

## Recommended Maintenance Procedures

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### GENERAL

- A. Maintenance of THE VULKEM EWS must be performed at regular intervals to assure that the coating system will continue to provide the service for which it was intended.
- B. Maintenance procedures should include:
  - a. Periodic physical inspections
  - b. Cleaning
  - c. Snow removal and ice control (where/when applicable)
  - d. Repairs to deck coating system and periodic replacement of Vulkem EWS
  - e. Repairs to structure

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### 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 joints for proper adhesion. Also determine if there is any cohesive failure or physical damage to the sealant from traffic.
  - b. Inspect the underside of the joints for evidence of leaks where possible.
  - c. Inspect drains or scuppers to assure there is nothing clogging or blocking them to avoid ponding water on the deck.
  - d. Inspect coating surface to determine if there are any substantial structural cracks in the substrates which have caused the coating to crack.
  - e. Inspect the areas where beams are resting on columns for evidence of stress cracking or excessive movement.
  - f. Inspect the entire structure from the underside for cracks which show evidence of a difference in the plane of the materials on each side of the crack.
  - g. Inspect area at juncture of horizontal and vertical sections (parapet walls, planter walls, building walls, etc.) to determine if there has been excessive movement at this point which may have caused the coating to crack.

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### 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 all loose debris and dirt.
  - b. Monthly – Thoroughly clean deck to remove dirt, debris, and (grill) grease drippings. Cleaning may be by:
    - i. Power scrubbing with low suds or biodegradable detergent. Detergent shall not be abrasive. When using power scrubbing equipment, the use of soft bristles is required. Thoroughly rinse to avoid becoming slippery when wet or stains from detergent residue.
    - ii. High pressure water blast not greater than 1,000 psi at nozzle. When using this method, maintain at least a 24" distance from the surface, using a continuous back & forth motion.
    - iii. If a stronger solvent is required, use of the Vulkem EWS cleaner is recommended.
  - c. Avoid the use of strong bases and acids or solvents.
  - d. Contact Tremco Technical Services prior to using any chemicals or detergents

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## SNOW REMOVAL & 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. Acceptable deicing materials could include calcium chloride, potassium chloride or magnesium chloride. Sand, aggregate or rock salt is not an acceptable form of deicing.

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## REPAIRS TO STRUCTURE

- A. All structural damage repairs should be at the direction of a structural engineer.

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## REPAIRS TO DECK COATINGS MATERIALS

- A. Minor repairs may be made with Tremco Technical or Sales Representative present, however, it is suggested that to protect the manufacturer's warranty, major repairs should be accompanied by the original approved applicator.
- B. Physical damage to the coating system.
  - a. Remove loose damaged coating materials to expose a sound substrate.
  - b. Thoroughly clean exposed substrate and existing coating surrounding the area with a cloth which has been wet with Tremco PUMA Cleaner.
  - c. Allow the Tremco PUMA Cleaner to fully flash off prior to proceeding.
  - d. Apply Tremco PUMA Primer in at 90 sq. ft. per gallon to the cleaned, existing coating surrounding the area to be replaced.
  - e. Allow the Tremco PUMA Primer to fully cure.
  - f. Install the coating system to the original film thickness, extending each coat onto the existing coating, featheredging the terminating edge of the coating. Addition of additional aggregate may be required to insure a non-skid surface.
  - g. Allow the repaired area to cure for 1-hour minimum before opening area to traffic.

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## ADDITIONAL

In addition to these general maintenance and cleaning procedures, it should be noted that lighter fluid and grill drippings should be cleaned up as soon as possible to avoid damage to the deck coating. Also, hot coals from charcoal grills, along with cigarettes, must not be allowed to drop on the deck coating to prevent burns.

Fat, grease drippings, and food waste should be cleaned up as noted above.

**Tremco requires that any possible recoating job be reviewed and approved by your Sales and/or Technical Representative prior to installation**

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