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.