

AVM System 620 Polyurea Deck Coating System Maintenance Guideline

GENERAL

This guideline is intended to provide a maintenance program for the installed AVM 620 Traffic Coating Systems to keep the system in optimal condition so it can function as designed. Maintenance for the AVM System 620 includes keeping up with periodic **Inspections, Cleaning, & Repairs.**

The AVM System 620 is a two-component, fast setting, rapid curing, solvent free, high performance, & high solids Polyurea/urethane MMA polymer waterproofing membrane that can be applied suitably to heavy duty wearing surface applications on prepared interior or exterior concrete, under asphalt overlays, plywood, & metal surfaces. For further product description and for installation guidelines please see AVM System 620 Traffic Coating Technical Data Sheets (pedestrian & vehicular).

INSPECTIONS

Because the deck coating system is exposed to general use, the system can be subject to aggressive conditions which can result in physical damage from traffic or damage from structural problems. It is important to schedule semi-annual inspections of the traffic coating which will ensure a longer life expectancy of the system. During these inspections keep in mind to include the following:

- Wear & Tear of the system including physical damage
- Cracking in the surface of the system which could be caused by structural cracks
- Areas with drains/scuppers to identify any clogs which could result in standing water on the deck
- Any areas in the structure that may have movement that can cause stress fractures in the system like where beams are resting on columns or where there are junctures of horizontal and vertical sections like walls.

CLEANING

Cleaning the deck is a helpful way to keep the deck preserved and to extend the life expectancy. It can also be a helpful way of identifying areas of damage that can occur from everyday use. Based on the usage of the deck, the frequency and rate of cleaning would vary.

AVM recommends sweeping and vacuuming the deck to remove dirt/debris/other obstructions on a weekly to semi-weekly basis depending on the deck's traffic frequency.

On a monthly to semi-monthly basis, a deeper and more thorough clean should be administered to the deck. This would include power scrubbing with a low suds or biodegradable detergent that is non-abrasive. When scrubbing, use soft bristles that will not cause as much friction. Rinse thoroughly to ensure the deck does not become too slippery when wet or stains from any residue from the detergent.

Another option for a more thorough clean would be power washing the deck with a blast from the nozzle that is less than 1,000 psi. If power washing, maintain at least 24" from the surface with the nozzle and use continuous motion to avoid any potential to damage the system.

For cleaning products, natural citrus products and diluted natural products are recommended. Avoid using strong bases or acid solvents that can damage the system.

Spills of petroleum fuels, solvents and alcohols should be cleaned up immediately as they can severely damage the coating.

SNOW & ICE REMOVAL

Large piles of snow can load the deck beyond its designed capacity which may lead to structural cracks. These cracks, if large enough, could compromise the coating and allow water to bypass the system. Over time, this condition could delaminate the adjacent coating creating a larger area needing repairs.

For snow removal, metal blades should never be used as they can severely damage the coating system. Snow plows and snow blowers should have rubber blades that come in contact with the deck to avoid this type of damage.

Ice should be removed with chemical deicing products rather than the use of mechanical objects or objects with sharp edges. Deicing products should contain calcium, potassium or magnesium chloride. Products that are not permitted include large aggregates and/or rock salt.

REPAIRS TO COATING SYSTEM

Maintenance repairs to sealant and caulking areas may be completed by the onsite maintenance personnel. Repairs to the actual coating system should be completed by an approved applicator with direction from AVM.

The following steps should be taken to repair damaged and/or de-bonded areas of coating.

1. Remove all loose or damaged coating (typically by mechanically abrading) to expose a sound substrate
2. Clean the substrate and existing coating by solvent wiping the area with a cloth
3. Install the coating system to the specified thickness. The repaired area should extend onto the existing coating a minimum of 4 inches with a feathered edge.
4. Repaired areas must cure a minimum of 24 hours prior to receiving pedestrian or vehicular traffic