

MAINTENANCE GUIDE

Sikalastic Park Deck System

The Sikalastic Park Deck System consists of a flexible membrane protected by a wear course which provides a durable, heavy duty, waterproof protection system. One element important to maintaining the Sikalastic system in a warrantable condition is a comprehensive program of periodic maintenance to be established and followed by the owner of the structure/building.

MAINTENANCE MUST INCLUDE:

1. Regular periodic inspections on a semi-annual basis.
2. Regular cleaning.
3. Snow removal and ice control (where applicable).
4. Repairs to the structure.
5. Repairs to the deck coating system & periodic replacement of the wear course (as required).

INSPECTION:

Periodic inspections will provide a basis for the proper maintenance work required to identify damaged areas, and to perform any required work to ensure good performance and a long-life expectancy of the coating system. The list below is not intended to be a complete list, but a list of suggested areas on which an inspection should focus. It is the responsibility of the owner to ensure that any inspection is thorough, complete and documented. The inspection should be carried out under the direction of personnel knowledgeable in parking structure deterioration and repair.

Monthly – Make a physical inspection to determine if there are any areas of physical damage to the System. Document the date, time, and results of these inspections.

Semi-annual – Make a thorough physical inspection including photographing and/or videotaping the System. Such inspections include, but are not limited to:

1. Review the general appearance and cleanliness of the deck coating. Check for bubbles or bond loss areas in the Sikalastic Traffic System. Observe surface staining patterns that would indicate a history of standing water.
2. Inspect all deck coating terminations at penetrations, expansion joints and all vertical terminations to ensure that they are sealed and sound.
3. Inspect the sealant in the joints for proper adhesion. Also, determine if there is any cohesive failure or physical damage to the sealant. Where possible, inspect the underside of the joints for evidence of leaks.
4. Inspect the areas where beams are resting on columns for evidence of stress, cracking, or excessive movement. Where possible, inspect the entire structure from the underside of deck for cracks, spalls, corrosion damage and other defects.
5. Inspect drains or scuppers to ensure there is nothing clogging or blocking them, to avoid ponding water on the deck and ensure they drain well.

6. Inspect areas at the juncture of the deck and vertical projections, e.g. parapet walls, planters, building walls, curbs, parking bumpers, etc., to determine if there has been any breach to the Sikalastic Traffic System.
7. Inspect the Sikalastic Traffic System for cracks that may have been caused by any structural cracks or movement in the substrate.
8. Inspect areas which are subject to high abrasion and wear, particularly to the wear course, such as:
 - a. Vehicular traffic areas: Turn radii, entrance, and exit ramps and other start/stop areas for excessive wear or loss of aggregate in the Sikalastic Traffic System.
 - b. Pedestrian areas: Top of stair landings, stair treads, doorways, and narrow walkways through areas, pay stations, etc.
 - c. Other areas: Inspect the entire surface for evidence of excessive wear.
9. Review traffic marking and parking stall paint for wear.

CLEANING:

The use and location of the deck will likely mean that the cleaning frequency may vary. However, the recommendation for cleaning is as follows:

1. Monthly – Sweep or vacuum the deck to remove all loose debris, dirt, and sharp objects, such as gravel, glass, and metal particles from the coating surface and from the expansion joints. Hand sweeping and/or the use of industrial floor sweepers with soft bristle brushes or litter vacuums is recommended. Empty any sediment buckets. Truck driven vacuums are not recommended as they may gouge the deck surface.
2. Quarterly - Clean deck to remove dirt, debris, oil or grease drippings, black tire marks, battery acid, antifreeze, or other typical car fluids.
 - a. Use standard floor cleaning equipment, with soft bristle brushes only, and mild detergents. Rinse thoroughly to ensure that the coating surface does not become slippery. Do not use wire brushes.
 - b. When power washing the coating surface, use a maximum nozzle pressure of 7 MPa (1,000 psi) and maintain at least a 600 mm (24 inch) distance from the coating surface, using a continuous back & forth motion.
3. Avoid the use of strong solvents, bases and acids for health, safety, and environmental reasons. Solvents can also damage the System.
4. Prior to the use of any cleaning chemicals or harsh detergents, it is recommended that a test be conducted on a small, inconspicuous area to ensure suitability, compatibility, and effectiveness.

SNOW REMOVAL & ICE CONTROL:

1. It should be recognized that piled snow and accumulated ice may cause damage to the structure and/or Sikalastic Traffic System. Therefore, in areas where such weather conditions exist, removal of piled snow is recommended.
2. If possible, snow removal should be accomplished using brooms and blowers.
3. If snow removal equipment is used, the blades of snowplows or buckets must be fitted with rubber blades, or

rubber sections attached to the bottom of the plow or bucket to protect the park deck waterproofing system. Damage to the System caused by metal blades will render the warranty null and void.

4. Snow removal equipment should not use chains or studded tires to avoid damage to the deck waterproofing system.
5. The plows or buckets should also be provided with “runners or shoes” to carry the weight of the plow.
6. Where shoveling is required, a durable, plastic snow shovel will pose a lesser damage threat to the System, than common metal shovels.
7. Ice on the deck should be removed with chemical de-icing salts. Acceptable de-icing salts could include:
 - Calcium chloride or sodium chloride.
 - Sand, aggregate or rock salt should not be used for de-icing.
8. During the spring maintenance cleaning, any remaining de-icing salts left over from the snow and ice melting process should be removed.

DRAINAGE

Drainage will always play a key role in proper service life for deck coating materials. Due to this, it is important to see that all drainage systems are maintained to ensure proper flow. Beyond drainage, it is also important to note that any surface ponding of rainwater is directed towards drain conductors and not be allowed to stand/pool on the deck coating system. This is especially key in freezing climates where freeze-thaw can lead to further damage and potentially slippery conditions.

REPAIRS TO THE STRUCTURE:

All structural repairs must be made at the direction of a licensed structural engineer. If any structural repairs affect the Sikalastic Traffic System, the System should be repaired as listed below.

REPAIRS TO DECK COATING MATERIALS:

It is suggested that to protect the manufacturer’s warranty, repairs should be completed by the applicator that installed the deck coating. It is also recommended that the applicator of Sikalastic Park Deck Systems be consulted and considered for carrying out repair work. Your local Sika Technical Sales Representative or Sika Technical Services can assist with any questions pertaining to such repairs.

Repair of the Sikalastic Park Deck system may be limited to ensuring that the surface is stable, clean, and dry, before potentially applying a primer and the Sikalastic Park Deck coatings which duplicate the original application. It should be determined if repairs are limited to removing and repairing all damages the Sikalastic topcoat, intermediate wear course, membrane or to the substrate, depending on the original system build.

In certain situations, a higher wear area may need an additional application of Sikalastic Park Deck coatings. In an area where ground-in dirt causes an aesthetic concern, a recoat might be appropriate. Your local Sika Technical Sales Representative or Sika Technical Services can assist in determining if this is necessary and provide information regarding a suitable repair and system.

ADDITIONAL CONSIDERATIONS:

It is important to note that damage to the Sikalastic Park Deck system by sharp objects will invalidate warranties. Damage caused by chained or studded tires is also not covered under this warranty.

Your Sikalastic Park Deck System, like any other thermal plastic material, can tolerate only a certain amount of extreme heat exposure. Friction from spinning or studded tires or un-extinguished cigarettes have the potential to damage the system. In parking garages, it is advisable to post signs which limit speed and have the verbiage which may deter the practice of spinning tires or the use of studded tires. Where careless smoking is possible, provisions for disposal of smoking materials should be considered.

The information, and in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled, and applied under normal conditions, within their shelf life. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any recommendations, or from any other advice offered. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users should always refer to the most recent issue of the Product Data Sheet for the product concerned, copies of which will be supplied on request or can be accessed on the Internet at www.sika.ca.