



TECHNICAL NOTES

ESSENTIAL TIPS FOR EXPANSION JOINTS



EXPANSION JOINTS

Expansion joints are controlled points installed in a building that allow for movement due to temperature changes, ground settlement or earthquakes. Essential in the construction of most residential and commercial buildings, expansion joints are required at regular intervals when stretches of wall exceed 6m in length, around windows and doorframes, in between floors and when building on balconies. Expansion joints will be fitted by the builder and should be checked before rendering for the integrity of the building itself and to prolong the life of the render and texture finish that is to be applied.

It should be noted that different substrates will have differing requirements in regards to where Expansion or Control Joints are placed, and applicators should acquaint themselves with these specifications to ensure building compliance.

Generally though, the following guidelines should be observed:

- Must occur at maximum 6m wall lengths
- Use the recommended Joint sealant primer as defined by sealant manufacturer.
- Install backer rod as specified by the sealant manufacturer
- Sealants cure via air humidity and can be affected by water before or during cure. The sealant should not be stored, applied or cured in areas where unusually high humidity or free water are present during the application or initial cure.
- Install suitable paintable polyurethane sealant in a continuous operation using positive pressure adequate to properly fill and seal the joint in single application.
- Tool the grade sealant with sufficient pressure to spread the sealant against the backer rod.
- A tool with a concave profile is recommended to achieve the correct shape
- Sealant depth should be a minimum of 6 mm or half of the joint width, whichever is greater and not exceed sealant manufacture recommendations.
- Finish and Tool the joint as per sealant manufacturer recommendations.
- Expansion / Control Joints must NOT be Rendered or Textured Coated over. Best practice is to Level / Render walls prior to joint sealing, then clean out or re-cut control joints accurately followed by priming, backer rod and joint sealant installation.
- After sealant is cured apply a 6mm masking tape (nominal over typical 10mm joint) and apply and process the texture coating. Remove the masking tape before the texture coatings has skinned.

