

MAINTENANCE GUIDE

Sikalastic® Parking Deck Membrane System

The Sikalastic® Park Deck System consists of a flexible polyurethane membrane protected by a wear course which provides a durable, heavy duty, waterproof protection system. Your Sikalastic® Park Deck System, like any other thermal plastic material, can tolerate only a certain amount of extreme heat exposure. Friction from spinning tires or un-extinguished cigarettes have the potential to damage the system. In parking garages, it may be advisable to post signs which limit speed and have the verbiage which may deter the practice of spinning tires. Where careless smoking is possible, provisions for disposal of smoking materials should be considered.

MAINTENANCE MUST INCLUDE:

1. Regular inspections or every six (6) months
2. Cleaning (including sweeping and major cleaning)
3. Snow removal and ice control
4. Repairs to the deck coating system & periodic replacement of the wear course (as required)

INSPECTION:

Periodic inspections will provide a basis for a proper maintenance program in order to identify damaged areas and to perform any required work to ensure good performance and a long life expectancy of the coating system.

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. Sweep the deck every two (2) weeks (maximum) to remove all loose debris and dirt. Truck driven vacuums are not recommended as they may gouge the deck surface.
2. Conduct major cleaning operation semi-annually to remove dirt, debris, oil or grease drippings, tire marks, battery acid, antifreeze or other typical car fluids.
 - a. Use standard floor cleaning equipment and mild detergents. Rinse thoroughly to ensure that coating surface does not become slippery.
 - 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 in) distance from the coating surface, using a continuous back & forth motion.

3. Avoid the use of strong solvents, bases and acids.
4. Before using 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 park deck waterproofing system. Therefore, in areas where such weather conditions exist, removal of piled snow is recommended.
2. Blades of snowplows or buckets must be fitted with rubber blades, or rubber sections attached to the bottom of the plow or bucket in order to protect the park deck waterproofing system.
3. Snow removal equipment should not use chains or studded tires to avoid damage to the deck waterproofing system
4. The plows or buckets should also be provided with “runners or shoes” to carry the weight of the plow.
5. Where shoveling is required, a durable, plastic snow shovel will pose a lesser damage threat than common metal shovels.
6. Ice on the deck should be removed with chemical de-icing salts. **Acceptable de-icing salts could include:** Calcium chloride or sodium chloride. **Important:** Sand, aggregate or rock salt should not be used for de-icing.
7. During the spring maintenance cleaning, any remaining de-icing salts left over from the snow and ice melting process should be removed.

REPAIRS TO DECK COATING MATERIALS:

It is suggested that to protect the manufacturer’s warranty, repairs should be completed by the contractor that installed the deck coating. Repair of the Sikalastic® Park Deck system is simply a matter of ensuring that the surface is stable, clean and dry, before applying a primer and the Sikalastic® Park Deck coatings which duplicate the original application. Your Sika Technical Sales Representative can assist with any questions pertaining to such repairs. It is important to note that damage to the Sikalastic® Park Deck system caused by sharp objects may invalidate future warranty concerns. Also, damage caused by chained or studded tires is not covered under this warranty. 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 Sika Technical Sales Representative can assist in determining if this is necessary.

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 in the Internet under www.sika.ca.