



PACIFIC POLYMERS DECK COATINGS MAINTENANCE MANUAL

RECOMMENDED MAINTNENANCE PROCEDURES FOR PACIFIC POLYMERS DECK COATINGS

1. GENERAL

- A. Maintenance of Pacific Polymers Deck Coating Systems must be performed at regular intervals to assure that the coating system will continue to provide years of satisfactory service.
- B. Maintenance procedures should include:
 - 1. Periodic inspections.
 - 2. Cleaning as needed.
 - 3. Snow removal and ice control (where applicable).
 - 4. Repairs to contiguous building materials when necessary. Contiguous building materials include flashings, building walls, door thresholds, drains and other building components.
 - 5. Re-coating as needed.

2. INSPECTION

- A. The deck coating system is susceptible to extreme abrasive conditions as well as physical damage from general use, debris, and problems with contiguous building materials. Periodic inspections will provide a basis for proper maintenance to assure the life expectancy of the coating system.
- B. Monthly – Inspection to look for areas of excessive wear or other compromise in the integrity of the coating system.
- C. Semi-Annually – Thorough inspection. Such inspections should include:
 - 1. Inspect sealant in expansion joints where applicable.
 - 2. Where possible, inspect the underside of the expansion joints and coated deck areas for evidence of leaks.
 - 3. Inspect drains and scuppers to ensure there is nothing clogging or blocking them and causing ponding water on the deck.
 - 4. Inspect juncture of deck and vertical building materials, such as parapet walls, planter walls, building walls, and curbs for evidence of cracking.

5. Inspect coating at the base of parking bumpers to determine if there has been damage to coating as a result of movement of the bumper.
6. Inspect coating surface for cracks.
7. Inspect coating for excessive wear.

D. If the integrity of the coating system is compromised, Owner must notify **Pacific Polymers International, Inc. (PPII)** and **Applicator**, in writing, within 30 days of discovery of such compromise. Notice to **PPII** and **Applicator** is necessary so that **PPII** and **Applicator** can assist in identifying the cause, limiting the damage and resolving the problem. Any guarantee applicable to the coating system is contingent on **PPII** and **Applicator** receiving timely notice of such compromise including peeling, cracking, excessive wear, bubbling or blistering, and delamination.

3. **CLEANING**

- A. Cleaning frequency will vary with use and location of the coating system.
- B. Corrosive substances and chemicals such as nitrates or fertilizers, hard water deposits, tree plant secretions and other harmful substances should be cleaned as soon as possible.
- C. Sharp or penetrating objects such as nails, screws, glass, metal, etc. should be removed as soon as possible.
- D. Avoid use of strong solvents to clean the coating.
- E. High purpose water blasting should not exceed 1000 PSI at nozzle.
- F. Coating may be cleaned with cleansers such as TSP, citrus based cleaners, and liquid soap.

4. **SNOW REMOVAL AND ICE CONTROL**

- 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 non-corrosive chemical deicing materials.

5. Consult **PPII** and/or **Applicator** for coating repair and re-coat procedures.

Pacific Polymers International, Inc.