

CHANGES TO MINIMUM REQUIREMENTS
FOR
THE EXTERIOR BUILDING ENVELOPE

INTRODUCTION: Added that the State does not want to spend extra money to buy a problem, which then costs additional money to fix.

GENERAL DESIGN PROVIDED: - Rain Screen Principle: Added comments on continuous sheet metal or fabric at corners and vertical movement joints as an air-shutoff. Added drawing titled "Vertical Flashing Closure Detail." Revised note on drawing titled "Intermittent Wall Closure Detail" to better explain closure with sealant.

GENERAL DESIGN PROVIDED: - Masonry Back-up: Clarified that back-up is to be dry, aged concrete masonry units.

DESIGN DETAILS PROVIDED: - Movement: Added alternative means of construction where cross walls abut exterior walls. Added comments on concerns with utilization of different textures, colors and/or base materials in horizontal bands. Revised drawings titled "Shelf Angle Details" to more realistically portray sealant at toe of angle. Revised drawings labeled "Typical Roof Edge Detail" to include dowels where flashing separates entire parapet from structure.

DESIGN DETAILS PROVIDED: - Masonry Starting Above Grade: Added comments that appearance concerns will not supercede this requirement.

DESIGN DETAILS PROVIDED – Weep Hole Ventilators: Changed from weep hole ventilators to mortar-free, open head joints, with reasons for change. Added comments on special concerns in correctional facilities.

DESIGN DETAILS PROVIDED – Tubular Drainage Elbows: Changed from tubular drainage elbows to half-round tubes, with reasons for change. Also revised drawing titled "Tubular Wall Drainage Elbow at Counterflashing Receiver" to "Drainage at Counterflashing Receiver."

DESIGN DETAILS PROVIDED: - Overhangs on Coping, Caps and Sills: Added alternative to slope portions of sill away from brick jambs, in lieu of using a lug sill.

DESIGN DETAILS PROVIDED: - Corrosion-resistant Metal Flashings: Added comment that surface mounted through-wall flashing will not be tolerated. Added more comments on comparison of flashing materials. Added suggestion for large or complicated flashing installations that sheet metal fabricator should be required to install the flashing. Added numerous comments on problems when through-wall flashing is back-sloped. Added drawing titled "Common Flashing Problems Being Experienced." Added options for treatment of flashing at movement joints. Revised drawings titled "Flashing End Dam" to more realistically portray flashing termination in back-up. Defined intent of flexible flashing under metal caps. Indicated drawing titled "Aluminum Sill Cover" is intended primarily for retrofit.

DESIGN DETAILS PROVIDED: - Positive Air Seal: Clarified that all penetrations into the exterior wall system must be sealed and expanded upon differences between air barriers/retarders and vapor barriers/retarders. Added comments on potential use of a modified asphaltic material in lieu of a cementitious parging. Added comments on a foamed in place air barrier. Added a comment that air leakage is rapidly approaching a critical concern in northern climates.

DESIGN DETAILS PROVIDED: - Three-side Rod Continuous Joint Wall Reinforcing: Added comment that untimely ordering of such material or planned means and methods of exterior masonry installation will not supercede this requirement. Added reasons why a continuous tie assembly is wanted.

BRICK: Added more comments on values of mandated brick properties. Clarified required notification by the General Contractor when project brick is ready for sampling and testing. Added comments on economics of using larger size brick. Added comments on difficulties of matching new work with existing work and possible options.

MORTAR: Added comment that weaker is generally better, and more detail why colored mortar should not be used. Added comments on difficulties of matching existing work with new work and possible options.

SEALANT: Added comment that the caulking subcontractor should not be allowed on the job until all masonry movement joints in exterior masonry walls are made properly free of mortar droppings, along with reasons therefor.

CONSTRUCTION: - Construction Practice to be Provided: Added "Pre-Installation Meeting Check List For Masonry In General."

CONSTRUCTION: - Construction Practice to be Avoided: Updated dollar value of penalty imposed for improper cleaning.

2/15/01