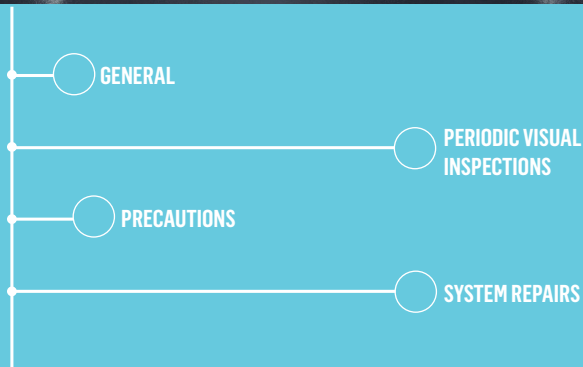


# MAINTENANCE AND REPAIR GUIDE LIQUID WATERPROOFING

GUIDE 2404IOSCANE

(supersedes 230719SCANE)

## Pedestrian and Vehicular Traffic Areas



## INTRODUCTION

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The purpose of this guide is to provide recommendations on the maintenance of liquid waterproofing systems applied to surfaces subject to pedestrian and vehicular traffic. These recommendations are intended to maximize the life of the waterproofing system, and are by no means mandatory. This guide also includes a section on repairing systems according to the extent of damage.

The systems targeted in this guide are ALSAN TRAFIK and ALSAN DECK. The ALSAN TRAFIK systems featured in this guide are mainly used in parking lots, while the ALSAN DECK systems are more commonly used for balconies, outdoor and indoor pedestrian areas, walkways, stadium steps, mechanical rooms, etc.

### ALSAN TRAFIK SYSTEMS:

- » ALSAN TRAFIK BASE
- » ALSAN TRAFIK GRIP
- » ALSAN TRAFIK HP

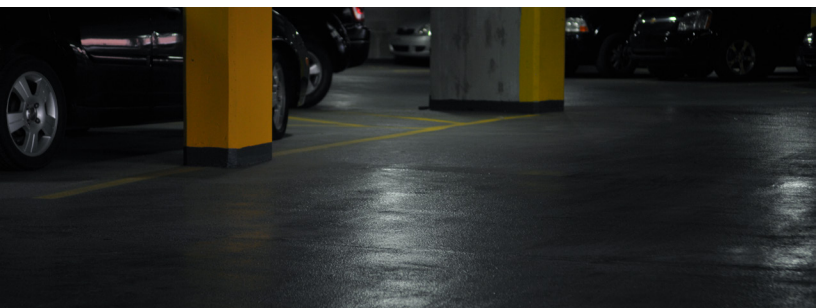
### ALSAN DECK SYSTEMS :

- » ALSAN DECK 210
- » ALSAN DECK 220
- » ALSAN DECK 230
- » ALSAN DECK 230-R

Maintenance and repair procedures for ALSAN TRAFIK and ALSAN DECK systems should be completed by the original installer to safeguard the integrity of the owner's responsibility under the terms of the manufacturer's product warranty.

Minor repairs to the wearing course or waterproofing membrane may be completed by qualified maintenance personnel.

Contractors must read and follow the manufacturer's data sheets. Areas under repair must be protected from vehicular and pedestrian traffic for the prescribed duration. Proper ventilation must be ensured during the curing of systems.



## GENERAL MAINTENANCE

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The waterproofing system, regardless of where it is installed, must be maintained regularly to preserve its efficiency.

Inspection procedures should include the following:

- Clean and inspect surfaces for cracks or delamination.
- Regularly clean and maintain floor drains, scupper drains, down pipes and areas intended to control surface runoff at these critical points.
- Periodically inspect and test surface and substrate conditions.
- Keep a record of all the information gathered during the inspection in a suitable document or layout diagram of the inspected area.

## PERIODIC VISUAL INSPECTIONS

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### EVERY SIX MONTHS

It is recommended to clean and inspect pedestrian and vehicular structures, such as parking decks, at least every six months.

- Thoroughly clean surfaces using a bristle brush and mild soapy water with a biodegradable detergent to remove dirt, debris, oil, and grease.
- Vigorously scrub and wash hard-to-remove stains and surface marks.
- Power wash equipment must not exceed a pressure of 1,000 psi at the nozzle.
- Avoid using solvents and hydrocarbon solvents for cleaning.
- Check for surface cracks, breaks, material delamination, spalled concrete, water leakage or water stains.

## PERIODIC VISUAL INSPECTIONS

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### EVERY 12 MONTHS

Every year, as part of the yearly visual inspection, it is recommended to test the system to assess the adhesion level of the membrane to the substrate, and to check for cracks and structural issues that could compromise the performance of the waterproofing system.

- Visually inspect sealants for integrity or signs of splitting or adhesion failure.
- Where possible, visually inspect the underside of structural slabs (e.g. in multi-level parking garages) and exposed joints for evidence of sealant failure or other leaks.

- Inspect the wearing course of the system at the entrance of driveways, parking booth lanes, ramps, and other high traffic or turning areas.
- Check for loss of grit or wearing course materials down to the waterproofing layer. Check for surface cracks, breaks or delamination of surface materials.

## PRECAUTIONS

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Managing the seasonal effects of weather conditions is key to the prevention of water infiltration causing the deterioration of structural building components (where applicable).

- During winter months, the immediate removal of snow by sweeping, shovelling, or snow blowing is recommended.
- Do not pile and store snow within the parking structure or building.
- It is recommended that snowplows be equipped with suitable rubber blades to prevent physical damage to the waterproofing system, drains or expansion joints.
- Snowplow blades must be kept at a minimum of 13 mm (1/2 in) above the waterproofing system.
- Do not allow the use of studded tires on the surface of the system.
- Remove ice accumulation with chemical de-icing products.

## SYSTEM REPAIRS

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The basic principles for repairing a liquid-applied waterproofing system are as follows:

- Scrape off all loose or damaged material until it can no longer be removed.
- Remove any debris, and clean surfaces thoroughly with ALSAN RS CLEANER.
- Determine which is the last intact layer of the system still in place and apply subsequent coats following the same steps as when the system was first installed. Refer to the system data sheet of the system in place for more details.

### EXAMPLES:

1. After removing all non-adhered materials and cleaning the surface, the waterproofing membrane is still in good condition, i.e. the layer thickness is even, undamaged and no cracks are visible. Simply reapply the layers that were originally applied after the waterproofing membrane, following the same steps.
2. After removing all non-adhered materials and cleaning the surface, the waterproofing membrane is in poor condition, i.e. the layer thickness is no longer even; the membrane is damaged, but the substrate is not visible. Reapply the waterproofing

membrane and any layers originally applied after it, following the same steps.

3. After removing all non-adhered materials and cleaning the surface, the waterproofing membrane is in very poor condition, i.e. the layer thickness is no longer even, the membrane is damaged, there are one or multiple cracks, and the substrate is exposed. Start by repairing the cracks, if any, following the instructions in the Surface Preparation section of the data sheet for the system in place. Then, reapply all the layers of the system originally applied, always referring to the system's data sheet.
- When repairing an area only, and not the entire system, be sure to overlap the new system with the original by a minimum distance of 304 mm (12 in).



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WATERPROOFING



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SOUNDPROOFING



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