

PEDESTRIAN SURFACING USE, CARE, CLEANING & MAINTENANCE GUIDE

Technical Data Sheet

Introduction

The Impermitek products installed on your building have been combined to create a quality pedestrian traffic-bearing waterproofing and surfacing system. The Impermitek Warranty delivered for your project requires certain procedures for use, care, cleaning and maintenance to assure continuity of warranty coverage and long-term waterproofing performance. Neglecting regular care and maintenance could lead to substantial damage to the Impermitek trafficable surfacing, finish or waterproofing membrane and result in voidance of any delivered project warranty.

Use Guidelines

All pedestrian areas (balconies, plazas, terraces, etc.), regardless of construction, require periodic maintenance and care. Maintenance requirements will vary depending upon use, public access, weathering, and degree of traffic. However, establishing a routine schedule for evaluation, care cleaning and maintenance will help minimize potential wear or damage to the Impermitek system.

Impermitek systems are designed primarily as a waterproofing protection for the building envelope, with options for trafficable surfacing. All trafficable surfacing and/or finishes are subject to wear by normal traffic and use. To ensure the best performance and longevity of Impermitek trafficable surfacing and finishes, the following is recommended in addition to other periodic building maintenance and care items that may be done:

Outdoor Furnishings

Only outdoor furniture, fixtures, and furnishings with rubber feet or supports should be allowed in direct contact with the Impermitek system. Use of furniture, fixtures and furnishings with sharp or pointed edges is prohibited. Other outdoor items may be placed on finished surfaces using protective rubber pads, wood dunnage or pavers.

Avoid dragging outdoor furniture, fixtures and furnishings across Impermitek trafficable surfacing and finishes. Items that need to be moved should be lifted, carried and placed where required. When items are to be rolled across finished surfaces, use temporary protection such as plywood or Masonite sheathing.

Avoid point loading on the Impermitek system. If heavy outdoor furniture, fixtures, and furnishings (i.e., planters, fountains, statues) are to be placed on the

Impermitek system, the load should be properly distributed using appropriate dunnage, pavers or supports.

Planters

Planters should be self-contained, easily movable units constructed of lightweight fire-retardant materials such as plastic, fiberglass, or other durable lightweight materials.

Planters should have adequate weep holes to allow for proper and free drainage. Filtration fabric must be installed in the bottom of planters to prevent soil from washing out and clogging drains or staining the Impermitek system. The residents should properly maintain the planters, ensuring that the drain openings and weep holes are kept in good condition.

Planters should use a lightweight planting medium wherever possible and be placed on supports that disperse weight and allow for airflow. Supports should extend several inches beyond the planter footprint, with adequate clearance provided between the bottom of the planters and the Impermitek system.

Tools & Equipment

Objects and tools such as metal blade snowplow, snow shovels, ice shovels, ice picks, spades, and/or other tools should not be used on or come in contact with Impermitek trafficable surfacing, finishes or waterproofing membrane and flashings.

Heat & Flame

The use of charcoal grilles, gas grilles, deep fryers, torches, candles and/or other exposed flame apparatus should be avoided. Open flame or high temperatures (via radiant, convection or conduction heat) could damage or burn Impermitek trafficable surfacing, finishes or waterproofing membrane.

Chemicals

Acid, oil, chemical, or solvent materials should not be used on or come in contact with the Impermitek trafficable surfacing, finishes or waterproofing. Certain acids, oils, fats, cooking grease, chemicals, and solvents may discolor or otherwise damage Impermitek trafficable surfacing, finishes or waterproofing membrane. If the Impermitek system is accidentally exposed to such materials, completely remove the contaminant, wash with a surfactant, and flush thoroughly with clean cool water.

Water Stains & Efflorescence

Water stains and efflorescence, often seen as white, grey or brown scaling or powdery residue can appear where standing water evaporates off a surface. This commonly occurs with rainwater containing atmospheric contaminants, water exposed to concrete, masonry and/or mortar as well as “hard” water used for cleaning purposes. Water stains and efflorescence will not damage Impermitek components, however if not cleaned quickly, this residue can form a tenacious bond and may cause Impermitek surfaces to become unsightly. To remove efflorescence, lightly clean using a soft bristle brush with a 50/50 solution of vinegar and water, and flush thoroughly with clean cool water. For areas with heavy staining, this may have to be done more than once and/or until further efflorescence stops forming when caused by adjoining concrete or masonry.

Snow Removal & De-Icing

Ice build-up should be controlled and/or removed with acceptable de-icing salts. Impermitek recommends the use of granular de-icing salts only and advises against the use of liquid de-icing products which normally contain alcohol and/or other solvents. Most commercially available de-icing salts are acceptable for use with Impermitek systems. When temperatures allow, any residual residue from de-icing salts should be removed by washing with a surfactant when required and flushing with clean water.

During snow removal, protect the Impermitek trafficable surfacing, finishes or membrane protection from scratching, scraping, gouging or ruptures. The use of metal blade snow removal equipment is not recommended. Power snow removal equipment (plows and snow blowers) should have rubber tires only without chains, spikes or studs. Snow blowers with rubber blades and snow brooms are recommended, as opposed to large snow removal equipment. If large snow removal equipment is used, snowplows incorporating rubber blades with protective rubber shoes, tips, or small skis should be considered.

Note: Large piles of snow can significantly load the structural deck surface beyond its design load capacity resulting in significant structural cracks and/or serious structural damage. Large piles of snow should be avoided.

Periodic Cleaning & Maintenance

The intended use, traffic volume, season, and surrounding environment will vary frequency requirements for periodic care, cleaning and maintenance.

Following an organized timely inspection and maintenance routine is well advised and should include the following:

- Drains should be inspected and cleaned periodically to ensure they remain open and clear to passage of water. Proper maintenance and good “waterproofing/roofing” practice suggest that water not be allowed to remain on any surface for more than 48 hours after a rainfall.
- All building structural components, siding, counterflashing, metal work, railing supports, doors, windows, and any other accessories functioning in conjunction with the Impermitek system must be properly maintained at all times.

Blowing/Sweeping:

Blow or sweep all Impermitek traffic bearing surfaces to remove dust, dirt, sand, grit or debris as required, but no less than once a month. If power sweeping equipment is employed, use equipment with soft brushes and rubber squeegee blades only to protect the Impermitek trafficable surfacing, finishes or membrane from scratching, scraping, gouging or ruptures.

Washing:

For water deposited surface staining, atmospheric dirt and debris, Impermitek traffic bearing surfaces should be cleaned as required, but at least once every six months, with an acceptable non-sudsing surfactant, i.e., caustic soda (tri-sodium phosphate) powdered washing detergent and water. After applying the detergent solution, gently scrub with a soft bristle brush and hose-off with water. Remove other contaminants from the Impermitek system as required. After washing, all areas of the Impermitek system should be thoroughly rinsed with clean water. Power washers, alcohol, high alkaline and abrasive cleaners or solvents should not be used, and may damage Impermitek trafficable surfacing, finishes and/or waterproofing membrane.

Periodic Inspection & Audit:

Hose down the entire deck with water to remove residue and inspect deck for scratches, scrapes, gouges, holes, cuts and ruptures of any kind in the Impermitek trafficable surfacing, finishes or waterproofing membrane as required but no less than once every three months. Report any damage to Impermitek for immediate attention and repair recommendations.

Trafficable Surfacing and/or Finish:

When excessive wear in Impermitek trafficable surfacing or finishes is visible, contact Impermitek to discuss re-surfacing options to avoid damage to the Impermitek waterproofing.

Reporting Proposed Modifications:

Report any intended changes and/or modifications to your Impermitek system prior to performing any work to ensure continuity of the Impermitek warranty delivered for your project.

Reporting Warranty

Following the warranty claim reporting procedure provided with your Impermitek Warranty.

Technical Assistance

For further information, please contact Impermitek Technical Services on +1 (780) 906-4600. More information can also be found at www.impermitek.com.

DISCLAIMER

The purpose of this Guide is to provide fundamental information and important design and/or application considerations for Impermitek roofing, waterproofing and surfacing assemblies. Impermitek manufactures and sells roofing, waterproofing, and traffic surfacing materials and does not practice architecture or engineering.

Impermitek is not responsible for the performance or damage to its products caused by such things as improper building design, construction flaws, or defects in workmanship. These guidelines should not be construed as being all-inclusive, nor should they be considered as a substitute for good application practices. This document and/or any other literature produced by or on behalf of Impermitek are offered for the purpose of guidance and must be evaluated and modified as required, by the Designer of Record and or

The design and use responsibility of Impermitek products remains with the architect, engineer, roofing contractor, or owner. Please consult your design professional for more information. Impermitek responsibility is limited to the terms and conditions of Impermitek warranty which takes effect only when issued in writing by Impermitek to the customer. Specimen warranties are available on request.