

Exterior Waterproofing

Sealing Exterior Walls

1. All exterior surfaces shall be protected against vapor intrusion with applicable vapor retardants, sealants or membranes.
2. Sealant type to be applicable for specific conditions.
3. Sealant manufacturer shall provide statement of compatibility prior to application.
4. Minimum Manufacturer warranty shall be five (5) years.
5. Warranty shall be non-prorated and include all material and labor at no cost to the owner.
6. All sealants shall be paintable.
7. All roof to wall connections shall be sealed or blocked as necessary to prevent air escape or moisture intrusion.

Note: Due to the transparent nature of this product, the application shall be witnessed and approved by Design Professional and Project Manager or contractor shall provide a manufactures' certification of proper installation.

Caulking

Caulking is never to be the only source of protection against water intrusion

Brick Control Joints

1. Control joints shall be continuous from foundation or steel lintel to top of brick wall.
2. Mortar joints shall be tooled smooth with end of brick so that control joint can be properly caulked.

Through Wall Flashings

1. Through wall flashing membranes in cavity wall construction shall be attached to the cavity side of the interior wall with metal termination bars and sealed along the top of the membrane with an asphalt based trowel applied mastic.
2. Where the membrane extends across the cavity it shall not sag or allow water to stand in the cavity.
3. All end conditions shall have the through wall flashing membrane turned up and sealed to prevent water from entering the cavity below.
4. Do not allow mortar to collect in the cavity and clog weep holes.

Sealing around Windows

1. All sills shall slope toward the exterior of the building to drain water away from the window.
2. Flat sills of any type will not be allowed.
3. All windows shall have solid pans under the bottom frame. Pans shall be turned up on the interior side and at the ends. Inside corners of the pans shall be sealed.
4. Windows shall not have screws or fasteners exposed to the exterior.
5. All windows shall be sealed with caulking approved by the window manufacturer.
6. Openings greater than 1/4" around the perimeter of any window shall have a backer rod installed prior to caulking.

Protection of Walls and Doorways

1. Provide roof overhangs, gutters, or some form of water control to prevent roof water from sheeting down walls.
2. Exterior doors shall be protected from direct water exposure to the top of the doors.

END OF SECTION 07190