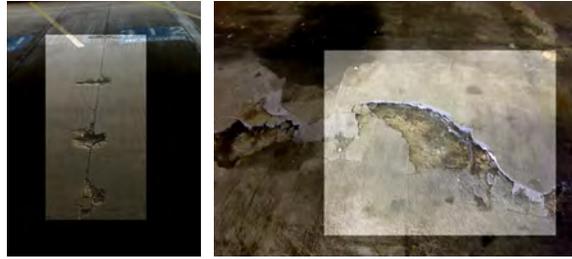


Parking Garage Terms Cheat Sheet



DECK COATINGS

Deck coating is a protective traffic membrane that is used to go over concrete surfaces that protects it from harmful items that can cause concrete deterioration.

Items such as salt, de-icers, water, oils, grease, anything that your parking deck may come in contact with.

It creates a protective layer, almost a solid rubber layer to keep out all those contaminants.



URETHANE

Urethane is short for “polyurethane,” and it’s a type of material.

A lot of caulking and sealants are made of urethane. Deck coatings are also made of urethane.

It can be used for a lot of things: concrete panels, expansion and control joints, horizontal joints, flashing, and more.

DELAMINATION & SPALLING

These terms mean the same thing — just using different terminology.

This is where the concrete has become unsound. A lot of times that can be a pothole or it can be a lifted surface or it can be rusting leaching through the concrete surface.

These can be identified by a visual inspection, but contractors also can complete a sound survey inspection to hear if there’s any unsound or hollow concrete.



JOINTS

Have you ever dealt with aches from joint pain in your wrists, hands, hips, or knees?

Joints are the parts of your body where bones meet. Joints allow the bones of your skeleton to move. For example, the joints in your knee connect your thigh to lower leg. Those joints also allow your leg to move and bend.

Joints in parking garage construction and human body joints act similarly. Joints are the sections of your garage where two components meet.



SURFACE PREPARATION

Surface preparation is by far the most important piece of the process of the durability and the life of the system.

You're only as good as what you bond to.

The term surface preparation refers to the process of treating the surface of a substance to increase its adhesion to coatings.



CURE TIME

Cure time refers to the window of time after a system is installed and before it becomes fully functional.

The cure time for a deck coating or concrete repair is the amount of time the material manufacturer and contractor recommend you wait to walk and/or drive on it.

Here's another example. For a pizza, the cure time would be how long you have to wait to eat it after pulling it out of the oven.



SHOT BLASTING

Shot blasting is a process used to clean a parking deck to prepare it for a deck coating installation.

The deck is actually cleaned with small steel BBs and a self-contained tracking unit. That will remove the top layer of the concrete, which is anywhere from a 16th to an eighth inch thick.

It's the creme of the concrete, so it opens up the pores and allows for future coats to get a better bind and bond.



EFFLORESCENCE

Efflorescence is white staining caused by the salt that water leaves behind when it evaporates.

The white stains themselves are not harmful to your parking garage. But what's important is that efflorescence is an indicator that water is present in the concrete.



PONDING

Ponding water is anytime water sits on a certain area for an extended period of time.

That typically happens at the drain because the decks are constructed where all water flows to the drains. They're the lowest spots in the parking deck.

And if those drains get clogged (and they all do), the water will build and it will grow it as much as it rains.

It'll sit there for multiple days depending on the depth of the water.



SCALING

The loss of the surface of the concrete caused by the freeze-thaw cycle and inadequate air entrainment in the concrete.



LEACHING

Water migration through the concrete slab that can result in corrosion of reinforcing steel and subsequent delamination and spalling of concrete.



EXPOSED REINFORCING STEEL

When you can see the reinforcing steel that's supposed to be completely embedded in the concrete.

PARKING GARAGE TERMS CHEAT SHEET

NOTES:

Think about your parking garage and it's current condition in regards to this cheat sheet.

