



040000

Masonry Restoration and Cleaning

This document provides design standards only, and is not intended for use, in whole or in part, as a specification. Do not copy this information verbatim in specifications or in notes on drawings. Refer questions and comments regarding the content and use of this document to the Yale University Project Manager.

CONTENTS

- A. [Summary](#)
- B. [System Design and Performance Requirements](#)
- C. [Submittals](#)
- D. [Special Requirements](#)
- E. [Restoration and Cleaning Guidelines](#)
- F. [Quality Control](#)

A. Summary

This section contains general design criteria for masonry restoration and cleaning.

B. System Design and Performance Requirements

1. The preservation of Yale University's historic masonry buildings is critical to maintaining the character of the campus. When undertaking masonry restoration and cleaning, use extreme care to renew and extend the life of these buildings. Specify the minimum possible treatment necessary to attain a clean masonry surface.
2. Refer to the National Park Service publication, "Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing,"
3. During the design phase, review products and methods for masonry cleaners, pointing, and color of mortar with Yale University.

C. Submittals

Submit a list of cleaning products and methods to Yale University, and specify the recommended mortar color.



D. Special Requirements

Masonry restoration and cleaning may entail unforeseen changes in the work. To maintain fair pricing to Yale University for changes in construction work, the bid documents should contain a bid schedule of anticipated types of work (by architect), unit prices (by contractor), anticipated quantities (by architect), the cost of work (by contractor), additional work unit prices (by contractor), verified final quantities, and the final cost of work. This bid schedule enables adjustments, based on quantity, to fairly compensate for increases or decreases in the scope of work. The owner, architect, and contractor must document and agree on the final scope of work.

E. Restoration and Cleaning Guidelines

Take the necessary precautions to protect adjacent materials, buildings, and people in the area from masonry restoration and cleaning activities. Refer to environmental, health, and safety dust control measures.

- Use wet methods or vacuum systems to minimize dust.
- Control dust at the building exterior and at air intakes to the building's ventilation system.
- Seal all openings in the building envelope, including windows and doors, during dusty operations.
- When the HVAC systems allows, the building air pressure should be positive to keep dust from infiltrating through windows and doors.

F. Quality Control

Masonry restoration contractors must provide Yale University with evidence of similar work and must have at least five years experience.