

ALSAN RS Pedestrian Traffic Bearing Waterproofing & Surfacing Use, Care, Cleaning & Maintenance

INTRODUCTION

The ALSAN RS products installed on your building have been combined to create a quality pedestrian traffic bearing waterproofing and surfacing system. The SOPREMA 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 ALSAN RS 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 ALSAN RS system.

ALSAN RS 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 assure the best performance and longevity of ALSAN RS 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 ALSAN RS 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 ALSAN RS 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 a temporary protection such as plywood or Masonite sheathing.

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

Tools & Equipment: Objects and tools such as metal blade snow plow, snow shovels, ice shovels, ice picks, spades, and/or other tools should not be used on or come in contact with ALSAN RS trafficable surfacing, finishes or waterproofing membrane flashings.

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

Chemicals: Acid, oil, chemical, or solvent materials should not be used on or come in contact with the ALSAN RS trafficable surfacing, finishes or waterproofing. Certain acids, oils, fats, cooking grease, chemicals, and solvents may discolor or otherwise damage ALSAN RS trafficable surfacing, finishes or waterproofing membrane. If the ALSAN RS system (trafficable surfacing, finishes or waterproofing membrane) 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 ALSAN RS components, however if not cleaned quickly, this residue can form a tenacious bond and may cause ALSAN RS surfaces to become unsightly. In order 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.

Winter De-icing & Snow Removal: Ice build-up should be controlled and/or removed with acceptable de-icing salts. SOPREMA recommends the use of granular de-icing salts only, and advises against 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 ALSAN RS 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 ALSAN RS 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, snow plows 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 CARE, CLEANING & MAINTENANCE

General: 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 assure 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, counter-flashing, metal work, railing supports, doors, windows, and any other accessories functioning in conjunction with the ALSAN RS system must be properly maintained at all times.

Blowing/Sweeping: Blow or sweep all ALSAN RS 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 ALSAN RS trafficable surfacing, finishes or membrane from scratching, scraping, gouging or ruptures.

Washing: For water deposited surface staining, atmospheric dirt and debris, ALSAN RS 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 ALSAN RS system as required. After washing, all areas of the ALSAN RS 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 ALSAN RS trafficable surfacing, finishes and/or waterproofing membrane.

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

Trafficable Surfacing and/or Finish: When excessive wear in ALSAN RS trafficable surfacing or finishes is visible, contact SOPREMA to discuss re-surfacing options to avoid damage to the ALSAN RS waterproofing.

Reporting Warranty Claims: Follow the warranty claim reporting procedure provided with your SOPREMA warranty.

Reporting Proposed Modifications: Report any intended changes and or modifications to your ALSAN RS system prior to performing any work to ensure continuity of the SOPREMA warranty delivered for your project.