

ecostucco®

"Timeless by nature. Versatile by Design."

Guide Specification: 092523.19 – Lime Plaster on Masonry

This guide specification specifies ecostucco® lime plaster finish systems for application over masonry substrates (block, brick, stone) along with lath and accessories. Related guide specifications are available for exterior and interior applications over other common substrates.

ecostucco® is a collection of pre-mixed architectural lime plasters made with minimal, yet expert preparation. The natural properties of lime make ecostucco® a resilient and aesthetically pleasing finish solution to buildings of all styles and ages.

ecostucco® products are formulated for a full range of interior and exterior plaster applications, including:

- Concrete.
- Sheathing.
- Interior Gypsum Board
- Wet Area.

ecostucco® products also can be applied to specialty substrates such as hempcrete, adobe, and strawbale. Consult with e Mediterranean Colors technical department for specific guidelines for these and other innovative applications.

For more information, contact Mediterranean Colors, LLC, San Rafael CA. 94901; [\(415\) 455-9896](tel:4154559896); www.ecostucco.com.

Specifier: Plaster for exterior applications is sometimes referred to as stucco. In this Section, plaster is the predominant term used.

SECTION 092523.19

LIME PLASTER (MASONRY)

1.1 SUMMARY

- A. Section includes plaster systems for exterior application over masonry substrates.

Specifier: Edit the following list of sections applicable to the scope of the Project.

- B. Related Requirements:

1. Section 042113 Brick Masonry
2. Section 042200 Concrete Unit Masonry (CMU)
3. Section 044300 Stone Masonry

1.2 REFERENCES

Specifier: If retaining this optional Article, edit list below to correspond to those references retained in edited specification section.

- A. ASTM International (ASTM):

1. ASTM A653 – Standard Test Methods for Chemical Analysis of Limestone, Quicklime and Hydrated Lime.
2. ASTM C932 – Surface-Applied Bonding Agents for Exterior Plastering.
3. ASTM C150/C1328 – Standard Specification for Portland Cement
4. ASTM C897 - Standard Specification for Aggregate for Job-Mixed Portland Cement-Based Plasters.
5. ASTM C926 – Standard Specification for Application of Portland Cement-Based Plaster.
6. ASTM E514/E514M – Standard Specification for Water Penetration Test of Masonry.
7. ASTM C979 – Standard Specification for Pigments for Integrally Colored Concrete.
8. ASTM E96 – Standard Specification for Water Vapor Transmission.
9. ASTM E84 – Standard Test Method for Surface Burning Characteristics of Building Materials.
10. ASTM C847 – Standard Specification for Metal Lath.
11. ASTM E119 – Standard Test Methods for Fire Tests of Building Construction and Materials.

- B. International Building Code (IBC).

1. IBC Section 1405.4

- C. International Residential Code (IRC).

1. IRC Section R703.8.

- D. Portland Cement Association (PCA):

1. PCA – Portland Cement Plaster (Stucco) Manual.

E. European Standard (EN):

1. EN 459-1 Building Lime – Part 1: Definitions, Specifications and Conformity Criteria.
2. EN 459-2 Building Lime – Part 2: Test Methods.
3. EN 459-3 Building Lime – Part 3: Conformity Evaluation.

1.3 ACTION SUBMITTALS

A. Product Data: Submit product data on plaster materials, characteristics and limitations of products specified.

B. Shop Drawings: Provide shop drawings. Include full elevations showing openings and penetrations and details of each condition of installation and attachment.

1. Include details drawn at 1-1/2 inches per 12 inches (1:10) scale, showing thickness and dimensions of the system components, including but not limited to the following:
 - a. Details of edge, corner, and termination conditions.
 - b. Attachment system.
 - c. Weep system.
 - d. Fastening and anchoring methods.
 - e. Locations of joints, including movement joints and control joints.
 - f. Trim and flashings.

C. Samples for Verification: Submit two samples, manufacturer's standard size but not less than 8 by 10-inches (254 mm) in size, of each specified plaster finish color and texture.

1.4 CLOSEOUT SUBMITTALS

A. Manufacturer's Instructions for preventative maintenance of plaster systems.

B. Manufacturer's warranties: Sample warranties demonstrating compliance with the specified warranty terms.

1.5 QUALITY ASSURANCE

A. Qualifications:

1. Manufacturer: A company specializing in the manufacture and distribution of lime plaster with a minimum of twenty years of experience with a record of successful in-service performance and which has the production and distribution capacity to service the Project.
2. Installer: A company specializing in performing plaster/stucco work with a minimum of five years of experience in the application of lime plaster with a record of successful in-service performance and which employs trained and skilled installers and supervisors.

1.6 MOCK-UPS

A. Construct mockups in sizes necessary to fully represent the workmanship and critical details of construction. Include, as applicable, a representative edge condition, a representative opening condition, a representative corner condition, joint treatments, and other components necessary for evaluation of the workmanship and compliance with the design intent.

1. Construct mock-ups, 48 by 48 inches (1220 by 1220 mm) in locations approved by the [Architect] [Owner's Representative] for each specified color and texture.
2. Accepted mock-ups may be incorporated into the Work.

1.7 PRE-INSTALLATION MEETING

- A. Convene a meeting at the Project site to review site conditions and coordinate plaster work with affected trades, to review mock-ups, and to review the Construction Schedule.

1.8 ENVIRONMENTAL REQUIREMENTS

- A. Maintain conditions at the Project site to allow plaster to be properly installed and cured.
- B. Schedule plaster work so that minimum ambient temperature of 45 deg. F (7 deg. C) and a maximum of 86 deg. F (30 deg. C) can be maintained for a minimum of 48 hours prior to application and until plaster is cured.
 1. Protect plaster work from the effects of adverse weather and excessive temperatures.
 2. Protect plaster with protective coverings and other means to prevent uneven and excessive evaporation during dry, hot weather.
 3. Provide insulated coverings, temporary heat, and other means to protect plaster work during cold weather.

1.9 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver all materials to the construction site in their original, unopened packaging with labels intact, and in undamaged condition.
- B. Inspection: Inspect and inventory the materials upon delivery. Report defects or discrepancies to the responsible party according to the Contract Documents. Remove substandard materials from the site and replace with complying materials.
- C. Storage:
 1. Store cementitious materials off the ground, under cover, and in dry location.
 2. Store aggregates where grading and other required characteristics can be maintained, and contamination prevented. Prevent site run-off and other water sources from saturating sand piles.
 3. Store plaster accessories including metal items to prevent corrosion and accumulation of dirt and oil.

1.10 COORDINATION

- A. Coordinate installation of masonry substrate to ensure work meets tolerance requirements for subsequent application of plaster. Review requirements for joint treatments in the substrate.

1.11 MAINTENANCE

- A. Extra Materials: Provide a sample pack of each installed finish coat color sealed in a moisture-proof container.

1. Source extra materials from the same runs as those manufactured for the Project.
2. Deliver extra materials to the Owner's Representative in protective packaging and label to clearly identify the contents.
3. Deliver extra materials to a location identified by the Owner's Representative upon closeout of the Project and obtain a signed receipt.

PART 2 - PRODUCTS

2.1 SYSTEM DESCRIPTION

- A. Stucco Finish System: Architectural lime plaster finish system for installation over a masonry substrate [block] [brick] [natural stone].

Specifier: Retain lime plaster scratch coat if metal lath is used over masonry due to condition of substrate or desired thickness of plaster exceeds 5/8-inch.

1. Metal lath.
2. Trim accessories.
3. Scratch coat.
4. Brown coat.
5. Finish coat.
6. Finish coat surface treatments.
7. Minimum nominal system thickness: 3/4-inch (19 mm).

2.2 MANUFACTURERS AND PRODUCTS

- A. Basis of Design: ecostucco® lime plaster finish system by Mediterranean Colors, LLC - 3060 Kerner Blvd. San Rafael, CA 94901; (415) 455-9896; info@ecostucco.com

2.3 SYSTEM PERFORMANCE REQUIREMENTS

- A. Deflection Limits. Design system to comply with the following:
1. Design for maximum allowable deflection, normal to the plane of the wall, of L/360.
 2. Design for wind load in conformance with code requirements.

Specifier: Retain the following system fire performance requirements when required by Authorities Having Jurisdiction.

- B. Multi-Story Fire Performance: Wall assemblies shall meet the requirements of the Intermediate Scale Multi-story test, NFPA 285.
- C. Fire Performance Characteristics: Provide plaster systems with the following fire-test characteristics determined by indicated test standard as applied by UL or other testing and inspection agency acceptable to authorities having jurisdiction.

Specifier: Retain "Surface-Burning Characteristics" Paragraph if required for Project.

1. Surface-Burning Characteristics: Provide plaster systems with the following characteristics when tested per ASTM E 84.
 - a. Flame spread index: 25 or less.
 - b. Smoke developed index: 450 or less.

Specifier: Retain "Fire-Resistance Ratings " Paragraph if required for Project.

2. Fire-Resistance Ratings: Comply with ASTM E 119; testing by a qualified testing agency. Identify products with appropriate labeling.
 - a. Indicate design designations from UL's "Fire Resistance Directory" or from the listings of another qualified testing agency.

2.4 BASE COAT PLASTER

Specifier: **ecostucco® PRIMA** is a formulated lime (FL A3.5) binder composed of hydrated lime, natural hydraulic lime and pozzolan formulated to control batch-to-batch consistency, optimal workability, and slag resistance. PRIMA is used as a plaster scratch and brown (leveling) coat over metal lath and masonry.

- A. **ecostucco® PRIMA**: In compliance with EN-459 and ASTM C-141. Field-mixed with graded sand in compliance with ASTM C144.
 1. Basis of Design Product: **ecostucco® PRIMA**
 2. Sand: Natural or Manufactured Sharp Sand with at least 4 grades forming a substantial part of the sand and no more than 3% of particles smaller than grade #200 (0.075mm).
 3. [Scratch Coat] [Brown Coat]

Specifier: Modify below to suit requirements by choosing one product and one finish, with the exception of the MURALIME finish material, which requires DECOLIME as a base/key coat.

2.5 FINISH COAT PLASTER

Specifier: **ecostucco® DECOLIME** is an architectural lime plaster consisting of hydrated lime, specific minerals, and fine aggregates - all factory-blended to control compliance with specified performance requirements.

- A. **ecostucco® DECOLIME**: Proprietary architectural lime plaster ready to mix with water to achieve a mineral vapor-permeable finish coat over the specified substrate.
 1. Basis of Design Product: **ecostucco® DECOLIME**.
 2. Mixing: Mixed at the site in accordance with manufacturer's written instructions.
 3. Color: Selected by the [Architect] [Owner's Representative].
 4. Finish: [fossil] [sand float] [custom].

Specifier: **ecostucco® MURALIME** is a true Venetian plaster consisting of hydrated lime, specific minerals, and very fine aggregates - all factory-blended to control compliance with specified performance requirements. (Requires DECOLIME as a key coat).

- B. **ecostucco® MURALIME**: Proprietary architectural lime plaster ready to mix with water to achieve a mineral, vapor-permeable finish coat over the specified substrate.
 1. Basis of Design Product: **ecostucco® MURALIME**.
 2. Mixing: Mixed at the site according to the Manufacturer's instructions.
 3. Color: Selected by the [Architect] [Owner's Representative].
 4. Finish: [marble] [sand float] [custom].

Specifier: **ecostucco® TRADILAKT** is an architectural lime plaster consisting of hydrated lime, specific minerals, and fine aggregates - all factory-blended to control compliance with specified performance requirements.

- C. ecostucco® TRADILAKT: Proprietary architectural lime plaster ready to mix with water to achieve a mineral, vapor-permeable finish coat over the specified substrate.
 - 1. Basis of Design Product: ecostucco® TRADILAKT.
 - 2. Mixing: Mixed at the site in accordance with manufacturer's written instructions.
 - 3. Color: Selected by the [Architect] [Owner's Representative].
 - 4. Finish: [Tadelakt] [sand float] [custom]

Specifier: **ecostucco® UNILIME** is an architectural lime plaster consisting of hydrated lime, specific minerals, and slightly coarse aggregates - all factory-blended to control compliance with specified performance requirements.

- D. ecostucco® UNILIME: Proprietary architectural lime plaster ready to mix with water to achieve a mineral, vapor-permeable finish coat over the specified substrate.
 - 1. Basis of Design Product: ecostucco® UNILIME.
 - 2. Mixing: Mixed at the site in accordance with manufacturer's written instructions.
 - 3. Color: Selected by the [Architect] [Owner's Representative].
 - 4. Finish: [limestone] [travertine] [sand float] [custom]

Specifier: **ecostucco UNILIME LG** is an architectural lime plaster consisting of hydrated lime, specific minerals, and coarse aggregates - all factory-blended to control compliance with specified performance requirements.

- E. ecostucco® UNILIME LG: Proprietary architectural lime plaster ready to mix with water to achieve a mineral, vapor-permeable finish coat over the specified substrate.
 - 1. Basis of Design Product: ecostucco® UNILIME LG.
 - 2. Mixing: Mixed at the site in accordance with manufacturer's written instructions.
 - 3. Color: Selected by the [Architect] [Owner's Representative].
 - 4. Finish: [coarse limestone] [terrazzo] [sand float] [custom]

Specifier: Modify below to suit requirements by choosing one sealer.

2.6 FINISH COAT SURFACE TREATMENTS

Specifier: Add **NEXSEAL** where 24-hour chemical and stain resistance to most common contaminants including oil, grease, water, salts, and most common food items are preferred.

- A. ecostucco® NEXSEAL: Two-component, water based, acrylic-modified polyurethane.
 - 1. Basis of Design Product: ecostucco® NEXSEAL.
 - 2. Mixing: Mixed at the site in accordance with manufacturer's written instructions.
 - 3. Application: Apply in accordance with manufacturer's written instructions.
 - 4. Finish: Clear, satin.
 - 5. VOC: < 50g. / Lt.

Specifier: Add **SILACRETE** where protection against the elements such as pollution and water-borne salts is required without altering the color and the appearance of the specified finish coat.

- B. ecostucco® SILACRETE: Water base penetrating sealer, vapor-permeable and UV-resistant.
 - 1. Basis of Design Product: ecostucco® SILACRETE.
 - 2. Application: Apply in accordance with manufacturer's written instructions.
 - 3. Finish: Invisible.
 - 4. VOC: Zero

2.7 REINFORCING MESH

Specifier: Retain self-adhesive fiberglass mesh to reinforce repaired cracks and seams.

- A. Reinforcing Mesh: Self-adhesive fiberglass mesh tape
 - 1. Basis of Design: ecostucco® G-MESH TAPE
 - 2. Weight: 2.8 oz. / yd²
 - 3. Width: 9"
 - 4. Tensile Strength: 80 -120 lb. / in.
 - 5. Color: White

Specifier: Retain reinforcing fiberglass mesh fabric where added compressive strength is preferred.

- B. Reinforcing Mesh: Fiberglass mesh tape
 - 1. Basis of Design: ecostucco® G-MESH LTE
 - 2. Weight: 4.5 oz. / yd²
 - 3. Width: 38"
 - 4. Leno Weave: 6mm x 6mm
 - 5. Tensile strength: 150-185 lb. / in.
 - 6. Color: White

Specifier: Retain corner mesh bead fabric where impact resistant square corners are preferred.

- C. Reinforcing Corner Mesh: 90° plastic bead integrated with reinforcing fiberglass mesh.
 - 1. Basis of Design: ecostucco® COMBO 90
 - 2. Length: 8 linear feet (2.5 m)
 - 3. Mesh Flanges: 4.2 in and 5.1 in (11 x 3 cm)
 - 4. Color: White.

2.8 ACCESSORIES

- A. Mineral Color: ASTM C979 [_____] standard color; [_____]
custom color.
- B. Bonding Agent: ASTM C932 – WeldCrete® by Larsen Products Corp. (optional)
- C. Water: Clean, potable.

2.9 SEALANTS

- A. Sealants: [Single-component Polyurethane] [or] [Single-component silicone] complying with ASTM C920 and as follows:
 - 1. For vertical surfaces, provide non-sag (NS) sealant formulations.
 - 2. The Architect will select the colors. Submit samples for selection according to Part 1 Action Submittals requirements.
- B. Joint Filler Backer Rod: ASTM C1330; round, closed cell polyethylene, non-gassing rod, with surface skin, sized to produce 25% compression when installed in joint.
- C. Bond Breaker Tape: Pressure Sensitive.
 - 1. Product: No. 470 or No. 481 Polyethylene; 3M Adhesives, Coatings and Sealers Div.

2.10 PLASTER MIXES

- A. Mix plaster components in accordance with manufacturer's written instructions.
 - 1. Mix only as much plaster as can be used prior to initial set.
 - 2. Add color pigments to finish coat.
 - 3. Mix materials dry, to uniform color and consistency, before adding water.
 - 4. Protect mixtures from freezing, frost, contamination, and excessive evaporation.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine with Installer present to verify that substrate is sound and within tolerances appropriate for the application of plaster systems in accordance with the approved manufacturer's written recommendations.
 - 1. Report all objectionable substrate conditions to the [Owner's Representative] [Architect], including but not limited to cracks, broken masonry, missing mortar, coatings, water repellents, exposed metal reinforcement, and other substandard conditions that would adversely affect system performance.
- B. Verify weather-resistant barriers have been installed and inspected.
- C. Proceed with work once the substrate is determined to be suitable.

3.2 PREPARATION

- A. Remove foreign matter, dust, efflorescence, lime run, laitance, and other bond-inhibiting substances from substrates.
- B. Use commercial cleaning solutions that are effective in preparing surfaces without damaging the substrate and adjacent portions of the building and site.
 - 1. Implement controls to collect runoff without damaging landscaping, lawns, trees, and other site features.
 - 2. Comply with requirements of Authorities Having Jurisdiction for handling runoff wastewater.
 - 3. Rinse surfaces with clean water.
 - 4. If the time between surface preparation and plaster application is prolonged, re-inspect substrates and dampen dry masonry surfaces to reduce excessive suction.

Specifier: Retain the following requirement if substrate surface repairs are required for assuring an acceptable substrate for plaster application.

- C. Prior to the base coat being applied, any excessive depression or hollow requiring dubbing out should be carried out using [1] [3.5] [5] part hydrated lime and [1] [1.5] [2] parts sharp sand by volume.

3.3 METAL LATH INSTALLATION

- A. Install metal lath according to ASTM C1063 requirements for substrates indicated.

3.4 REINFORCING MESH APPLICATION

- A. Apply mesh to the substrate according to the manufacturer's instructions. Overlap mesh at least 2-inches (50 mm) at all transitions. Hold overlaps 8 inches (203 mm) from inside and outside corners.
- B. Embed mesh into the specified base coat, troweling it from the center and outward to its edges, so that the fabric lays flat on the substrate and embedment is consistent, sand-floated, free of tool marks, and with no visible mesh pattern on the surface.
- C. Allow a curing time of 48 hours or longer, until the base coat is set and bonded to the substrate.
- D. If, after the base coat has dried, mesh is visible on the surface, apply a skim coat to cover all exposed mesh.

3.5 ACCESSORIES INSTALLATION

- A. Install accessories in accordance with ASTM C1063.
 - 1. Place corner beads at external wall corners.
 - 2. Place casing beads at terminations of plaster finish. Butt and align ends. Secure rigidly in place.
 - 3. Accessories: Provide specified accessories at terminations and joints.
- B. Install sealant joints at terminations.

3.6 PLASTER APPLICATION, GENERAL

- A. Apply plaster in accordance with the Manufacturer's instructions.
- B. System Thickness: Thickness shall be uniform throughout the wall area.
 - 1. Scratch and brown coat nominal thickness: [1/2 inch 12.7 mm]
 - 2. Finish coat nominal thickness: [1/8 inch (3.2 mm)] [3/16 inch (4.7 mm)]
 - 3. Minimum nominal thickness: 5/8 inch (15.8 mm)
- C. After curing, dampen the previous coat prior to applying finish coat. Allow 5 to 7 days between coats.
- D. Apply finish coat to approved color and texture.
- E. Avoid excessive working of the surface. Delay troweling as long as possible to avoid drawing excess fines to surface.
- F. Sloped Surfaces:
 - 1. Do not apply plaster on sloped and horizontal surfaces of buildouts, ornaments, and other projecting architectural features exposed to weather that have less than 27 deg. (1:2) slope along their top surface.
 - 2. Foam horizontal reveals shall have a minimum 27 deg. (1:2) slope along their bottom surfaces and incorporate capillary breaks to prevent the migration of water toward the building.
 - 3. Increase the specified slope for northern climates to prevent accumulation of ice/snow and water on surface.
 - 4. Protect projections with slopes less than the minimums specified above with metal flashing and coping complying with NRCA and SMACNA standards.
 - 5. Where trim/feature or bottom surface of reveal projects more than 2 inches (51 mm) from the face of the wall plane, protect the top surface with waterproof base coat.
 - 6. Do not use trim and architectural features that exceed the maximum allowable thickness of EPS permitted by code (typically 4 inches (102 mm)) unless approved by the code official.
- G. Conditions at Grade: Do not apply plaster below grade or on surfaces subject to continuous or intermittent water immersion or hydrostatic pressure. Provide at least 4 inches (102 mm) clearance above finished grade, minimum 2 inches (51 mm) clearance above hardscaped (pavers/sidewalk) surfaces. Provide increased clearance in freeze/thaw climate zones.

3.7 CONTROL AND EXPANSION JOINTS

- A. Install control and expansion joints in locations approved by the Architect and according to the Manufacturer's instructions.
- B. Install exterior joints after initial set, scribed as indicated on Drawings by cutting through 2/3 of lime plaster depth, neatly, in straight lines.
- C. Expansion joints: Provide 2-piece expansion joints in the plaster system where building movement is anticipated, including but not limited to the following:
 - 1. Joints in the substrate.

2. At changes in building height, at floor lines, at columns and cantilevered areas.
- D. Control Joints: Provide one piece control joints every 144 ft² (13 m²) and at louvers, windows, doors, and other openings.
1. Do not exceed length to width ratio of 2:1 in joint layout.
 2. Do not exceed 18 feet (5.5 m) in any direction without a control joint.
 3. Provide minimum 3/8 inch (9.5 mm) wide joints where the system abuts windows, doors and other through wall penetrations.

Specifier: Retain the following Article if sealer is specified for the Project.

3.8 SURFACE TREATMENT APPLICATION

- A. Preparation: Do not apply sealer below 50 deg. F (10 deg. C) or above 100 deg. F (38 deg. C) during the application and drying period. The plaster surface should be dry to ensure adequate penetration and adhesion. Avoid exposure to water or moisture before, during, and 48 hours after the application.
- B. Advise Owner of schedule for sealer applications that may affect building occupants, adjacent parking areas and other conditions that may be impacted by spray.
- C. Do not apply sealers using spray equipment when the prevailing winds exceed 5 mph (8 km/h).
- D. Application: Apply 2 coats according to the sealer manufacturer's instructions. Comply with the sealer manufacturer's requirements for curing time of the first coat before application of the second coat.

3.9 CLEANING AND PROTECTION

- A. Remove temporary protections. Clean finished surfaces as recommended by the approved manufacturer. Clear weep holes and drainage channels of obstructions, dirt, and sealant.
- B. Replace damaged plaster and accessories.

3.10 FIELD QUALITY CONTROL

- A. Schedule and attend an inspection of mockups and installed system with the approved Manufacturer's technical representative to verify that the work of this Section complies with the specified requirements, the approved submittals, and the Manufacturer's recommendations. Make corrections recommended by the Manufacturer.
- B. The Owner reserves the right to engage a qualified testing agency to conduct additional inspections and tests to verify compliance with the specified requirements. Work not complying with the specified requirements shall be corrected and retested to verify compliance at no additional cost to the Owner.

END OF SECTION

The ecostucco® products offered by Mediterranean Colors, LLC are to be utilized by verified professional contractors, and further, the products are to be integrated within a specific larger construction assembly designed by an architect, a designer, a general contractor, or a builder. Such work should be conducted according to the instructions and specifications set forth by Mediterranean Colors, LLC and the qualified professional. Mediterranean Colors, LLC explicitly disclaims all responsibility, and all liability, for any on-site inspection, and for any products that are misapplied, or implemented improperly by unqualified individuals or organizations, as part of a building that has been designed or constructed improperly, for the adjacent building components or assemblies that are not functional, for any construction work that Mediterranean Colors does not control, and for any building activities that are outside of Mediterranean Colors' control. Improper design or construction within a larger assembly or building that involves the ecostucco® products could also result in severe damage to the building components, structure, or to the ecostucco® products.

MEDITERRANEAN COLORS, LLC DISCLAIMS ALL WARRANTIES, WHETHER WRITTEN, OR ORAL, IMPLIED, OR OTHERWISE, WITH THE EXCEPTION OF SPECIFIC, INDIVIDUALLY NEGOTIATED, LIMITED WARRANTIES WRITTEN, ISSUED TO, AND ACCEPTED BY BUILDING OWNERS IN ACCORDANCE WITH MEDITERRANEAN COLORS WARRANTY PROGRAMS.