

United Professional  
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## Sealant Joint Maintenance / O&M

Periodic maintenance of sealant joints is necessary and strongly recommended.

- 1) It cannot be stated enough that a sealant joint requires maintenance
  - a) Especially for horizontal applications.
- 2) A building owner or manager should have periodic inspections performed to identify areas where remedial sealant repair or maintenance work is required.
- 3) Foregoing periodic maintenance will usually result in:
  - a) Additional sealant joint failure,
  - b) Hidden deterioration of materials,
  - c) And an accelerated failure of the sealant weather seal function.
- 4) Many communities, at least for multi-story structures,
  - a) Require a periodic façade inspection at regular intervals of about 2-5 years from initial installation and at minimum annual inspections thereafter.  
(Depending on type of sealant installed – organic or inorganic)
  - b) This periodic code or regulation required inspection should be used to also help identify sealant joint conditions needing repair,
    - i) Even if some of these façade inspections do not involve the entire façade– just selected areas.
  - c) To facilitate repair and maintenance:
    - i) The building owner or manager should maintain adequate records related to the sealant joints on or adjacent to the building,
    - ii) Including information such as the original sealant type,
    - iii) Joint cleaning and priming requirements,
    - iv) Required joint accessories,
    - v) And any other information deemed important to maintenance and repair.

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