LEARNING FROM EXTERIOR WALL PROBLEMS

By

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CONSTRUCTION PROCESS

- **Construction Process**
  - 20 Year Expected
  - 2 Year Warranty
  - Project Schedule Driven

- **Maintenance**
  - Managers focused on Tenants
  - Don't think about facades

- **Exterior Wall Consultants**
  - New Facades
  - Existing Facades
  - Survey Methods
  - Investigation Documentation

- **Renovation**
MAINTENANCE
Cracks in Veneer can not only allow water penetration, but can also be a sign of structural instability in the cladding.
NEW FACADES

- Water tests using a spray rack, and a B2 spray nozzle.
NEW FACADES
NEW FACADES

- Checking window end dams by blocking the weep holes and filling the horizontal with water.
Hidden breaches in the water-resistive barrier can allow water into the interior.
NEW FACADES
EXISTING FACADES

- If sealant is applied to the face cap, water is forced to the interior of the building.
**SURVEY METHODS**
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INVESTIGATION DOCUMENTATION

- The borescope
Quality control and installation verification
NEW FACADES
RENOVATION
RENOVATION

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RENOVATION
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Thin Sealant
Three layers of sealant applications.
RENOVATION

Water Penetration

Failed Sealants

OLD SEALANTS NOT PROPERLY REMOVED
RENOVATION
RENOVATION
RENOVATION
MAINTENANCE
**RENOVATION**
RENOVATION
RENOVATION
RENOVATION
◆ RENOVATION
◆ RENOVATION
- Excessive Shims
- Clip Prying Loose from Panel

- Excessive Shims
- Loose Nut
- Clip Prying Loose from Panel
RENOVATION
RENOVATION
RENOWATION
RENOVATION
Exterior Wall Remediation Techniques
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Questions?
Thank You!