

# Tremco Deck Coating & Roof Membrane Maintenance Procedures

## The Reason for the Bulletin:

### General

A. Maintenance of TREMCO DECK COATING AND/OR ROOF MEMBRANE SYSTEM must be performed at regular intervals to ensure that the coating/membrane 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 applicable)
- d. Repairs to deck coating system and periodic replacement of topcoat
- e. Repairs to structure

### Inspections

A. The deck coating/roof membrane system may be 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/membrane system.

B. **Monthly** – Property maintenance staff should review the coating/membrane to determine if there are any areas of excessive wear or physical damage to the coating. If there is notice of excessive wear or physical damage to the system, Tremco must be notified immediately so that rectification recommendations may be provided.

C. **Semi-annually** – property maintenance staff should 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 (sealant tears apart), adhesive failure (sealant loses adhesion to the substrate) or physical damage to the sealant from traffic.
- b. Inspect drains or scuppers to assure there is nothing clogging or blocking them to avoid ponding water on the deck.
- c. Inspect coating/membrane surface to determine if there are any substantial structural cracks in the substrates which have caused the coating/membrane to crack.
- d. Inspect the areas where beams are resting on columns for evidence of stress cracking or excessive movement.
- e. 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.
- f. 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.

D. **5 yearly** – As part of Tremco's maintenance warranty, all UV exposed systems require a 5 yearly inspection to be conducted by a TREMCO representative. This inspection is to be organised by the asset owner, client, builder or relevant party and any defects found during this inspection shall be repaired at the owners cost prior to the warranty period being renewed for a further 5 year period. If this meeting is not convened, all warranties shall become null and void.

E. **End of warranty** – Contact Tremco to perform the end of warranty membrane review.

### 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 (BBQ) 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 60-cm distance from the surface, using a continuous back & forth motion.
  - iii. Natural citrus peel cleaning products are recommended.
- c. Avoid the use of strong bases and acids or solvents.
- d. Diluted Simple Green or equal product is also a recommended cleaner. Contact Tremco prior to using any chemicals or detergents.

### Snow Removal & Ice Control (if applicable):

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.

### **Repairs to Deck Coating Materials**

A. Minor repairs may be made by property maintenance staff; 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 an approved Tremco solvent.

c. Allow an approved Tremco solvent to evaporate (1 hour at 23 °C, 50% R.H.).

d. Apply a Tremco approved primer at the specified thickness over the cleaned, existing coating that needs to be recoated. Follow the written application instructions of the Tremco approved primer for coverage, dry time and recoat time.

e. Install the coating/membrane system to the original film thickness, extending each coat onto the existing coating, feather edging the terminating edge of the coating.

f. Allow the repaired area to cure for the specified time by the Tremco representative, based on the necessary repair method, before opening area to pedestrian traffic.

### **Additional**

A. In addition to these general maintenance and cleaning procedures, it should be noted that spills of petroleum distillates, hydrocarbon type solvents, lighter fluid, oil, petrol and alcohols should be cleaned up as soon as possible to avoid damage to the deck coating/roof membrane. Also, hot coals from charcoal BBQ, along with cigarettes, must not be allowed to drop on the deck coating/roof membrane to prevent burns.

B. Outdoor furniture should have blunt tips or end caps to prevent puncturing the deck. Spiked golf shoes should also not be worn on the coated deck/roof.

C. Tremco requires that any possible recoating job be reviewed and approved by Tremco prior to installation.