide to the contracting entity a schedule that lists hourly or daily labor rates for all classifications of workers. Both regular rates and overtime rates should be listed. Unless listed separately, these hourly rates include all costs for labor, overhead and profit in accordance with PDCA Standard P18.
- 5.3 The painting and decorating contractor shall also submit invoicing rates for specific materials, equipment, subcontractors and other associated costs; or percentages to be added to materials, equipment, subcontractors and other associated costs. Unless listed separately, these rates include overhead and profit.
- 5.4 When reasonable damage repair painting is performed, the amount of the allowance expended is

calculated in accordance with paragraph 5.2.1 of PDCA Standard P18.

- 5.5 If the extra costs expended by the painting contractor for damage repair painting at the completion of the job exceed the allowance, then the difference shall be paid to the painting and decorating contractor.
- 5.6 If the extra costs expended by the painting contractor for damage repair painting at the completion of the job are less than the allowance, then the difference shall be deducted from the painting and decorating contractor's contract.

6.0 Comments

- 6.1 This standard is intended to quantify and clarify the amount of damage repair included in the Painting and Decorating Contractor's bid.
- 6.2 This standard is intended to establish a consensus document for the painting industry's practices.

7.0 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.