

Think Weathertight and Longevity for External Perimeter Seals

A low modulus silicone is a 'god-send' to the industry, and should be used for the majority of perimeter seals around frames, wherever possible, says Don Waterworth, who reminds us that the purpose of an external perimeter seal is to provide water tightness and weather tightness.

The great benefit of 'low mod' is its ability with regards to elasticity. This means that the expansion and contraction of the PVC profile is accommodated by the seal between the PVC-U product and the substrate. Provided that this silicone seal is the correct width (8-12mm), then you would be unfortunate to be called back by a customer because the external silicone seal had split and the seal compromised.

Adhesion

The other great feature of low mod is its adhesion properties, which are quite impressive.

Mortar

However, those installers who feel that an external perimeter seal on a PVC-U door/window, can be achieved with a mortar fillet as a 'finished' water tight and weather proof seal, should stop the practice.

The attached Photograph

Do remember that the purpose of an external perimeter seal, either on a door or a window, is to provide water tightness and weather tightness, writes our technical expert Don Waterworth

Merry Christmas and a Professional New Year - Don

shows how a mortar fillet pulls away from the PVC-U frame.

Obviously this is because the mortar fillet is a rigid seal that will shrink back and provide no adhesion.

A mortar fillet can be incorporated as perimeter seal, however, you would have to return to the property some weeks later to apply a low modulus silicone seal at the abutment joint between the mortar fillet and the frame. [f](#)



The Master Window and Conservatory Installers Association Technical/Legal Column



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