



MiraGard Sealers

Care and Maintenance Manual



MiraGard Sealers will provide a durable and long lasting, wearing surface that will withstand years of frequent abuse from pedestrian and other types of light traffic. To extend service life and benefit from many years of trouble-free service, it will be necessary to implement a regularly scheduled preventive maintenance plan to enable this unique vapor permeable pedestrian coating system to provide the performance facility owners expect and for which MiraGard Sealer was designed.

Miracote recommends that facility owners consider engaging the original coating system installer to perform annual inspections, and cleaning or pressure washing to remove dirt, debris, grease and oils. In freeze thaw climates when spring arrives, it is also strongly suggested to pressure wash deck surface to remove remaining accumulations of road salt or other types of snow melt materials. There are no pedestrian deck coating systems in existence that are maintenance-free. Some degree of wear will occur over time depending on traffic volume and frequency, and specific areas of the deck that are subject to the most abuse. After a few years of service, a recoat may be required in high traffic areas to maintain surface texture and waterproofing integrity.

Create and maintain a Miracote coating system file that will hold all pertinent data, including but not limited to, technical product data, material safety data, warranty information, inspection reports, and contact information for material supplier and the installation contractor.

Some common conditions to avoid that can be the cause of damage to any pedestrian coating system are as follows:

- Exposing the acrylic broadcast coating system to pedestrian or vehicular traffic without sufficient time to fully cure.
- Dragging large concrete, metal or other type of objects across the deck coating system.
- Extensive cracking of the concrete substrate due to settlement, shrinkage or poor joint design.
- Exposure to snow removal equipment not in conformance with care and maintenance limitations.
- Aggressive exposure conditions such as skate-boards, roller skates and other similar devices.
- **Special Note:** For exterior installations where outdoor carpet or door entrance mats may be considered for use, it is recommended to allow for air flow and moisture vapor emission through the substrate and HDWB Sealer to minimize potential for discoloration. Door mats are readily available that have an open air structure to allow for the surface to breath moisture vapor from within the concrete in lieu of being entrapped underneath materials that form a vapor barrier. DoormatSource.com displays numerous examples of these types of mat coverings, and many other manufacturers are available.

General Care and Maintenance

When and how often the deck coating system should be cleaned will be dependent on volume and frequency of pedestrian traffic exposure, and environmental conditions such as severity of winter, tropical storms, hurricanes and other weather-related events. It will be solely up to the facility owner's discretion. Regardless, Miracote recommends the following guidelines:

- Regular sweeping of surface to remove dirt and gravel that increase the abrasive effect of traffic.

- Remove gum on a regular basis using a service provider, or in-house with a non-metallic putty knife.
- Regularly clean the surface to remove accumulations of dirt and debris.
- If pressure washing, use a 45° fan tip @ low pressure (<1,000 psi) and keep wand distance @ 12".
- Hot pressure washing is acceptable provide water temperatures are maintained <180°F.
- If any surface deficiencies or damage is noted contact your original installer for inspection.
- Avoid use of harsh chemicals such as, bleach, solvents, alcohol, or undiluted acids when cleaning.
- Promptly clean up all spillage of harsh chemicals, food and beverages and other types of substances.
- Remove leaves and other plant-life before the initiation of decomposition which will cause stains.
- Consider the use of a sacrificial, acrylic co-polymer, floor sealer or wax compound applied at regular intervals, as required, based on specific levels of normal traffic exposure and volume on interior decorative floors.

Winter Snow Removal & Ice Control

- Snow blowers with rubber blades, or snow brooms are the preferred method of snow removal.
- To protect the coating and concrete deck, immediately remove large heavy piles of snow.
- Consider the use of commercial snow melt equipment.
- Hot pressure washing is acceptable provide water temperatures are maintained <180°F.
- The use metal scrappers/chippers to remove ice will damage the coating. Only use deicing materials.

Annual Inspections and Preventive Maintenance

As previously mentioned, in addition to regularly scheduled cleaning and maintenance, annual or semi-annual inspections should be performed for the discovery of any damage or issues with the pedestrian traffic deck coating or the concrete deck that may have occurred over time, or after a snow storm or other severe weather event. Inspections can be performed by the consulting engineer of record, or the original installer of the MiraGard Sealer. The following is a brief checklist that includes, but is not limited to, what should be involved in performing an inspection:

- Walk the entire area of the concrete deck to identify any evidence of deterioration or issues.
- If elevated, inspect the underside of the concrete deck to identify any evidence of leakage.
- Inspect all horizontal surfaces for any appearance of blisters, ruptures, delaminations, or cracking.
- Check all sealant joints for integrity, including adhesive or cohesive failure, or any other damage.
- Observe and/or test all drain and scupper locations for potential of blockage or clogging.
- All penetrations, transitions, and changes of plane should be inspected for any discontinuities.
- Immediately notify consulting engineer, original installer and/or manufacturer to report any issues.
- Avoid any attempt to implement corrective measures either in-house, or by another contractor.