

Need Additional Information?

Please call the Streets Division at 623-773-7432

Crack Sealing Pavement Treatments

Why do pavements crack?

Over time, pavement begins the process of oxidation. It becomes dry, brittle, and less flexible to withstand expansion in the summer and contraction in winter. The aggregate then wears away at those expansion points and cracks form. Some small cracks can start to show in the first year of new pavement. The Streets Division strives for a life cycle of 25-30 years for asphalt. Our maintenance program, including crack seal, helps to ensure the maximum value for our pavement infrastructure.

What is crack seal?

Crack seal is a petroleum-based premix with rubber and joint sealant. It does not resurface the street, it is used for filling and sealing cracks. The sealant is applied when hot, and then it cools to form a long-lasting, resilient seal which is flexible and expandable in varying pavement temperatures.

When do streets receive crack seal?

The Streets Division annually prioritizes roadways for crack seal and surface treatments. We measure asphalt distresses, their severity and consider the most efficient and cost effective surface treatments. We evaluate and update a multi-year plan annually and prioritize projects based upon need and budget. We will always crack seal a street prior to a surface treatment, but sometimes the crack seal is a necessary preventive maintenance step performed significantly in advance of the next treatment.

