

## QUESTION OF THE MONTH

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Q: What is the difference between pavement patching, resurfacing, and removal and replacement? What exactly is sealcoating? Is there a better time of the year to have this done?

A: Pavement patching and removal and replacement are used for severe deterioration, especially when the underlying base has been affected. The damaged areas are squared off, saw cut, and excavated to a depth from two inches to two feet depending on the subsurface conditions. New aggregate is added, as needed, and compacted in preparation for the new hot mix asphalt surface. When the extent of damage/age of the pavement surfaces is very severe, complete removal and replacement of the larger and/or entire surface, versus a limited area, is recommended.

Pavement resurfacing is when the asphalt pavement surface deteriorates to the point of needing repair; an asphalt overlay can be the solution. It is primarily used in larger areas, such as parking lots and roads versus driveways, where it is more economical to repair just the surface as the base is not failing. Driveways are a smaller surface area and it is more cost effective to patch or remove and replace.

Spring is the best time to inspect the condition of pavement surfaces to assess the damage that has occurred over winter. Pavement cracking and potholes are the most common defects occurring after a long, cold winter. Not only are they unsightly, they can be dangerous. If neglected, they can lead to irreparable damage and premature costly replacement.

Sealcoat materials are refined coal tar or asphalt emulsions used for the protection and preservation of asphalt pavement. Sealcoatings are a stable mix of binders, fillers, specialty chemicals and emulsifiers. Sealers are supplied in concentrated form designed to be mixed with water, sand and performance enhancing additives.

Sealcoating in proper weather conditions is vital. Favorable months are May to October with a minimum constant temperature of 50 F during and after applications. New asphalt needs to cure a minimum of 30 days prior to applying as asphalt sealer. Older asphalt should be sealed on a regular basis, every two to three years based on severity of use and winter weather conditions.

ACTHA= Association of Condominium, Townhome and Homeowners Association