



**Pacific Polymers**

# **SCHEDULE “A”**

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## **MAINTENANCE MANUAL** **(PACIFIC POLYMERS®-ELASTO-DECK 5000-SERIES)**

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**RECOMMENDED MAINTENANCE PROCEDURES FOR**  
**Pacific Polymer® DECK COATINGS**

Manufactured by:

***ITW* Polymers Sealants**

**North America**

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## **1. GENERAL**

- A. Maintenance of the Pacific Polymer® Deck Coating Systems must be performed at regular intervals to assure that the coating system will continue to provide service for which it was intended.**
- B. Maintenance procedures should include:**
  - a. Periodic physical inspections**
  - b. Cleaning**
  - c. Snow removal and ice control (where applicable)**
  - d. Repairs to structure**
  - e. Repairs to coating system**
  - f. Periodic replacement of Topcoat**

## **2. INSPECTIONS**

- A. The deck coating system is subject to extreme abrasive conditions as well as to physical damage from general use and damage resulting from structural problems. Periodic inspections will provide a basis for the proper maintenance work to assure a long life expectancy of the coating system.**
- B. Monthly-make a physical inspection to determine if there are any areas of excessive wear or physical damage to the coating.**
- C. Semi-Annually-make a thorough physical inspection. Such inspections should include, but are not limited to:**
  - a. Inspect the sealant in the joints for proper adhesion. Also determine if there is any cohesive failure or physical damage to the sealant.**
  - b. Where possible, inspect the underside of the joints for evidence of leaks.**
  - c. Inspect the areas where beams are resting on columns for evidence of stress cracking or excessive movement.**
  - d. Where possible, inspect the entire structure from the underside of the deck for cracks, which show evidence of a difference in the plane of the materials on each side of the crack.**
  - e. Inspect drains or scuppers to ensure there is nothing clogging or blocking them, to avoid ponding water on the deck.**

- f. Inspect areas in juncture of horizontal deck and vertical sections (i.e.: parapet walls, planter walls, building walls, curbs, etc.) to determine if there has been excessive movement at this point which may have caused the coating to crack.
- g. Inspect coating at the base of parking bumpers (in the case of parking deck coating systems) to determine if there has been any damage to coating as a result of movement of the bumper.
- h. Inspect coating surface to determine if there are any substantial structural cracks in the substrate, which have caused the coating to crack.
- i. Inspect areas which are subject to high abrasion and wear, such as;
  - (1) Vehicular Traffic Decks: turn radius, entrance and exit ramps and other start/stop areas for excessive wear or loss of aggregate in the coating.
  - (2) Pedestrian Decks: Top of stair landings, stair treads, doorways, narrow walk through areas, etc.
  - (3) Other Decks; Inspect entire surface for high wear areas.

### **3. CLEANING**

- A. The use and location of the deck will cause the cleaning frequency to vary. Our recommendation for cleaning is as follows:
  - a. Weekly - Sweep or rinse deck to remove loose debris and dirt.
  - b. Monthly - Thoroughly clean the deck to remove dirt, debris, oil or grease drippings, black tire marks, etc. Cleaning may be by:
    - (1) Scrubbing with a mild cleaner, such as Simple Green, or any other low suds, biodegradable detergent. **DO NOT USE BLEACH!**  
  
Requires thorough rinsing to avoid being slippery when wet or stains from sun affecting detergent residue.
    - (2) High pressure water blast. (not greater than 1,000 psi at nozzle)
  - c. Avoid the use of strong solvents, especially hydrocarbon type solvents.

#### **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 chemical deicing materials.**

#### **5. REPAIR TO STRUCTURE**

- A. All structural repairs should be at the direction of a Structural Engineer.**

#### **6. REPAIRS TO DECK COATING MATERIALS**

- A. Minor repairs may be made by owner's maintenance people, however, it is suggested that to protect the manufacturer's warranty, major repairs should be accomplished by the original, preferred applicator.**
- B. Physical damage to the coating system:
  - a. Remove damaged coating materials back to well adhered material.**
  - b. Thoroughly clean the exposed substrate and existing coating surrounding the area with a clean cloth that has been wet with solvent (Acetone).**
  - c. Allow solvent to evaporate (1 hour at 75F, 50% R.H.).**
  - d. Apply Elasto-Deck 5001NG, base membrane, over exposed plywood substrate, in a thin film thickness of 10 mils, up to the fully adhered coating. Allow base coat to cure over-night. When coating over concrete a primer must be used. (Elasto-Poxy Primer VOC, Elasto-Poxy Primer W.B. or Deck-Thane Primer) Install the Elasto-Deck 5001NG base membrane, over concrete primer after 2 hours not to exceed 8 hours. Allow base coat to cure overnight.**
  - f. Install the coating system to the original film thickness, extending each coat onto the existing coating, feather-edging the terminating edge of the coating. If multiple coats are required (i.e.: coating removed to the original substrate), allow for an overnight cure (16-24 hours) between coats.****

## 6. REPAIRS TO DECK COATING MATERIALS (continued)

- g. Allow the repaired area to cure for 24-48 hours (minimum), before exposure to foot traffic.**  
It is recommended that after repairs are made, that a new Topcoat of the Elasto-Glaze 6001AL-HT be applied using Elasto-Poxy Primer VOC. The new Topcoat will cover repaired areas and renew the life of the existing coating system.

### **C. Excessive Wear Areas.**

- a. Thoroughly clean entire area with steam cleaner, power scrubber or high-pressure water blast. (1,500 psi max - wide fan tip)**
- b. Allow area to become completely dry (minimum 24 hours).**
- c. Apply Elasto-Poxy Primer VOC at a rate of approximately 250-300 sq.ft. per gallon in a thin, even film thickness. Avoid puddles or ponding of primer. Allow primer to cure for 2 hours minimum. (Not to exceed 8 hours)**
- d. For Vehicular Decks:**

  - 1. In the event of extreme abusive wear exposing the Elasto-Deck 5001NG, Base Coat membrane, apply a new coat of the Elasto-Deck 5001NG Base Coat membrane at a rate of 45 sq.ft. per gallon. Feather-edge terminating edges.**
  - 2. Allow the Elasto-Deck 5001NG Base Coat membrane to cure overnight at temperature above 77F. Lower temperatures will extend the cure time. All open or unused material must be used within 2 to 3 days. This product is moisture reactive.**
- e. Open the pail of the Elasto-Glaze 6001AL-HT Top Coat, and stir contents to ensure of no settlement on the bottom of the pail and that all of the pigment is disbursed into the liquid.**  
**NOTE: To ensure color conformity, all containers should have the same lot/batch number.**
- f. Apply Elasto-Glaze 6001AL-HT at a rate of 115 sq.ft. per gallon. While material is in the fluid condition, broadcast #20 aggregate into the wet coating (8-10 lbs. per 100 sq.ft. uniformly) and back roll with a wet roller to evenly distribute the aggregate. Vehicular decks require two (2) coats in high wear areas. Allow for an overnight cure between coats.**

- g. Allow Elasto-Glaze 6001AL-HT Topcoat to cure for 48 hours before exposure to vehicular traffic.

## 7. REPLACE TOP COAT

- A. To maintain the aesthetics and wearing properties of the Pacific Polymer® Deck Coating System, it is recommended that the Topcoat (Elasto-Glaze 6001AL-HT) be replaced as necessary.
- B. If not previously re-coated, inspect in five years after initial installation and once a year till a re-coat is required. Contact ITWPSNA for assistance.
- C. Replace Top Coat per the following procedure:
  - a. Thoroughly clean entire area with steam cleaner, power scrubber, or high-pressure water blast. (1,500 psi max - wide fan tip)
  - b. Allow area to become completely dry (minimum 24 hours).
  - c. Apply Elasto-Poxy Primer VOC at a rate of approximately 250-300 sq.ft. per gallon, avoid puddles or ponding. Allow primer to cure for a minimum of 2 hours. (Not to exceed 8 hours)
  - d. Open the Elasto-Glaze 6001AL-HT and stir contents to ensure no settlement on the bottom of the pail and that all of the pigments are dispersed into the liquid.  
Note: To ensure color conformity, all containers should have the same lot/batch number.
  - e. Apply the Elasto-Glaze 6001AL-HT Topcoat at a rate of 115 sq.ft. per gallon. While material is in the fluid condition, broadcast #20 aggregate into the wet coating (8-10 lbs. per 100 sq.ft. uniformly) and back roll with a wet roller to evenly distribute the aggregate. Vehicular decks require two (2) coats in high wear areas. Allow for an overnight cure (16-24 hours) between coats.
  - f. Allow Elasto-Glaze 6001AL-HT Topcoat to cure for a minimum of 48 hours for pedestrian traffic and 72 hours for vehicular.

**Note:** All cure times are based upon standard conditions of 75F, 50% R.H. Lower temperatures will significantly increase the cure time. Higher temperatures will slightly decrease the cure time.

**INDIVIDUAL TECHNICAL DATA SHEETS ARE AVAILABLE FOR ALL Pacific Polymer® Brand COMPONENTS REFERRED TO HEREIN @ ([www.pacpoly.com](http://www.pacpoly.com))**

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