Recommended Maintenance Procedures for Pecora-Deck™ Coatings

1. GENERAL

A. Maintenance of Pecora-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 Top Coat and paint striping.

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. Inspection of 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, inspection of the underside of the joints for evidence of leaks.
c. Inspection of the areas where beams are resting on column for evidence of stress cracking or excessive movement.
d. Where possible, inspection of 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. Inspection of drains or scuppers to ensure that there is nothing clogging or blocking them, to avoid ponding water on the deck.
f. Inspection of areas at juncture of horizontal deck and vertical sections (e.g., parapet 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. Inspection of coating at the base of parking bumpers (in 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. Inspection of coating surface to determine if there are any substantial structural cracks in the substrate which have caused the coating to crack.
i. Inspection of areas which are subject to high abrasion and wear, such as:
   (1) Vehicular Traffic Decks: turn radii, entrance and exit ramps and other start/stop area 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 vacuum deck to remove loose debris and dirt.
b. Monthly-Thoroughly clean the deck and remove dirt, debris, oil or grease drippings, black tire marks, etc.

Cleaning may be by:

(1) Power scrubbing with low suds, biodegradable detergent. Requires thorough rinsing to avoid being slippery when wet or stains from sun affected 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 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 the Structural Engineer.

6. REPAIR TO DECK COATING MATERIALS

A. Minor repairs may be made by the owner's maintenance people, however, it is suggested that to protect the manufacturer's warranty, major repairs should be accomplished by the original, approved 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 Xylene solvent.

c. Allow solvent to evaporate (1 hour at 75°F, 50% R.H.).

d. Apply Pecora P-810 Interlaminary Primer in a thin film of 3 to 4 mils (450 square foot/gal) thick to the cleaned, existing coating surrounding the area to be replaced.

e. Allow the primer to dry for 2 hours minimum, 8 hours maximum

f. Install the coating system to the original film thickness, extending each coat into the existing coating, featheredging the terminating edge of the coating.

If multiple coats are required (i.e., coating removed to the original substrate), allow 24 hours cure time between coats.

g. Allow the repaired area to cure for 24 hours (minimum)

Note: Xylene is a flammable and combustible material. Observe solvent manufacturer's instructions.

C. Excessive wear areas:

a. Thoroughly clean entire area with steam cleaner, power scrubber or high pressure water blast.

b. Allow area to become completely dry.

c. Scrub area with Xylene solvent.

d. Allow solvent to evaporate (1 hour at 75°F, 50% R.H.).

e. Apply P-810 at a rate of 450 sq. ft. per gallon in a thin even film. Avoid puddles or ponding.

f. Allow primer to cure for 2 hours minimum, 8 hours maximum. In the event the area cannot be coated over within the maximum time period, the area must be reprimed.

g. Apply 802 Base Coat at a rate of 80-100 sq. ft. per gallon, featheredge terminated edges. Allow 802 Base Coat to cure overnight at a temperature above 70°F.

h. Apply 806 Top Coat in a thin uniform coat. Immediately broadcast the silica sand into the wet 806 and backroll with a wet roller to encapsulate the sand. Total coverage of the 806 is 100 sq. ft. per gallon. Allow the Top Coat to cure for 48 hours before opening the deck to traffic.

For Vehicular Decks:

a. Follow instructions a-f as listed under Pedestrian Decks.

b. Apply 804 Intermediate Coat at a rate of 100 sq. ft. per gallon, or as needed to obtain 16 wet mils. Immediately broadcast silica sand into the wet coating and backroll to completely encapsulate the sand. Allow to cure overnight.

c. Apply 806 at a uniform rate of 100 sq. ft. per gallon. If needed, additional aggregate can be broadcast into the wet Top Coat.

d. In high wear areas a second coat of 806 with sand will enhance the wearing properties. Allow 24 hours between coats. Allow the final Top Coat to cure for 48 hours before opening the deck to traffic.

Allow the 804 to cure overnight at a temperature above 70°F. Lower temperatures will extend the cure time.

Open pail of Pecora 806 Top Coat and stir contents to ensure that there is 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 batch number. In the event it is necessary to use pails with different batch numbers, the materials should be mixed together.

Schedule for aggregate:

Vehicular Decks-20/30 mesh silica @ 10lb/100 sq. ft.

Pedestrian Decks-35/65 mesh silica @ 6-8 lb/100 sq. ft.

Pool Decks-80/100 mesh silica @ fully covered.

Allow 806 Top Coat to cure for 48 hours.

7. REPLACE TOP COAT

A. To maintain the aesthetics and wearing properties to the Pecora-Deck System, it is recommended that the Top Coat be replaced over 2-3 years. (Actual time required for recoating will depend upon the use of the deck.)

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

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