

CARE AND MAINTENANCE

Sealant Joints

Section 8

The ShurKote Class PB EIF System is a barrier type wall system and is referred to generically in the trade as a "face sealed system". In large part the integrity of the system on how well the sealant joints are installed and maintained.

By Design sealant joints are required at all dissimilar materials. This means, for example, that all doors, windows, penetrations, vents, handrails, etc, will have a sealant joint. With the purpose of the sealant joint being to prevent moisture intrusion, it is understandable just how important it is that they are properly inspected and maintained.

Sealant joints should be inspected annually and repairs made accordingly. There is no guarantee as to the life expectancy of any given sealant because there is no way to control the natural elements of wind, rain, and sunlight (ultra-violet rays). Typically the southern exposure from East to West is the most vulnerable area of any building and the corresponding sealant joints because of the longer duration of sun exposure. These areas may require more maintenance than the northern exposure.

The Inspection Process

1. All sealant joints should be inspected for the following characteristics:
 - A. Adhesion on both sides
 - B. Elasticity of the sealant
 - C. Clean smooth surface
 - D. Discoloration
 - E. Pin holes
 - f. Cracking, crazing or alligating
2. If any of these conditions exist it is recommended that the sealant be removed and a new sealant joint system be applied.

Removing the existing sealant

1. Use a sharp knife and cut the existing sealant away from where it has adhered to both sides.
2. Remove the old backer rod.
3. Clean any residual sealant from the exposed edges.
4. Apply new sealant primer as per manufacturers recommendations.
5. Install a new closed cell backer that is big enough to compress into the opening by 25% and to a maximum depth of 1/2" .
6. Always install the new primer/sealant to a hard base coat and never to the Acrylic finish coat.
7. When a "glazing" type sealant joint is applied it required that a "bond breaker" be used to prevent continuous adhesion.



NOTE:

- 1. It is recommended that a profession sealant applicator be used to complete all repairs on sealant joints.**
- 2. Always follow the sealant manufacturers instructions when reconstructing a sealant joint. In particular - ensure that the sealant primer is designed to be used with the sealant.**

The following list of sealants is acceptable when replacement is required:

Tremco	TSCS@tremcoinc.com	1-800-852-8173
Geocel Engineered Polymers	www.gnpsolutions.com	1-800-268-4484

Contact UltraKote Products Technical department when requesting other sealant manufactures.

