

MAINTENANCE OF SIKAFLOOR CARPARK DECK SYSTEMS AND Sikafloor® 400 N ELASTIC EXPOSED SYSTEMS.

GENERAL

Sikafloor Carpark Deck finishes must be maintained to ensure durability, waterproofing and original physical properties are retained.

INSPECTION

The Sikafloor Carpark system will be subject to high volume wheeled traffic, water, UV exposure as well as physical damage from general use and damage resulting from structural movement. Periodic inspections will provide a basis for proper maintenance work to assure the long life expectancy of the coating system is retained.

Periodic inspection (every 12 months maximum) of the Sikafloor Carpark system, including structure (where accessible) is recommended.

Inspect for (but not limited to):

- Loss of adhesion, deterioration or failure of control and other joints/junctions
- Physical damage
- Wear and tear
- Performance and condition of flashings, junctions (vertical and horizontal) and seals
- Structural defects, cracks, etc.
- Loss of slip resistant properties
- Damage to vulnerable areas such as: leading edges, kerbs, plinths, upstands, gutters, tops of ramps, access and egress trafficways, etc.
- Evidence of leaks
- Moss, mould, lichen growth
- Dirt and soiling.
- Deterioration, blistering, delamination, etc of the coating system
- Loss of surface appearance
- Cleanliness and correct functioning of drains

- Security of all fixings, anchors, stops, bollards seismic joints, drain covers, etc, especially that they are tightly fixed
- Other defects
- Colour change

Any damage or unsatisfactory condition must be reported to the original contractor or the client as soon as practical for necessary repair or other corrective action to be taken as appropriate. Structural repairs must be at the direction of a suitably qualified engineer.

CLEANING

Regular cleaning is essential to ensure the long life of the Sikafloor Carpark Deck System is maintained. Frequency of cleaning will be determined by degree of use, location, aspect and degree of soiling.

Most conventional cleaning materials are suitable for use on the Sikafloor Carpark Deck finish.

Cleaning must remove grit, stones, debris, dirt, oil, grease, tyre marks, soiling, moss, mould, lichen and other surface contaminants that will lead to premature wear and tear or deterioration of the finish.

Options include:

- Brushing/sweeping
- A neutral pH sanitizer/detergent
- Non corrosive moss kill solutions
- Low pressure water washing (not greater than 1000psi)
- Soft bristled brush in conjunction with a suitable cleaning solution

Ensure all detergent, cleaning solutions, dirt, etc are thoroughly rinsed from the surface following cleaning.

Note: Avoid the use of solvent cleaners, especially hydrocarbon types.

For further information refer to Sika "Cleaning and Maintenance recommendations For Sika Flooring Installations".

For advice/recommendations on any specific cleaners or systems please forward all technical product information to Sika (NZ) Ltd for approval.

Recommended Cleaning Frequency

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

Monthly - Thoroughly clean surfaces to remove dirt, debris, oil and grease drippings, tyre marks, etc.

REPAIR / RECOATING

Recoating of the Sikafloor Carpark Deck finish is recommended at maximum 8 - 10 years depending on use, in order to maintain the aesthetic appearance and wearing properties.

Repairs

- Remove damaged coating back to sound well adhered material
- Thoroughly clean and abrade area to be repaired or recoated
- Install the Sikafloor Carpark Deck System to original specification and thickness extending over the original material a minimum of 100mm

Recoating

- Thoroughly clean area to be repaired or recoated
- Lightly blast clean or abrade areas to be recoated
- Apply Sikafloor Carpark Deck finish as per the original specification

Observe maximum/minimum recoat and “back into service” periods.