SECTION 040121 - BRICK MASONRY REPAIR
PART 1 - GENERAL

1.1 STIPULATIONS
A. The Specification Sections "General Conditions of Contract", "Special Conditions" and "Division 01 - General Requirements" form a part of this Section by this reference thereto, and shall have the same force and effect as if printed herewith in full.

1.2 SUMMARY
A. Section includes repairing brick masonry, including replacing units.
B. Related Requirements:
   1. Section 040122—Brick Masonry Repointing.
   2. Section 042000—Unit Masonry.

1.3 DEFINITIONS
A. Rebuilding (Setting) Mortar: Mortar used to set and anchor masonry in a structure, distinct from pointing mortar installed after masonry is set in place.

1.4 PREINSTALLATION MEETINGS
A. Preinstallation Conference: Conduct conference at Project site.

1.5 ACTION SUBMITTALS
A. Product Data: For each type of product.
B. Shop Drawings:
   1. Include plans, elevations, sections, and locations of replacement masonry units on the structure.
   2. Show provisions for expansion joints or other sealant joints.
C. Samples: For each exposed product and for each color and texture specified.

1.6 INFORMATIONAL SUBMITTALS
A. Quality-control program.

1.7 QUALITY ASSURANCE
A. Quality-Control Program: Prepare a written quality-control program for this Project to systematically demonstrate the ability of personnel to properly follow methods and use materials and tools without damaging masonry. Include provisions for supervising performance and preventing damage.
B. Mockups: Prepare mockups of brick masonry repair to demonstrate aesthetic effects and to set quality standards for materials and execution and for fabrication and installation.
   1. Masonry Repair: Prepare sample areas for each type of masonry repair work performed. If not otherwise indicated, size each mockup not smaller than two adjacent whole units or approximately 48 inches in least dimension. Construct sample areas in locations in existing walls where directed by Professional unless otherwise indicated. Demonstrate quality of materials, workmanship, and blending with existing work.

PART 2 - PRODUCTS

2.1 MASONRY MATERIALS
A. Face Brick: As required to complete brick masonry repair work.
   1. Brick Matching Existing: Units with colors, color variation within units, surface texture, size, and shape that match existing brickwork, as indicated in Section 042000—Unit Masonry.
   2. Special Shapes:
      a. Provide molded, 100 percent solid shapes for applications where core holes or "frogs" could be exposed to view or weather when in final position and where shapes produced by sawing would result in sawed surfaces being exposed to view.
      b. Provide specially ground units, shaped to match patterns, for arches and where indicated.
      c. Mechanical chopping or breaking brick, or bonding pieces of brick together by adhesive, are unacceptable procedures for fabricating special shapes.
B. Building Brick: ASTM C 62, Grade SW where in contact with earth or Grade SW, MW, or NW for concealed backup; and of same vertical dimension as face brick, for masonry work concealed from view.

2.2 MORTAR MATERIALS
   A. Portland Cement: ASTM C 150/C 150M, Type I or Type II, except Type III may be used for cold-weather construction; white or gray, or both where required for color matching of mortar.
      1. Provide cement containing not more than 0.60 percent total alkali when tested according to ASTM C 114.
   B. Hydrated Lime: ASTM C 207, Type S.
   C. Masonry Cement: ASTM C 91/C 91M.
   D. Mortar Cement: ASTM C 1329/C 1329M.
   E. Mortar Sand: ASTM C 144.
      1. Exposed Mortar: Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands if necessary to achieve suitable match.
      2. Colored Mortar: Natural sand or ground marble, granite, or other sound stone of color necessary to produce required mortar color.
   G. Water: Potable.

2.3 MANUFACTURED REPAIR MATERIALS
   A. Brick Patching Compound: Factory-mixed cementitious product that is custom manufactured for patching brick masonry.
      1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
         a. Cathedral Stone Products, Inc.
         b. Conproco Corporation.
      2. Use formulation that is vapor and water permeable (equal to or more than the masonry unit), exhibits low shrinkage, has lower modulus of elasticity than masonry units being repaired, and develops high bond strength to all types of masonry.
      3. Formulate patching compound in colors and textures to match each masonry unit being patched.

2.4 ACCESSORY MATERIALS
   A. Setting Buttons and Shims: Resilient plastic, nonstaining to masonry, sized to suit joint thicknesses and bed depths of masonry units, less the required depth of pointing materials unless removed before pointing.
   B. Other Products: Select materials and methods of use based on the following, subject to approval of a mockup:
      1. Previous effectiveness in performing the work involved.
      2. Minimal possibility of damaging exposed surfaces.
      3. Consistency of each application.
      4. Uniformity of the resulting overall appearance.
      5. Do not use products or tools that could leave residue on surfaces.

2.5 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.
   B. Colored Mortar: Produce mortar of color required by using specified ingredients. Do not alter specified proportions without Professional's approval.
      1. Mortar Pigments: Where mortar pigments are indicated, do not add pigment exceeding 10 percent by weight of the cementitious or binder materials, except for carbon black which is limited to 2 percent.
C. Do not use admixtures in mortar unless otherwise indicated.

D. Mixes: Mix mortar materials in the following proportions:
1. Rebuilding (Setting) Mortar by Volume: ASTM C 270, Proportion Specification, 1 part portland cement, 1 part lime, and 6 parts sand.
2. Rebuilding (Setting) Mortar by Type: ASTM C 270, Proportion Specification, Type N unless otherwise indicated; with cementitious material limited to portland cement and lime.
3. Rebuilding (Setting) Mortar by Property: ASTM C 270, Property Specification, Type N unless otherwise indicated; with cementitious material limited to portland cement and lime.
4. Pigmented, Colored Mortar: Add mortar pigments to produce exposed, setting (rebuilding) mortar of colors required.

PART 3 - EXECUTION

3.1 PROTECTION
A. Remove gutters and downspouts adjacent to masonry and store during masonry repair. Reinstall when repairs are complete.
1. Provide temporary rain drainage during work to direct water away from building.

3.2 BRICK REMOVAL AND REPLACEMENT
A. At locations indicated, remove bricks that are damaged, spalled, or deteriorated or are to be reused. Carefully remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.
B. Support and protect remaining masonry that surrounds removal area.
C. Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
D. Notify Professional of unforeseen detrimental conditions including voids, cracks, bulges, and loose units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.
E. Remove in an undamaged condition as many whole bricks as possible.
1. Remove mortar, loose particles, and soil from brick by cleaning with hand chisels, brushes, and water.
2. Remove sealants by cutting close to brick with utility knife and cleaning with solvents.
F. Clean masonry surrounding removal areas by removing mortar, dust, and loose particles in preparation for brick replacement.
G. Replace removed damaged brick with other removed brick in good condition, where possible, matching existing brick. Do not use broken units unless they can be cut to usable size.
H. Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor-driven saw designed to cut masonry with clean, sharp, unchipped edges.
1. Maintain joint width for replacement units to match existing joints.
2. Use setting buttons or shims to set units accurately spaced with uniform joints.
I. Lay replacement brick with rebuilding (setting) mortar and with completely filled bed, head, and collar joints. Butter ends with enough 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. 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 according to Section 040120.64 "Brick Masonry Repointing." Point at same time as repointing of surrounding area.
3. When mortar is hard enough to support units, remove shims and other devices interfering with pointing of joints.
J. Curing: Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
1. Hairline cracking within the mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.

3.3 MASONRY UNIT PATCHING

A. Patching Bricks:
   1. Remove loose material from masonry surface. Carefully remove additional material so patch does not have feathered edges but has square or slightly undercut edges on area to be patched and is at least 1/4 inch thick, but not less than recommended in writing by patching compound manufacturer.
   2. Mask adjacent mortar joint or rake out for repointing if patch extends to edge of masonry unit.
   3. Mix patching compound in individual batches to match each unit being patched. Combine one or more colors of patching compound, as needed, to produce exact match.
   4. Rinse surface to be patched and leave damp, but without standing water.
   5. Brush-coat surfaces with slurry coat of patching compound according to manufacturer's written instructions.
   6. Place patching compound in layers as recommended in writing by patching compound manufacturer, but not less than 1/4 inch or more than 2 inches thick. Roughen surface of each layer to provide a key for next layer.
   7. Trowel, scrape, or carve surface of patch to match texture and surrounding surface plane or contour of masonry unit. Shape and finish surface before or after curing, as determined by testing, to best match existing masonry unit.
   8. Keep each layer damp for 72 hours or until patching compound has set.

3.4 FINAL CLEANING

A. After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low-pressure spray.
   1. Do not use metal scrapers or brushes.
   2. Do not use acidic or alkaline cleaners.

END OF SECTION 040121