

SECTION 04902 - STONE RESTORATION AND CLEANING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Repairing stone flooring, including replacing damaged units.
 - 2. Repointing mortar infilled joints.
 - 3. Cleaning exposed stone surfaces.
- B. Related Sections include the following
 - 1. Division 4 Section "Clay Masonry Restoration and Cleaning."

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include recommendations for application and use. Include test data substantiating that products comply with requirements.
- B. Shop Drawings: For the following:
 - 1. Replacement stone units.
- C. Restoration Program: For each phase of restoration process, provide detailed description of materials, methods, equipment, and sequence of operations to be used for each phase of restoration work including protection of surrounding materials on building and Project site.
 - 1. If materials and methods other than those indicated are proposed for any phase of restoration work, provide a written description, including evidence of successful use on comparable projects, and a testing program to demonstrate their effectiveness for this Project.
- D. Cleaning Program: Describe cleaning process in detail, including materials, methods, and equipment to be used and protection of surrounding materials in building, and control of runoff during operations.
 - 1. If materials and methods other than those indicated are proposed for cleaning work, provide a written description, including evidence of successful use on comparable projects, and a testing program to demonstrate their effectiveness for this Project.

1.4 QUALITY ASSURANCE

- A. Source Limitations: Obtain each type of material for stone restoration (stone, cement, sand, etc.) from one source with resources to provide materials of consistent quality in appearance and physical properties.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Deliver replacement stone units to Project site strapped together in suitable packs or pallets or in heavy-duty crates.
- B. Deliver other materials to Project site in manufacturer's original and unopened containers, labeled with manufacturer's name and type of products.
- C. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- D. Store hydrated lime in manufacturer's original and unopened containers. Discard lime if containers have been damaged or have been opened for more than two days.
- E. Store lime putty covered with water in sealed containers.
- F. Store sand where grading and other required characteristics can be maintained and contamination avoided.

1.6 PROJECT CONDITIONS

- A. Repoint mortar joints and repair stone only when air temperature is between and 40 and 90 deg F and is predicted to remain so for at least 7 days after completion of work.
- B. Cold-Weather Requirements: Comply with the following procedures for stone repair and mortar-joint pointing:
 - 1. When air temperature is below 40 deg F, heat mortar ingredients, repair materials, and existing stone to produce temperatures between 40 and 120 deg F.
 - 2. When mean daily air temperature is below 40 deg F, provide enclosure and heat to maintain temperatures above 32 deg F within the enclosure for 7 days after repair and pointing.
- C. Hot-Weather Requirements: Protect masonry repair and mortar-joint pointing when temperature and humidity conditions produce excessive evaporation of water from mortar and patching materials. Provide artificial shade and wind breaks and use cooled materials as required. Do not apply mortar to substrates with temperatures of 90 deg F and above.
- D. Clean stone surfaces only when air temperature is 40 deg F and above and is predicted to remain so for at least 7 days after completion of cleaning.

1.7 SEQUENCING AND SCHEDULING

- A. Order replacement materials at earliest possible date, to avoid delaying completion of the Work.

- B. Order sand for repointing mortar immediately after approval of Samples or mockups. Take delivery of and store at Project site a sufficient quantity of sand to complete Project.
- C. Perform stone restoration work in the following sequence:
 - 1. Repair existing stone floor units. Replacing existing stone with new stone materials only where repairs are not possible.
 - 2. Carefully remove stone units to be reinstalled, level substrate and replace unit in same location.
 - 3. Rake out joints that are to be repointed.
 - 4. Point mortar joints.
 - 5. Inspect for open mortar joints and repair before cleaning to prevent intrusion of water and other cleaning materials.
 - 6. Remove paint.
 - 7. Remove protruding bolts/threaded studs.
 - 8. Clean stone surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply for product selection:
 - 1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the products specified.
 - 2. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the manufacturers specified.

2.2 STONE MATERIALS

- A. Stone: Provide natural Marble tile of variety, color, finish, size, and shape to match existing stone.
 - 1. For existing stone that exhibits a range of colors, finishes, sizes, or shapes, provide stone that matches that range rather than stone that matches an individual color, finish, size, or shape within that range.

2.3 MORTAR MATERIALS

- A. Factory-Prepared non-shrink grout to match existing material.
- B. Mortar Sand: ASTM C 144, unless otherwise indicated.
 - 1. Color: Provide natural sand of color necessary to produce required mortar color.
 - 2. For pointing mortar, provide sand with rounded edges.
 - 3. Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands, if necessary, to achieve suitable match.

- C. Mortar Pigments: Natural and synthetic iron oxides, compounded for mortar mixes. Use only pigments with a record of satisfactory performance in masonry mortars. Note: Mortar pigments are not anticipated for new grout and should only be employed when new grout materials cannot match existing materials.
- D. Water: Potable.

2.4 PAINT REMOVERS

- A. Low-Odor, Solvent-Type Paint Remover: Manufacturer's standard low-odor, water-rinsable solvent-type gel formulation, containing no methanol or methylene chloride, for removing paint coatings from masonry.
 - 1. Available Products:
 - a. American Building Restoration Products, Inc.; 800 No Lye Grip 'N Strip, Super Bio Strip Gel or Super Bio Strip Paste.
 - b. Dumond Chemicals, Inc.; Peel Away 6.
 - c. ProSoCo; Enviro Klean NMC or Enviro Strip #3.
- E. In an area directed by the architect, test each paint removal method, under the observation of the architect, to determine the most effective and least destructive method prior to beginning general paint removal.

2.5 CLEANING MATERIALS

- A. Water for Cleaning: Potable.
- B. Hot Water: Heat water to a temperature of 140 to 160 deg F.
- C. Job-Mixed Detergent Solution: Solution prepared by mixing 2 cups of tetrasodium polyphosphate (TSPP), 1/2 cup of laundry detergent, and 20 quarts of hot water for every 5 gal. of solution required.
- D. Nonacidic Liquid Cleaner: Manufacturer's standard mildly alkaline liquid cleaner formulated for removing mold, mildew, and other organic soiling from ordinary building materials, including polished stone, brick, aluminum, plastics, and wood.
 - 1. Available Products:
 - a. Dominion Restoration, Inc.; Bio-Cleanse.
 - b. Dumond Chemicals, Inc.; Safe n' Easy Architectural Cleaner/Restorer.
 - c. Price Research, Ltd.; Price Non-Acid Masonry Cleaner.
 - d. ProSoCo; Enviro Klean Restoration Cleaner.
- I. In an area directed by the architect, test each cleaning material and method, under the observation of the architect, to determine the most effective and least destructive method prior to beginning general cleaning operations.

2.6 MISCELLANEOUS MATERIALS

- A. Stone Patching Compound: Factory-mixed cementitious product that is custom manufactured for patching stone, is vapor- and water permeable, exhibits low shrinkage, and develops high bond strength to all types of stone. Formulate in colors and textures to match stone being patched. Provide number of colors needed to enable matching each piece of stone.
- B. Cementitious Crack Filler: An ultrafine superplasticized grout that can be injected into cracks, is suitable for application to wet or dry cracks, exhibits low shrinkage, and develops high bond strength to all types of stone.

2.7 CHEMICAL CLEANING SOLUTIONS

- A. Dilute chemical cleaners with water to produce solutions not exceeding concentration recommended by chemical cleaner manufacturer.

PART 3 - EXECUTION

3.1 PROTECTION

- A. Protect persons, motor vehicles, surrounding surfaces of building being restored, building site, plants, and surrounding buildings from harm resulting from stone restoration work.
- B. Comply with chemical cleaner manufacturer's written instructions for protecting building and other surfaces against damage from exposure to its products. Prevent chemical cleaning solutions from coming into contact with pedestrians, motor vehicles, landscaping, buildings, and other surfaces that could be harmed by such contact.
 - 1. Cover adjacent surfaces with materials that are proven to resist chemical cleaners used unless chemical cleaners being used will not damage adjacent surfaces. Use materials that contain only waterproof, UV-resistant adhesives. Apply masking agents to comply with manufacturer's written instructions. Do not apply liquid masking agent to painted or porous surfaces. When no longer needed, promptly remove masking to prevent adhesive staining.
 - 2. Neutralize and collect alkaline and acid wastes for disposal off Owner's property.
- C. Prevent mortar from staining face of surrounding masonry and other surfaces.
 - 1. Cover sills, ledges, and projections to protect from mortar droppings.
 - 2. Immediately remove mortar in contact with exposed masonry and other surfaces.

3.2 UNUSED ANCHOR REMOVAL

- A. Remove masonry anchors, brackets, wood nailers, and other extraneous items no longer in use unless identified as historically significant or indicated to remain.
 - 1. Remove items carefully to avoid spalling or cracking stone.
 - 2. Patch holes where items were removed unless directed to remove and replace units.

3.3 STONE REMOVAL AND REPLACEMENT

- A. Remove stone that has deteriorated or is damaged beyond repair. Carefully demolish or remove entire units from joint to joint, without damaging surrounding stone, in a manner that permits replacement with full-size units.
- B. Notify Architect of unforeseen detrimental conditions including voids, cracks, bulges, and loose masonry units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.
- C. Remove in an undamaged condition as many whole stone units as possible.
 - 1. Remove mortar, loose particles, and soil from stone by cleaning with hand chisels, brushes, and water.
 - 2. Remove sealants by cutting close to stone with utility knife and cleaning with solvents.
 - 3. Store stone for reuse, as indicated.
 - 4. Deliver cleaned stone not required for reuse to Owner, unless otherwise directed.
- D. Clean stone surrounding removal areas by removing mortar, dust, and loose particles in preparation for replacement.
- E. Replace removed stone with other removed stone, where possible, or with new stone matching existing stone, including size.

3.4 STONE PATCHING

- A. Patch the following stone units:
 - 1. Units indicated to be patched.
 - 2. Units with holes.
 - 3. Units with chipped edges or corners.
- B. Remove and replace existing patches, unless otherwise indicated or approved by Architect.
- C. Cut out deteriorated stone and adjacent stone that has begun to deteriorate. Remove additional material so patch will not have feathered edges and will be at least 1/4 inch thick, but not less than recommended by patching compound manufacturer.
 - 1. Remove loose particles, soil, debris, oil, and other contaminants from existing stone units at locations to be patched by cleaning with stiff-fiber brush.
- D. Mix patching compound in individual batches to match each stone unit being patched. Combine one or more colors of patching compound, as needed, to produce exact match.
- E. Place patching compound in layers as recommended by patching compound manufacturer, but not less than 1/4 inch thick.
 - 1. Trowel, scrape, or carve surface of patch to match texture and surface plane of surrounding stone. Shape and finish surface before or after curing, as determined by testing, to best match existing stone.
- F. Keep each layer damp for 72 hours or until patching compound has set.

- G. Remove and replace patches with hairline cracks or that show separation from stone at edges, and those that do not match adjoining stone in color or texture.

3.5 CLEANING STONE, GENERAL

- A. Proceed with cleaning in an orderly manner.
- B. Use only those cleaning methods indicated for each material and location.
 - 1. Do not use wire brushes or brushes that are not resistant to chemical cleaner being used. Do not use plastic-bristle brushes if natural-fiber brushes will resist chemical cleaner being used.
 - 2. For chemical cleaner spray application, use low-pressure tank or chemical pump suitable for chemical cleaner indicated, equipped with cone-shaped spray tip.
- C. Perform each cleaning method indicated in a manner that results in uniform coverage of all surfaces, including corners, moldings, and interstices, and that produces an even effect without streaking or damaging stone surfaces.
- D. Preliminary Cleaning: Before beginning general cleaning, remove extraneous substances that are resistant to cleaning methods being used. Extraneous substances include paint, calking, asphalt, and tar.
 - 1. Carefully remove heavy accumulations of material from surface of masonry with sharp chisel. Do not scratch or chip masonry surface.
 - 2. Remove paint and calking with alkaline paint remover.
 - a. Comply with requirements for paint removal.
 - b. Repeat application up to two times if needed.
- E. Chemical Cleaner Application Methods: Apply chemical cleaners to stone surfaces to comply with chemical cleaner manufacturer's written instructions; use brush or spray application methods, at Contractor's option. Do not spray apply at pressures exceeding 50 psi. Do not allow chemicals to remain on surface for periods longer than those indicated or recommended by manufacturer.
- F. After cleaning is complete, remove protection no longer required. Remove tape and adhesive marks.
- G. In an area directed by the architect, test each stone cleaning method, under the observation of the architect, to determine the most effective and least destructive method prior to beginning general cleaning operations.

3.6 PAINT REMOVAL

- A. Paint Removal with Alkaline Paste Paint Remover:
 - 1. Apply paint remover to dry, painted stone with brushes.
 - 2. Allow paint remover to remain on surface for period recommended by manufacturer.
 - 3. Rinse with cold water to remove chemicals and paint residue.
 - 4. Repeat process, if necessary, to remove all paint.

- B. Paint Removal with Solvent-Type Paint Remover:
 - 1. Apply thick coating of paint remover to painted stone with natural-fiber cleaning brush, deep-nap roller, or large paint brush.
 - 2. Allow paint remover to remain on surface for period recommended by manufacturer. Agitate periodically with stiff-fiber brush.
 - 3. Rinse with cold water to remove chemicals and paint residue.
- D. In an area directed by the architect, test each paint removal method, under the observation of the architect, to determine the most effective and least destructive method prior to beginning general paint removal.

3.7 CLEANING STONework

- A. Detergent Cleaning:
 - 1. Wet stone with cold water.
 - 2. Scrub stone with detergent solution using medium-soft brushes until soil is thoroughly dislodged and can be removed by rinsing. Use small brushes to remove soil from joints and crevices. Dip brush in solution often to ensure that adequate fresh detergent is used and that stone surface remains wet.
 - 3. Rinse with cold water to remove detergent solution and soil.
 - 4. Repeat cleaning procedure above where required to produce cleaning effect established by mockup.
- B. In an area directed by the architect, test cleaning method, under the observation of the architect, to determine the most effective and least destructive method prior to beginning general cleaning operations.

3.8 REPOINTING STONework

- A. Rake out and repoint mortar joints to the following extent:
 - 1. All joints in areas indicated.
 - 2. Joints where mortar is missing or where they contain holes.
 - 3. Cracked joints.
 - 4. Joints where they sound hollow when tapped by metal object.
 - 5. Joints where they are worn back from surface.
 - 6. Joints where they are deteriorated to point that mortar can be easily removed by hand.
 - 7. Joints, other than those indicated as sealant-filled joints, where they have been filled with substances other than mortar.
- B. Do not rake out and repoint joints where not required. A portion of the existing mortar/grout is considered historic fabric and is to remain. Consult with the architect and owner to identify that portion of the mortar in Corridor 100 considered to be historic fabric.
- C. Rake out joints as follows:
 - 1. Remove mortar from stonework surfaces within raked-out joints to provide reveals with square backs and to expose stone for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
 - 2. Do not spall edges of stone units or widen joints. Replace damaged stone units only as directed by Architect.

- a. Cut out mortar by hand with chisel and mallet. Do not use power-operated grinders without Architect's written approval based on submission by Contractor of a satisfactory quality-control program and demonstrated ability of operators to use tools without damaging stone. Quality-control program shall include provisions for supervising performance and preventing damage due to worker fatigue.
- D. Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose stone, rotted wood, rusted metal, and other deteriorated items.
- E. Point joints as follows:
 - 1. Rinse stonework-joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen stonework-joint surfaces before pointing.
 - 2. Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch until a uniform depth is formed. Fully compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
 - 3. After low areas have been filled to same depth as remaining joints, point all joints by placing mortar in layers not greater than 3/8 inch. Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing stone has worn or rounded edges, slightly recess finished mortar surface below face of stone to avoid widened joint faces. Take care not to spread mortar over edges onto exposed stone surfaces or to featheredge mortar.
 - 4. When mortar is thumbprint hard, tool/trowel joints to match original appearance of joints.
- F. Cure mortar by maintaining in thoroughly damp condition for at least 72 hours, including weekends and holidays.
 - 1. Acceptable curing methods include covering with wet burlap and plastic sheeting, periodic hand misting, and periodic mist spraying using system of pipes, mist heads, and timers.
 - 2. Adjust curing methods to ensure that pointing mortar is damp throughout its depth without eroding surface mortar.
- G. Where repointing work precedes cleaning of existing stone, allow mortar to harden at least 30 days before beginning cleaning work.

3.9 FINAL CLEANING

- A. After mortar has fully hardened, thoroughly clean exposed stone surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, spray applied at low pressure.
 - 1. Do not use metal scrapers or brushes.
 - 2. Do not use acidic or alkaline cleaners.
- B. Wash adjacent woodwork and other nonmasonry surfaces. Use detergent and soft brushes or cloths.

END OF SECTION 04902