RECOMMENDED MAINTENANCE PROCEDURES FOR
ELASTOMERIC DECK COATINGS

GENERAL

A. Maintenance of Elastomeric Deck Coating Systems must be performed at regular intervals to assure that the coating system will continue to provide service for which it was intended.

Maintenance protocols includes:

a. Physical inspections

b. Cleaning

c. Snow removal and ice control (where applicable)

d. Constant replacement of Topcoat

e. Repairs to membranes

f. Structural repairs.
PHYSICAL INSPECTIONS

Elastomeric Deck system is subject to extreme abrasive conditions as well as to physical damage from general use and damage resulting from structural problems. Periodic inspections will provide a basis for the proper maintenance work to assure a long life expectancy of the coating system. Monthly-make a physical inspection to determine if there are any areas of excessive wear or physical damage to the membrane. Semi-Annually-make a thorough physical inspection. Such inspections should include, but are not limited to:

1. Inspect the sealant in the joints for proper adhesion. Also determine if there is any cohesive failure or physical damage to the sealant.

2. Where possible, inspect the underside of the joints for evidence of leaks.

3. Inspect the areas where beams are resting on columns for evidence of cracking or excessive movement (acclimation).

4. Where possible, inspect the entire structure from the underside of the deck for cracks, which show evidence of a difference in the plane of the materials on each side of the crack.
5. Inspect drains or scuppers to ensure there is nothing clogging or blocking them, to avoid ponding water on the deck.

6. Inspect areas in juncture of horizontal deck and vertical sections (i.e.: parapet walls, planter walls, building walls, curbs, etc.) to determine if there has been excessive movement due to buildings acclimation.

7. Inspect membrane at the base of parking bumpers (in the case of parking deck coating systems) to determine if there has been any damage to membrane as a result of movement of the bumper.

8. Inspect membrane surface to determine if there are any substantial structural cracks in the substrate, which have caused the membrane to crack.

9. Inspect areas which are subject to high abrasion and wear, such as;

   (1) Vehicular Traffic Decks: turn radius, entrance and exit ramps and other start/stop areas for excessive wear or loss of aggregate in the membrane.

   (2) Pedestrian Decks: Top of stair landings, stair treads, doorways, narrow walk through areas, etc.

   (3) Other Decks; Inspect entire surface for high wear areas.
A. The use and location of the deck will cause the cleaning frequency to vary. Our recommendation for cleaning is as follows:

a. Weekly - Sweep or rinse deck to remove loose debris and dirt.

b. Monthly - Thoroughly clean the deck to remove dirt, debris, oil or grease drippings, black tire marks, etc. Cleaning may be by:

(1) Scrubbing with a mild cleaner, such as Simple Green, or any other low suds, biodegradable detergent, requires thorough rinsing to avoid being slippery when wet or stains from sun affecting detergent residue.

(2) High pressure water blast. (not greater than 1,200 psi at nozzle)

c. Avoid the use of strong solvents.
SNOW REMOVAL AND ICE CONTROL (where applicable)

A. It should be recognized that piled snow can significantly load the deck surface beyond its design load capacity resulting in significant structural cracks and/or more serious structural damage. Therefore, immediate removal of piled snow is recommended.

B. The use of metal blades should be avoided at all times to prevent physical damage to the coating system.

C. Snow Blowers (with rubber blades) and Snow Brooms are recommended, as opposed to heavy snow removal equipment.

D. Ice should be removed with chemical deicing materials.
REPLACE TOPCOAT (constant replacement of topcoat.)

Re-coating your topcoat every 5-years is the most important step in maintaining your elastomeric deck. It’s as easy as painting a wall inside your home and will save you a fortune in the long run. Refreshing your top coat will add luster to your deck and give your building’s exteroir a face lift. As well as the added cosmetic benefits replacing your top-coat in some cases can refresh your warranty depending on the Waterproofing Specialists.

(NOTE: These guidelines are provided for homeowners to use as a reference in the event a waterproofing specialist is hired to execute maintenance and or repairs.)

To maintain the aesthetics and wearing properties of the Elastomeric Deck Coating System, it is recommended that the Topcoat be replaced as follows:

a. Thoroughly clean entire area with steam cleaner, power scrubber, or high-pressure water blast.

b. Allow area to become completely dry (minimum 24 hours).

c. Apply Primer VOC at a rate of approximately 250-300 sq.ft. per gallon, avoid puddles or ponding. Allow primer to cure for a minimum of 2 hours.

d. Open the Topcoat and stir contents to ensure no settlement on the bottom of the pail and that all of the pigments are disbursed into the liquid.

Note: To ensure color conformity, all containers should have the same lot/batch number.
REPLACE TOPCOAT (constant replacement of topcoat (continued))

e. Apply the Topcoat at a rate of 115 sq.ft. per gallon. While material is in the fluid condition, broadcast aggregate into the wet coating and backroll with a wet roller to evenly distribute the aggregate.

Vehicular decks require two (2) coats in high wear areas. Allow 24 hours between coats.

f. Allow Topcoat to cure for 48 hours prior to exposure to foot or vehicular traffic.
REPAIRS TO DECK COATING MATERIALS

If your deck has been neglected by previous owners or the life of the coating has come to an end then your base coat is in jeopardy. If for any reason your top coat has been compromised and your base coat has been exposed or penetrated in any way then this step is absolutely critical. This is NO LONGER a choice you absolutely have to resolve this matter immediately. If you fail to have your base coat repaired and further install remaining layers of Elastomeric System then it is a matter of time before your decks structural integrity is jeopardized. Furthermore your siding expels the elements onto your deck therefore exposing your building to water intrusion if the decks membrane is not performing as intended.

Minor repairs may be made by owner's maintenance professional, however, it is suggested that to protect the manufacturer's warranty, major repairs should be accomplished by a certified waterproofing specialist.

(NOTE: These guidelines are provided for homeowners to use as a reference in the event a waterproofing specialist is hired to execute maintenance and or repairs.)

Physical damage to the coating system:

a. Remove damaged coating materials back to well adhered material.
REPAIRS TO DECK COATING MATERIALS (continued)

b. Thoroughly clean the exposed substrate and existing coating surrounding the area with a clean cloth that has been wet with solvent. (Acetone)

c. Allow solvent to evaporate (1 hour at 75F, 50% R.H.).

d. Apply base membrane over exposed plywood substrate, in a thin film thickness of 10 mils, up to the fully adhered coating. Allow base coat to cure over-night. When coating over Concrete a primer must be used. (ex: Elasto-Poxy Primer VOC, Elasto-Poxy Primer W.B. or DECKTHANE) Install the base membrane, over concrete primer after 2 hours not to exceed 8 hours. Allow base coat to cure overnight.

f. Install the coating system to the original film thickness, extending each coat onto the existing coating, feather-edging the terminating edge of the coating. If multiple coats are required (i.e.: coating removed to the original substrate), allow 24 hours cure time between coats.

g. Allow the repaired area to cure for 24 hours (minimum), before exposure to foot traffic. It is recommended that after repairs are made, that a new Topcoat must be applied using an adhesion promoter like Elasto-Poxy Primer VOC. The new Topcoat will cover repaired areas and renew the life of the existing coating system.

C. Excessive Wear Areas.

a. Thoroughly clean entire area with steam cleaner, power scrubber or high pressure water blast.
REPAIRS TO DECK COATING MATERIAL (continued)

b. Allow area to become completely dry (minimum 24 hours).

c. Scrub areas with Acetone solvent. Allow solvent to evaporate (1 hour at 75F, 50% R.H.)

d. Apply Primer VOC at a rate of approximately 250-300 sq.ft. per gallon in a thin, even film thickness. Avoid puddles or ponding of primer. Allow primer to cure for 2 hours minimum.

For Vehicular Decks:

1. In the event of extreme abusive wear exposing the Base Coat membrane, apply a new coat of the Base Coat membrane at a rate of 45 sq.ft. per gallon. Feather-edge terminating edges.

2. Allow the Base Coat membrane to cure over night at temperature above 77F. Lower temperatures will extend the cure time. All open or unused material must be used within 2 to 3 days due to the fact Elastomeric coatings are moisture reactive.

e. Open the pail of the Top Coat, and stir contents to ensure of no settlement on the bottom of the pail and that all of the pigment is disbursed into the liquid.

NOTE: To ensure color conformity, all containers should have the same lot/batch number.

f. Apply Topcoat at a rate of 115 sq.ft. per gallon. While material is in the fluid condition, broadcast aggregate into the wet coating and backroll with a wet roller to evenly distribute the aggregate.
REPAIRS TO DECK COATING MATERIAL (continued)

Vehicular decks require two (2) coats in high wear areas. Allow 24 hours between coats.

g. Allow Topcoat to cure for 48 hours before exposure to vehicular traffic.
REPAIRS TO STRUCTURE

If deck membrane is applied under the conditions and procedures stated in this maintenance protocol then chances of structural repairs are dramatically decreased. If membrane has been compromised and water has invaded your building's envelope, then your building is at risk of structural damage. Time is of the essence and the only controlled variable that can determine whether you spend a fortune on repairs or spend a fraction on recoats. The bottom line is if you periodically replace your Topcoat then your Basecoat shall remain functional. If your Basecoat is functional then the elements shall not penetrate your building envelope therefore rendering the structural integrity of your building stable. However, buildings are purchased with failing decks and require repairs and or maintenance. It is very important that when investing in a building you inspect your decks or have a professional do it on your behalf. If you notice any structural issues then all repairs must be performed under the supervision or directive of a structural engineer.

Note: All cure times are based upon standard conditions of 75°F, 50% R.H. Lower temperatures will significantly increase the cure time. Higher temperatures will slightly decrease the cure time.