



MASONRY, STUCCO & BRICK FLAT PAINT

NO. 270 WHITE

PRODUCT INFORMATION

BEHR® Masonry, Stucco & Brick Flat paint is a high-quality, acrylic latex paint with excellent hiding properties. This interior/exterior, self-priming, mildew resistant finish also provides excellent adhesion and water repellency on properly prepared, smooth, rough and textured, above-grade masonry, stucco and brick surfaces. It is alkali-resistant up to pH 12, easy to apply, and cleans up with soap and water.

RECOMMENDED USES:

This product is ideal for use on properly prepared and primed above grade vertical surfaces such as:

- Concrete
- Concrete Block/CMU
- Fiber Cement
- Stucco
- EIFS
- Brick
- Drywall

PRODUCT SPECIFICATIONS:

Tint Bases/Max Tint Load:

No. 270 White 126 fl oz / 4 fl oz
No. 272 Deep Base 116 fl oz / 14 fl oz

Gloss: 0 – 6 @ 60°

Sheen: 0 – 6 @ 85°

Resin Type: Acrylic

Weight per Gallon: 10.7 lb

% Solids by Volume: 30% ± 2%

% Solids by Weight: 44% ± 2%

VOC: < 50 g/L

Flash Point: N/A

Viscosity: 95 – 105 KU

Recommended Film Thickness:

Wet: 6.4 mils / Dry: 2.0 mils @ 250 sq ft/gal
Wet: 4.0 mils / Dry: 1.2 mils @ 400 sq ft/gal

Coverage: 250 – 400 sq ft/gal depending on application method and substrate porosity. Does not include the loss of material from spraying.

APPLICATION:

Brush: Nylon/polyester

Roller:

Smooth Surface: 3/8" – 1/2"
Rough Surface: 3/4" – 1"

Airless Spray:

Tip: .015" – .021"
Filter: 60 mesh

Thinning: DO NOT THIN. Product is formulated for use at package consistency only.

Dry Time: @ 77°F & 50% RH

To Touch: 2 – 3 hours

To Recoat: 4 hours

Full Cure: 2 weeks

Longer dry time may be required in cooler temperatures and higher humidity.

SURFACE PREPARATION:

All surfaces must be clean, free of dust, chalk, oil, grease, wax, polish, mold and mildew stains, loose and peeling paint, rust, and all other foreign substances.

Drywall: All drywall surfaces should be sufficiently sanded smooth. Remove any remaining drywall dust prior to priming. Allow all drywall compounds to be completely dry prior to coating.

Masonry: All masonry surfaces must be cured at least 30 days before painting. The pH must be 12 or lower prior to coating. Smooth masonry may require an adequate profile for adhesion. For all other smooth concrete, create a profile using a product such as a muriatic acid etcher to achieve a textured profile. Use a cleaner to remove loose aggregate and debris.

Wood: Remove mill glaze with sandpaper or use a product such as BEHR PREMIUM® All-In-One Wood Cleaner No. 63 to open the pores of the wood and follow all label instructions. For severe stains caused by mold, mildew, algae and fungus, apply a mildew stain removing product. Set nails and fill holes, scratches, and gouges with the appropriate wood filler and let dry completely. Remove all dust with a wiping cloth. Fill all gaps with a 100% acrylic, siliconized, paintable caulking and allow to dry completely. Patched and filled surfaces should be sanded smooth and dusted clean prior to coating.

WARNING Sanding or scraping pressure treated lumber may be hazardous; wear appropriate protection.

COMPLIES WITH THE BELOW AS OF 1/1/2024

SCAQMD	YES	GREENGUARD® [†]	YES
CARB SCM 2007	YES	LEED® v.4 [‡]	YES
OTC Phase II	YES	CHPS	YES
OTC	YES	NAHB/ICC NGBS	YES
LADCO	YES	MPI	10
AIM	YES		

[†]GREENGUARD is a registered trademark of UL Company.
[‡]Please visit www.usgbc.org/LEED for additional details.

Steel: Minimum surface preparation is Hand Tool Cleaning in accordance with SSPC-SP2. Remove all oil and grease from the surface with a solvent in accordance with SSPC-SP1. For optimal performance, use Commercial Blast Cleaning in accordance with SSPC-SP6. Prime the area with a rustinhibitive primer such as BEHR Interior/Exterior Metal Primer No. 435 the same day as cleaned.

Galvanized Steel: Solvent clean new galvanized metal in accordance with SSPC-SP1 to remove oil and grease from the surface. Pre-treat with a phosphoric acid solution or a commercially-available etching solution. Galvanized metal that has been passivated with chromates or silicates may require brush blasting in accordance with SSPC-SP16 to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning in accordance with SSPC-SP2. Prime the area with BEHR® Interior/Exterior Metal Primer No. 435 or BEHR® Interior/Exterior Multi-Surface Stain-Blocking Primer/Sealer No. 436 the same day as cleaned.

Shop-Primed Steel: As there is potential for many forms of contamination during storage and transport, a thorough cleaning is always recommended for shop-primed surfaces. Paint exposed areas, i.e., where shop primer is abraded, with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces. Note: Assess the integrity of the shop primer prior to application of subsequent coatings. Review all coatings intended for the project and confirm the compatibility between shop and field-applied coatings.

Aluminum: Remove all oil and grease from the surface with a solvent in accordance with SSPC-SP1. Prime the area with BEHR Interior/Exterior Metal Primer No. 435 or BEHR Interior/Exterior Multi-Surface Stain-Blocking Primer/Sealer No. 436 the same day as cleaned.

Stain-Blocking: After priming, test for stain bleed-through by applying the topcoat to a small section. If the stain bleeds through the topcoat, apply a second coat of primer and test again before top-coating the entire area. If bleeding continues, a longer dry time of the primer may be needed before top-coating.





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Previously Painted Surfaces: Remove all loose and peeling paint and all other foreign substances. Clean any dirt and grease by scrubbing the surface with a detergent and water solution, followed by a thorough rinsing with clean water. Set nails and fill holes, scratches, and gouges with the appropriate wood filler and let dry completely. Remove all dust with a tack or wiping cloth. Fill all gaps with a 100% acrylic, siliconized, paintable caulking, and allow to completely dry prior to coating.

Glossy Surfaces: For maximum adhesion, sand the surface thoroughly to provide a rough surface before coating.

WARNING If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Center at 1-800-424-LEAD or log on to www.epa.gov/lead.

SYSTEM RECOMMENDATIONS:

Drywall/Gypsum Wallboard

- Self-prime using 2 coats of BEHR Masonry, Stucco & Brick Flat Paint
or
- 1 coat BEHR® Drywall Plus Interior Primer & Sealer No. 73
2 coats BEHR Masonry, Stucco & Brick Flat Paint

Masonry: Concrete, Brick, Stucco, EIFS

- Self-prime using 2 coats of BEHR Masonry, Stucco & Brick Flat Paint
or
- 1 coat BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436
2 coats BEHR Masonry, Stucco & Brick Flat Paint

Concrete Masonry Units: Concrete Block, Cinder Block, Split-Face Block

- 1 coat BEHR DRYPLUS® Masonry Waterproofer No. 875
2 coats BEHR Masonry, Stucco & Brick Flat Paint

Fiber Cement

- 1 coat BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436
2 coats BEHR Masonry, Stucco & Brick Flat Paint

Wood

- 1 coat BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436
2 coats BEHR Masonry, Stucco & Brick Flat Paint

Stain-Blocking

- 1 coat BEHR® Kitchen, Bath & Trim Interior Stain-Blocking Primer & Sealer No. 75 (interior only) or BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436
2 coats BEHR Masonry, Stucco & Brick Flat Paint

Ferrous Metal

- 1 coat BEHR Interior/Exterior Metal Primer No. 435 (recommended for optimal corrosion resistance or when priming over sound rusty metal surfaces) or BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436
2 coats BEHR Masonry, Stucco & Brick Flat Paint

Non-Ferrous Metal

- 1 coat BEHR Interior/Exterior Metal Primer No. 435 (recommended for optimal corrosion resistance) or BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436
2 coats BEHR Masonry, Stucco & Brick Flat Paint

NOTE: Certain substrate and exposure conditions, as well as project requirements, may necessitate the use of other substrate-specific or solution-driven primers.

PERFORMANCE DATA:

Scrubability (ASTM D2486; no shim)

Result: > 2,500

Biological Growth (ASTM D3273; 4 weeks)

Result: Pass

Accelerated Weathering (ASTM D4587; 500 hrs)

Result: Pass

CLEANUP/DISPOSAL:

Clean all tools and equipment with warm, soapy water. Do not dispose of this product down a drain. If spilled, contain material and remove with an inert absorbent. Dispose of contaminated absorbent, container and unused product in accordance with all current federal, state and local regulations. For recycling or disposal of empty containers, unused product and soiled rags, contact your household refuse collection service.

CAUTIONS/LIMITATIONS:

- Protect from freezing.
- Do not use on horizontal surfaces subject to foot traffic.
- For best results, apply when air, material and surface temperatures are between 50°F and 90°F. Temperatures above 90°F can cause the paint to dry too fast, whereas temperatures below 50°F can inhibit proper film formation. Avoid applying in direct sun.
- Allow two weeks before washing or cleaning for full cure.
- Shelf life under normal conditions is two years unopened.

GENERAL INFORMATION:

WARNING IRRITANT. CAUSES EYE AND SKIN IRRITATION. MAY CAUSE RESPIRATORY TRACT IRRITATION. Avoid contact with skin and eyes. Do not breathe dusts, vapor, or spray mist. Sanding, grinding or abrading may release sanding dust, which may be harmful if inhaled and has been shown to cause lung damage or cancer with long term exposure. To avoid breathing in dust, vapors, and spray mist, open windows and doors or use other means to ensure fresh air entry during application, drying, sanding, and/or abrading. If properly used, a respirator (NIOSH approved with particulate pre-filter) may offer additional protection and should be used if adequate ventilation cannot be provided; obtain professional advice before using. If you experience eye watering, headaches, or dizziness during application or drying, increase fresh air or leave the area. Wash thoroughly after handling. Close container after each use.

FIRST AID: If you experience difficulty in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, flush immediately with plenty of water for at least 20 minutes and get medical attention; for skin, wash thoroughly with soap and water. If swallowed, get medical attention immediately.

KEEP OUT OF REACH OF CHILDREN – DO NOT TAKE INTERNALLY

