



# MasterSeal® Traffic Systems Maintenance Guide

Pedestrian Systems  
and Balconies





# Pedestrian Systems and Balconies

MasterSeal® traffic pedestrian systems from BASF are composed of the most advanced technology in the industry. Our balcony systems are very durable to traffic, chemical exposure and harsh weather; however, there are circumstances that can exceed the limits of even the highest performance system. This MasterSeal Traffic Systems Maintenance Guide is intended to provide tips on how to maximize the life of your pedestrian system. It includes an overview of situations that should be limited or avoided, as well as periodic maintenance procedures to follow. General topics included in this guide are snow removal, high heat exposure, cleanup, repair of damaged areas, repair of high wear and recoating for aesthetic purposes.



## Prevention

### Limiting Exposure to High Heat

The MasterSeal traffic system can tolerate a limited amount of extreme heat exposure. Exceeding these heat tolerances may damage or decrease the life of the system. High heat exposure may be caused by a variety of occurrences on a balcony or pedestrian system, including non-extinguished cigarettes, burning embers from barbecues, or aggressive cleaning equipment.



To limit exposure to high heat, it is recommended that you:

- Ensure cigarette disposal receptacles are frequent and visible
- Restrict the use of barbecues and grills

### Moisture Protection

Prolonged exposure to moisture and dirt can cause extensive damage to the membrane. As such, outdoor grass carpets should be avoided once the MasterSeal traffic system has been installed. Artificial grass carpets and various types of rubber mats will trap moisture and dirt between the membrane and the carpet/rubber mat and do not allow the membrane to breathe.



## Maintenance



### Physical Inspections

It is recommended that physical inspections occur a minimum of twice a year, preferably in the spring and fall. Inspections allow potential issues to be identified and corrected before damage occurs.

When performing an annual physical inspection, the following should be noted if observed:

- Cracks in concrete or coating
- Blisters
- Delamination
- Leaks
- Special attention should be paid to details and transitions including:
  - Joint sealant in wall transitions
  - Windows, doors, walls
- Clogged or damaged drains, including details around drains
- Structure movement
- Holes, gouges or other physical damage in the deck membrane

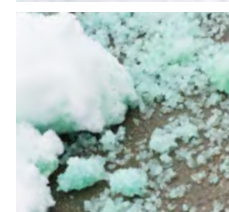
### Snow & Ice Removal

Snow and/or ice present a combination of potential problems for balconies and pedestrian systems. Heavy accumulations of snow and ice can increase weight loads which may exceed the limits of the original structure design, causing cracking and other structural damage to balconies. When these weather conditions occur, snow removal is necessary. Metal blades and shovels can gouge the membrane. Snow removal procedures should be reviewed with the personnel performing the task, and the procedures should be verified beforehand so no damages occur to the membrane.



### Shovels & Snow Blowers

- Snow blowers and plastic runner blades are practical for most balconies and walkways; however, care should be taken to avoid cutting or damaging the coating with metal shovels or scraper blades commonly used on snow blowers.
- Use a durable plastic shovel



### De-icing Salts

- MasterSeal traffic pedestrian systems are resistant to standard de-icing salts (calcium chloride and sodium chloride).
- Rinse the balcony with clean water at the end of each winter season to remove residual salts.

## Maintenance

### Cleaning

It is recommended that surface contaminants such as oil be removed from the surface once identified. Effective cleaning procedures for your MasterSeal traffic system are dependent upon the type of contaminant. Common carbon and dirt deposits can be cleaned with most all-purpose household cleaners. These cleaners may be used in conjunction with moderate pressure spray or power scrubbers. In smaller areas, agitation with a stiff broom may also be effective. Regardless of the technique employed, thorough rinsing to remove all surfactants from the detergent is important to avoid increased slipperiness on the coating. For other contaminants such as oil, use an appropriate degreasing detergent, making sure to rinse the balcony thoroughly to remove any residual detergent residue.

As with all recommended procedures, test a small area first before applying to larger areas to confirm that the cleaning procedure does not damage the MasterSeal traffic system.

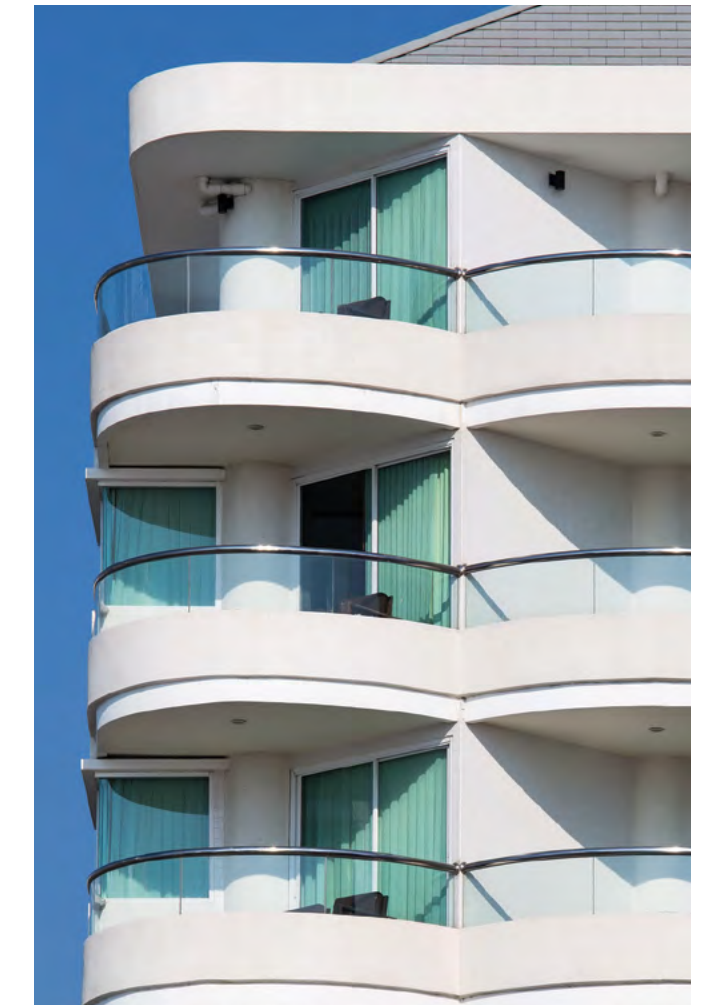
### Gum Removal

Generic gum remover does not pose a negative impact on the MasterSeal traffic system. All products such as this should be tested at the site to verify removal without membrane damage. Damage to the membrane can occur if a sharp metal tool is used in the removal of any surface contaminants.



### Chemical Cleaners

BASF has found no individual chemicals that would have a detrimental impact on the MasterSeal traffic material when mixed and used according to manufacturer's instructions. As with all maintenance and repair procedures, it is recommended to use these cleaners on a small area to confirm that these materials will not affect the larger membrane application area. BASF makes no express claims to the effectiveness of these products or whether these products may damage the MasterSeal traffic system.



### Repairing Deck Membrane Systems

The need to repair mechanical damage to the system often depends on the extent of the damage observed. In balcony or plaza areas, damage may be caused by sharp edges on tables, chairs or gas grills. Dropping or dragging of heavy or sharp objects can often damage the MasterSeal traffic system and the concrete or wood surfaces below. Repair of the MasterSeal traffic system begins with ensuring that the substrate is sound, clean and dry, then is followed by the application of a MasterSeal traffic system to the affected area according to written recoat instructions provided by your local BASF Parking & Restoration Specialist. BASF Technical Services or your local BASF Restoration Specialist can assist you and your applicator with questions pertaining to repairs. It is important to note that damage to the MasterSeal traffic system caused by sharp objects may void any material warranty provided.



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