PART 0 DESIGN STANDARDS

0.01 GENERAL DESIGN GUIDELINES

A. "Sealant" is required at horizontal and vertical interior and exterior building expansion and control joints where movement is anticipated, and at junctures of dissimilar marterials. Use sealant at dynamic (moving) interior joints, interior joints exposed to water or chemicals, and for all exterior construction joints.

B. "Caulk" applications are limited to non-moving interior fill conditions only. Use caulk only at static (non-moving) interior joints

C. Sealant and caulk applications include, but are not limited to:

1. Exterior building wall joints
2. Concrete expansion joints
3. Flashing joints
4. Door and window frame perimeters
5. Thresholds (set in full bed of compound)
6. All other seams, voids and junctures, required to be weathertight (exterior), sight-tight, sound-tight, or vapor-tight (interior)
7. Penetrations not required to be firestopped
8. Wood trim juncture to irregular wall surfaces (joints over 1/32" in width at any point)
9. Gypsum wallboard corners which are not taped
10. Junctures of dissimilar materials
11. Junctures of similar materials
12. Perimeter joints of plumbing fixtures
13. Joints between interior walls and structure not required to be firestopped
14. Pavement, curb, gutter and sidewalk joints
15. Joints of countertops and backsplashes to each other and the adjacent wall
16. Joints between exposed cabinet surfaces and the wall
17. Other joints as indicated or as required for neat appearance

D. Coordinate sealant requirements with the various building materials used on the project, both interior and exterior. It is strongly recommended that the A/E prepare a comprehensive sealant schedule that correlates specific materials, locations, and detail conditions.

E. Investigate special sealants required by special design circumstances.

F. Avoid use of silicones in exposed joints.

G. Coordinate detailing with maximum infill size permitted by manufacturer for each product used.

H. Avoid the use of latex sealants Kitchen, Toilet Rooms, Locker Rooms and other wet areas.

I. Coordinate with gypsum board specifications for acoustical sealant requirements in walls.

J. Joint profiles should be simple, with opposing flat parallel surfaces.

K. Three and four point sealant contact conditions are prohibited unless otherwise approved by sealant manufacturer.

L. Design joints to permit future maintenance (resealing).

PART 1 GENERAL No standards

PART 2 PRODUCTS

2.01 MATERIALS

A. Sealant

1. Elastomeric material to span widths from 1/16” to 3” between a variety of materials and exposure conditions with watertight, airtight, and continuous seals without staining or deteriorating adjacent construction
2. For general application, in the absence of special conditions, 1 or 2 part silicone or polyurethane sealants are preferred.
3. Preformed materials are permitted.
4. Provide self-leveling sealant for joints in horizontal surfaces.
5. Precompressed expanding foam sealant tape is preferred for joints over 1-1/2” wide.

B. Caulk

1. 1 part acrylic latex based mildew resistant material

C. Accessories

1. Joint primer
2. Bond breaker tape
3. Backer rod: Closed cell material only

PART 3 EXECUTION

3.01 INSTALLATION

A. Commencement of sealant and caulk work shall constitute acceptance of substrate conditions.

B. Preparation, including cleaning, priming, and skim coating joints, is critical to joint performance.

C. Width to depth ratios shall be per material manufacturer.

D. Maximum sealant thickness 3/8” unless otherwise recommended by manufacturer.

END OF SECTION 07920