



NEOGARD[®]
CONSTRUCTION COATINGS

TRAFFIC-BEARING DECK COATING SYSTEMS MAINTENANCE MANUAL



MAINTENANCE MANUAL 1

General

1. NEOGARD deck coating systems are decorative, long lasting, monolithic membranes, designed for traffic use and years of trouble free waterproofing.
2. Maintenance of NEOGARD deck coating systems must be performed at regular intervals to assure that the coating system will continue to provide service for which it is intended.
3. Suggested maintenance procedures should include:
 - Repeated physical inspections
 - Ice control and snow removal
 - Periodic cleaning
 - Coating system repairs
 - Structural repairs
 - Topcoat and/or wearing surface restoration

Physical Inspections

1. Deck coating systems are subject to abrasive conditions as well as to physical damage from general use and damage resulting from structural problems. Some of the more common causes of damage to deck coating systems are:
 - Opening the facility too soon after application of the coating system has been completed.
 - “Hot Rodding” should be discouraged in that “Burn Off/Tire Spinning” can cause damage.
 - Driving on flat tires.
 - Driving with a tire on the curb, allowing the rim to cut into the curb.
 - Dragging heavy metal or concrete objects across deck.
 - Excessive cracking in structural concrete slabs.
 - Damage caused by snow removing equipment not properly equipped to prevent damage to the system.
2. Physical inspections should be conducted at least semi-annually to define areas of excessive wear or physical damage to the deck coating system.
3. A thorough physical inspection should be conducted semi-annually as follows:
 - Inspect all sealant joints for proper adhesion to the substrate, adhesive or cohesive failure and physical damage.
 - Where applicable, inspect the underside of structure for evidence of leaks.
 - Inspect drains or scuppers to ensure there is nothing clogging or blocking them.
 - Inspect areas where change of plane occurs to determine if there has been excessive movement which may have caused the deck coating to crack or the sheet rubber flashing to come loose.

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- Inspect deck coating surface to determine if there are any holes, cuts or ruptures present.
- Inspect areas which are subject to high abrasion and wear for physical damage.

Ice Control & Snow Removal

1. Ice buildup should be controlled and/or removed with deicing materials.
2. Snow removal equipment must have rubber tires.
3. Snow blades must have shoe, rubber tips, or small skis to prevent ruptures in the deck coating system. The use of metal blades without protection is not recommended.
4. Snow blowers with rubber blades and snow brooms are recommended, as opposed to large snow removal equipment.
5. **Large piles of snow can significantly load the structural deck surface beyond its design load capacity resulting in significant structural cracks and/or serious structural damage. Large piles of snow should be removed immediately.**

Cleaning of Deck Coating System

1. The intended use of the deck coating system will cause the cleaning frequency to vary. Our recommendations for cleaning are as follows:
 - Use equipment similar to a Tennant Sweeper over entire deck at least once a month. At areas such as ticket spitters, pay booths, ramps and exits, scrub oil build-up and other contaminants from deck with a non-sudsing type detergent and water. (Trisodium phosphate and water, etc.)
 - Hose down entire deck with water to remove residue and inspect deck for holes, cuts and ruptures of any kind in the deck coating system at least once every three months. Report any damage to a licensed applicator and/or NEOGARD for immediate attention and repair recommendations.
 - Power scrub entire deck with a non-sudsing detergent and water and rinse thoroughly with clean potable water at least once every six months. Make an inspection for coating damage and report the damage to a licensed NEOGARD applicator and/or NEOGARD for immediate attention and repair recommendations.
 - When deck coating systems are used for water containment such as fountains or reflecting pools, at least every six months during periodic equipment shutdowns for maintenance, the entire pool should be scrubbed with a non-sudsing type detergent and water to remove contaminants. Rinse pool thoroughly with clean potable water and inspect coating for damage and report the damage to a licensed NEOGARD applicator and/or NEOGARD for immediate attention and repair recommendations.

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Emergency Deck Coating Repairs

1. This section is included for **emergency deck coating repairs only**. Minor repairs may be made by owner's maintenance personnel, however, it is recommended to contact a licensed NEOGARD applicator to make major repairs to protect the manufacturer's maintenance agreement.
 - Tears or punctures in deck coating systems are often caused by failure to follow proper procedures for cleaning and protecting the coating.
 - To make an emergency repair, carefully remove loose coating from damaged area back to well adhered material and thoroughly clean the exposed substrate and existing coating surrounding the area with a clean cloth that has been wet with xylene solvent. Allow solvent to evaporate.
 - Compatible polyurethane sealant (caulk) or polyurethane waterproofing materials may be used to fill tears or punctures. **Do not use asphalt or tar modified products.**
 - After emergency repairs are made, report them to a licensed NEOGARD applicator and/or NEOGARD immediately.
 - **In order for the material and workmanship warranty to be honored, all emergency repairs must be inspected or reworked by a licensed applicator of NEOGARD.**

Structural Repairs

1. All structural repairs should be investigated by a structural engineering firm and repaired according to their recommendations.

Topcoat and/or Wearing Surface Repairs

1. Contact a licensed NEOGARD applicator and/or NEOGARD to evaluate existing system for recoat recommendations and price quotation.