

PART 1 – GENERAL

DESCRIPTION

A. Coating of existing concrete balcony decks using acrylic roof coating. This Specification is suitable to coat previously coated and non-coated concrete balcony decks.

REVIEW / SUBMITTALS

A. Product and Material Safety Data Sheets for each product indicated in this Specification.

QUALITY ASSURANCE

- A. Contractor represents and warrants that it is experienced in and qualified to perform the work described herein and can provide the necessary equipment, supervision, and trained workforce capable of completing the work in a safe, prompt, diligent, professional and workmanlike manner and in accordance with all federal, state and local laws, rules and regulations, this Reference Guide and good coating practice.
- B. Contractor shall inspect the project to examine the actual job and site conditions and must be familiar with local conditions and all things required to complete the work that will have a bearing on its costs and completion.
- C. All substrates must be peel tested for adhesion strength.
- D. New concrete must be cured a minimum of 28 days prior to coating.

PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Store all products in a dry, well ventilated, weather tight location at temperatures between 50° F and 99° F. Do not store products at higher temperatures or in direct sunlight. Protect all products from freezing or other damage during transit, handling and storage. Store and handle products in a manner that will ensure there is no possibility of contamination. Keep lids tightly sealed when not in use. Do not stack pallets more than two (2) high. If these storage conditions are not possible, special consideration in storage must be taken.

PROJECT CONDITIONS

- A. The Owner, Owner's Representative and Contractor shall thoroughly inspect and determine the condition of the deck system and substrate to be coated, and the suitability of the roof system for the application and performance of the coating system.
- B. All surfaces and substrates which are to be coated must be properly prepared, clean, dry, structurally sound and free from any moisture, dirt, contaminants or any other conditions which may interfere with the application and performance of the coating system. Contractor shall approve the condition of the deck system and substrate prior to application of the roof coating system.
- C. Any deteriorated or damaged decking or other materials must be removed and replaced before application of the coating.

WARRANTY

- A. Manufacturer's standard Material Quality Warranty

PART 2- PRODUCTS

- A. Acrylic Coating:
 - 1. Uniflex® 41-320 Premium Gray Base Coat
 - 2. Uniflex® 41-300 Premium White Finish Coat
 - 3. Uniflex® 41-30(P,D,A) Tintable Finish Coat
- B. Primer:
 - 1. Uniflex® 36-500 Acrylic Concrete Primer
- C. Other:
 - 1. Granules (Generic)
 - a. #11 - C93 granules or like granules (.84 to 2.0 minimum in size)

COATING SYSTEM APPLICATION

A. General:

1. Surface preparation is critical prior to application of the coating system. Contractor shall ensure that all surfaces and substrates which are to be coated have been properly prepared and are clean, dry, structurally sound and free from any moisture, dirt, contaminants or any other conditions which may interfere with the application and performance of the coating system.
2. All substrates must be dry and in accordance with Coating Manufacturer's published literature prior to installation of roof coating. It is the responsibility of the building owner or their representative to ensure substrate is dry and in acceptable condition for the application of a deck coating.

B. Protection and Start-Up Procedures:

1. Contractor shall only apply coating when the existing or forecasted weather conditions and surface temperatures will permit work to be performed as described in product data sheets.
2. If Contractor is spray applying the coating system, Contractor shall post notices a minimum of 48 hours around building and parking lots prior to any spraying.
3. Contractor shall protect unrelated work and adjacent surfaces from overspray or spillage by using masking tape, plastic/paper sheets, stretch wrap, tarps or plywood, or some other material.
4. Contractor shall remove drain screens and seal the drainpipe to prevent plugging of drain during the coating operation and shall unplug drains and reinstall screens after spray operation has been completed.
5. Contractor shall follow all of Manufacturer's mixing instructions for the products prior to application.

C. Application Methods:

1. Roller: For best results when using a roller, pour coating onto substrate and then spread using squeegee. Back roll using a ¾" roller.
2. Spray: Airless spray equipment with a recommended minimum air pressure of 2,800 psi at the tip and a tip size of .031 -.035 (e.g. .635 tip) is recommended for best results.
3. Contractor shall frequently verify correct mil thickness by the use of a standard wet mil gauge during application of the coating.
4. During application of the coating, Contractor will look for and correct any pinholes, blisters or conditions which may affect the performance of the deck coating.
5. New concrete shall be primed with Uniflex Acrylic Concrete Primer.

D. Application of Coating:

1. Apply Uniflex 41-320 BASE COAT Gray Elastomeric to entire deck surface at a rate of one (1) gallon per square [Sixteen (16) wet mils; Eight (8) mils DFT].
2. Immediately broadcast #11 - C93 granules or like granules (.84 to 2.0 minimum in size) granules uniformly into wet coating at a rate of 25 pounds per 100 square feet.
3. Allow 24 hours to cure.
4. Blow or sweep loose granules away prior to applying finish coat.
5. Apply Finish Coat of Uniflex® Elastomeric Coating to entire deck surface at a rate of one (1) gallon per square [Sixteen (16) wet mils; Eight (8) mils DFT].
6. Allow finished system to cure a minimum of two days prior to use.

FIELD QUALITY CONTROL

1. Limit traffic on coated surfaces for a minimum of two (2) days.
2. Contractor shall take photographs of representative roof areas, including detail work, before work commences, after the surface has been properly prepared, after all flashing and detail work has been performed, and after application of the coating system. Photographs shall be included in final warranty request.
3. Final Observation and Verification:
 - a. Prior to demobilization from the site, a final inspection of the coating system shall be carried out by the Owner's Representative and Contractor.

- b. Any defects and non-compliance with the Specifications, Product Data Sheets or recommendations of Uniflex shall be itemized in a punch list. These items must be corrected by the Contractor to the satisfaction of the Owner.
- c. Any areas of insufficient coating thickness will require recoating by Contractor.
- d. The coating system must be fully adhered to the roof substrate. Any voids left under the system must be corrected.
- e. Material invoices must be submitted to Uniflex to verify products installed.

JOB SITE CLEANUP

- A. Remove masking and protection.
- B. Remove all project related trash and debris from jobsite and dispose of all such materials in accordance with all federal, state and local requirements for the proper handling and disposal of such materials.

Uniflex does not practice or provide any architecture or engineering services. If an Owner has a need for architectural or engineering services in relation to the project, the Owner should obtain the services of a competent and properly licensed architect or structural engineer. Neither Uniflex nor its employees offer any opinion or make any representation or warranty, and expressly disclaims any opinion, representation or warranty, on the strength or soundness of the structure, including the substrate. Any inspections of the coating system by Uniflex or its employees are for warranty issuance purposes only.