

MISCONCEPTIONS ABOUT THE COMMON CRACK

Construction Liability and Risk Management Committee
January 8, 2018

CRACK FACTS

AGENDA

“FOUNDATION MOVEMENT”
CAUSES COMMON COSMETIC CRACKS

“LOSS OF MOISTURE” CAUSES COMMON COSMETIC CRACKS

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“TEMPERATURE VARIATIONS”
CAUSE COMMON COSMETIC CRACKS

OTHER CAUSES OF COMMON COSMETIC CRACKS

CONSTRUCTION JOINTS (prevent cracking, or allow for aesthetically pleasing cracking)

Control Joint

Expansion Joint

Slip Joint

Establish workmanship crack PERFORMANCE STANDARDS,
or else default to “GOOD AND WORKMANLIKE”

Third-Party Warranty Construction Performance Standards

NAHB’s “Residential Construction Performance Guidelines”

Engineering Standards (example by R.W. Day 2011)

INDICATIONS OF POTENTIAL STRUCTURAL CRACKS

IF STRUCTURAL CRACKS ARE SUSPECTED

Best Practices

Thank You