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040120 - Maintenance of Unit Masonry

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SECTION 04 0120 – MAINTENANCE OF UNIT MASONRY

1.1 SUMMARY

- A. Section includes maintenance of unit masonry (consisting of brick clay masonry) and stone assemblies (consisting of stone) restoration and cleaning as follows:
 - 1. Repairing unit masonry, including replacing units.
 - 2. Repairing stone masonry, including replacing units.
 - 3. Repointing joints.
 - 4. Cleaning exposed unit masonry and stone surfaces.

1.2 SUBMITTALS

- A. LEED Submittals:
 - 1. Product Certificates for Credit MR 5.1 and Credit MR 5.2: For products and materials required to comply with requirements for regional materials indicating location and distance from Project of material manufacturer and point of extraction, harvest, or recovery for each raw material. Include statement indicating cost for each regional material and the fraction by weight that is considered regional.

1.3 PRECONSTRUCTION TESTING

- A. Preconstruction Testing: Engage a qualified testing agency to perform preconstruction testing on masonry units as follows:
 - 1. Existing Brick: Test each type of existing masonry unit indicated for replacement, according to testing methods in ASTM C 67 for compressive strength, 24-hour cold-water absorption, 5-hour boil absorption, saturation coefficient, and initial rate of absorption (suction). Carefully remove five existing units from locations designated by University. Take testing samples from these units.
 - 2. Existing Mortar: Test according to ASTM C 295, modified as agreed by testing service and Architect for Project requirements, to determine proportional composition of original ingredients, sizes, and colors of aggregates, and approximate strength. Use X-ray diffraction, infrared spectroscopy, and differential thermal analysis as necessary to supplement microscopical methods. Carefully remove existing mortar from within five locations designated by testing service.
 - 3. Replacement Brick: Test each proposed type of replacement masonry unit, according to sampling and testing methods in ASTM C 67 for compressive strength, 24-hour cold-water absorption, 5-hour boil absorption, saturation coefficient, and initial rate of absorption (suction).
- B. Preconstruction Testing: Engage a qualified testing agency to perform preconstruction testing on stone units as follows:

1. Existing Stone: Test each type of existing stone indicated for replacement, according to ASTM C 170 for compressive strength, wet and dry, perpendicular and parallel to rift; ASTM C 99 for modulus of rupture, wet and dry, perpendicular and parallel to rift; and ASTM C 97 for absorption and bulk specific gravity. Carefully remove five existing stones from locations designated by University. Take testing samples from these stones.
2. Existing Mortar: Test according to ASTM C 295, modified as agreed by testing service and Architect for Project requirements, to determine proportional composition of original ingredients, sizes, and colors of aggregates, and approximate strength. Use X-ray diffraction, infrared spectroscopy, and differential thermal analysis as necessary to supplement microscopical methods. Carefully remove existing mortar from within five locations designated by testing service.
3. Replacement Stone: Test each proposed type of replacement stone, according to ASTM C 170 for compressive strength, ASTM C 99 for modulus of rupture, and ASTM C 97 for absorption and bulk specific gravity.

1.4 QUALITY ASSURANCE

- A. Mockups: Prepare mockups of restoration and cleaning to demonstrate aesthetic effects and set quality standards for materials and execution and for fabrication and installation.
 1. Masonry and Stone Repair: Prepare sample areas for each type of masonry and stone material indicated to have repair work performed. If not otherwise indicated, size each mockup not smaller than 2 adjacent whole units or approximately 48 inches (1200 mm) in least dimension. Erect sample areas in existing walls unless otherwise indicated, to demonstrate quality of materials, workmanship, and blending with existing work.
 2. Repointing: Rake out joints in 2 separate areas, each approximately 36 inches (900 mm) high by 48 inches (1200 mm) wide for each type of repointing required and repoint one of the areas.
 3. Cleaning: Clean an area approximately 25 sq. ft. (2.3 sq. m) for each type of masonry/stone and surface condition.

1.5 MASONRY MATERIALS

- A. Face Brick: Provide face brick, including specially molded, ground, cut, or sawed shapes where required to complete masonry restoration work.
 1. Provide units with physical properties, colors, color variation within units, surface texture, size, and shape to match existing brickwork.
 - a. For existing brickwork that exhibits a range of colors or color variation within units, provide brick that proportionally matches that range and variation rather than brick that matches an individual color within that range.

1.6 STONE MATERIALS

- A. Stone: Provide natural building stone of variety, color, texture, grain, veining, finish, size, and shape to match existing stone and with physical properties.
 - 1. For existing stone that exhibits a range of colors, texture, grain, veining, finishes, sizes, or shapes, provide stone that proportionally matches that range rather than stone that matches an individual color, texture, grain, veining, finish, size, or shape within that range.

1.7 CLEANING MATERIALS

- A. Water: Potable.
- B. Job-Mixed Detergent Solution: Solution prepared by mixing 2 cups (0.5 L) of tetrasodium polyphosphate, 1/2 cup (125 mL) of laundry detergent, and 20 quarts (20 L) of hot water for every 5 gal. (20 L) of solution required.
- C. Job-Mixed Mold, Mildew, and Algae Remover: Solution prepared by mixing 2 cups (0.5 L) of tetrasodium polyphosphate, 5 quarts (5 L) of 5 percent sodium hypochlorite (bleach), and 15 quarts (15 L) of hot water for every 5 gal. (20 L) of solution required.

1.8 MORTAR MIXES

- A. Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.
 - 1. Mixing Pointing Mortar: Thoroughly mix cementitious materials and sand together before adding any water. Then mix again adding only enough water to produce a damp, unworkable mix that will retain its form when pressed into a ball. Maintain mortar in this dampened condition for 15 to 30 minutes. Add remaining water in small portions until mortar reaches desired consistency. Use mortar within one hour of final mixing; do not retemper or use partially hardened material.

1.9 BRICK REMOVAL AND REPLACEMENT

- A. At locations indicated, remove bricks that are damaged, spalled, or deteriorated or are to be reused. Carefully demolish or remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.
- B. Lay replacement brick with completely filled bed, head, and collar joints. Butter ends with sufficient mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 30 g/30 sq. in. per min. (30 g/194 sq. cm per min.). Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.

1. Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.
2. Rake out mortar used for laying brick before mortar sets and point new mortar joints in repaired area to comply with requirements for repointing existing masonry, and at same time as repointing of surrounding area.
3. When mortar is sufficiently hard to support units, remove shims and other devices interfering with pointing of joints.

1.10 MASONRY UNIT PATCHING

A. Patching Bricks:

1. Remove loose material from masonry surface. Carefully remove additional material so patch will not have feathered edges but will have square or slightly undercut edges on area to be patched and will be at least 1/4 inch (6 mm) thick, but not less than recommended by patching compound manufacturer.
2. Place patching compound in layers as recommended by patching compound manufacturer, but not less than 1/4 inch (6 mm) or more than 2 inches (50 mm) thick. Roughen surface of each layer to provide a key for next layer.
3. Trowel, scrape, or carve surface of patch to match texture and surrounding surface plane or contour of the masonry unit. Shape and finish surface before or after curing, as determined by testing, to best match existing masonry unit.
4. Keep each layer damp for 72 hours or until patching compound has set.

1.11 MANUFACTURED STONE REPAIR MATERIALS

A. Stone Patching Compound: Factory-mixed cementitious product that is custom manufactured for patching stone.

1. Use formulation that is vapor- and water permeable (equal to or more than the stone), exhibits low shrinkage, has lower modulus of elasticity than the stone units being repaired, and develops high bond strength to all types of stone.
2. Formulate patching compounds in colors, textures, and grain to match stone being patched.

B. Cementitious Crack Filler: An ultrafine superplasticized grout that can be injected into cracks, is suitable for application to wet or dry cracks, exhibits low shrinkage, and develops high bond strength to all types of stone.

1.12 CLEANING MASONRY, GENERAL

A. Proceed with cleaning in an orderly manner; work from top to bottom of each scaffold width and from one end of each elevation to the other. Ensure that dirty residues and rinse water will not wash over cleaned, dry surfaces.

1.13 REPOINTING MASONRY AND STONE

- A. Rake out and repoint joints to the following extent:
 - 1. All joints in areas indicated.
 - 2. Joints where mortar is missing or where they contain holes.
 - 3. Cracked joints where cracks can be penetrated at least 1/4 inch (6 mm) by a knife blade 0.027 inch (0.7 mm) thick.
 - 4. Cracked joints where cracks are 1/8 inch (3 mm) or more in width and of any depth.
 - 5. Joints where they sound hollow when tapped by metal object.
 - 6. Joints where they are worn back 1/4 inch (6 mm) or more from surface.
 - 7. Joints where they are deteriorated to point that mortar can be easily removed by hand, without tools.
 - 8. Joints where they have been filled with substances other than mortar.
 - 9. Joints indicated as sealant-filled joints.
- B. Do not rake out and repoint joints where not required.
- C. Pointing with Mortar:
 - 1. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch (9 mm) until a uniform depth is formed. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
- D. Where repointing work precedes cleaning of existing masonry or stone, allow mortar to harden at least 30 days before beginning cleaning work.

1.14 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed masonry and stone surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, spray applied at low pressure.
 - 1. Do not use metal scrapers or brushes.
 - 2. Do not use acidic or alkaline cleaners.
- B. Wash down of equipment used for mixing, storing or moving mortar shall be located in an area that the residue will not be a problem for future landscaping, excavation, underground drainage systems, etc. No wash down shall occur near or into new or existing sanitary or storm drainage lines.

END OF SECTION 04 0120