



# OPERATIONS & MAINTENANCE (O&M) MANUAL

## GRIPDECK HPW

### GENERAL INFORMATION

February 2026

#### Product Type

Gripdeck HPW is a UV resistant, waterproof and hardwearing polyurethane vehicle decking system specifically designed for external decks.

#### Typical Uses

- Garages.
- Shopping centres.
- Office buildings.
- Transportation hubs.

#### System Options (Examples)

- Smooth coating system – for cleanable, hygienic floors.
- Anti-slip system (fine or medium texture) – for areas where increased slip resistance is required.

For exact system build-ups, primers, and compatible components, always refer to the latest Gripdeck HPW data sheet and method statement.

### SAFETY INFORMATION (FOR OPERATION & MAINTENANCE)

Once fully cured and in normal use, Gripdeck HPW presents minimal risk when used as intended. However, cleaning and maintenance operations still require basic safety measures.

#### General Safety for Users & Cleaners

- Follow site safety rules at all times.
- Wear suitable PPE when cleaning (safety footwear, gloves, eye protection when using chemicals).
- Ensure good ventilation when using cleaning agents or solvents near the floor.
- Avoid activities that may mechanically damage the surface (heavy impact, aggressive scraping, uncontrolled grinding).

#### Safety for Future Repairs

If repairs or extensions are carried out using fresh Gripdeck HPW and associated components:

- Follow the current Safety Data Sheets (SDS) for all components.
- Use appropriate PPE (gloves, goggles, suitable clothing, and respiratory protection if specified).
- Observe all warnings regarding skin and eye contact, ventilation, and flammability of any associated components.

### POST-INSTALLATION & HANDOVER

#### Curing & Traffic

- The floor must not be opened to pedestrian, vehicle, or chemical traffic until the coating has cured in accordance with the latest Gripdeck HPW data sheet.
- Environmental conditions (temperature, humidity, ventilation) can significantly affect curing.

#### Pre-Handover Inspection (By Contractor)

Before handover, the contractor should check:

- Floor is continuous, with uniform appearance suitable for the specified finish (smooth or anti-slip).
- No uncured or obviously tacky areas.
- No visible blistering, delamination, or large pinholes.
- Joints are treated and sealed as specified.
- The floor is clean and free from construction debris, loose particles, masking tape, etc.



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### NORMAL OPERATION

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#### Intended Usage

- External vehicle decks subject to car traffic.
- Areas where waterproofing protection of the structural slab is required.
- Environments exposed to UV, de-icing salts and common automotive fluids.

#### Good Practice in Use

To maximise service life:

- Avoid dragging sharp or unprotected metal objects directly over the floor.
- Use suitable wheels and castors (rubber / polyurethane tyres preferred).
- Protect localised high-impact areas (e.g. drop zones) with mats or plates if required.
- Avoid sustained exposure to extreme temperatures beyond those recommended in the current technical literature.
- Prevent standing pools of aggressive chemicals or hot liquids wherever possible.

### CLEANING & ROUTINE MAINTENANCE

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A consistent cleaning regime is essential to maintain appearance and performance.

#### Daily / Routine Cleaning

##### *Dry cleaning:*

- Sweep, dust-mop, or vacuum to remove loose dust and debris.

##### *Damp cleaning:*

- Mop or scrub using a neutral pH detergent compatible with epoxy floors.
- Rinse with clean water if required and remove excess water.

Spillages (especially oils, fuels, chemicals, food and sugary liquids) should be cleaned as soon as possible to reduce staining and slip risk.

#### Periodic / Weekly or Monthly Cleaning

Depending on traffic and contamination:

- Use a scrubber-dryer or rotary machine with soft or medium pads/brushes.
- Apply a suitable detergent, scrub, then vacuum off or mop up the dirty solution.
- Rinse with clean water if recommended by the detergent manufacturer.

In winter, ensure that de-icing salts and associated residues are periodically washed away to reduce long-term exposure at high concentration.

#### Heavy Soiling & Localised Cleaning

- Pre-treat heavily soiled areas with a compatible degreaser or detergent, following the chemical supplier's instructions.
- Lightly agitate, allow dwell time if required, then mechanically scrub and rinse.

#### Cleaners & Methods to Avoid

- Avoid highly abrasive powders or very aggressive pads except where localised surface roughening is acceptable.
- Avoid unapproved strong solvents or very high-alkali cleaners that may soften or dull epoxy.
- Avoid prolonged exposure to steam cleaning directly on the floor unless confirmed acceptable by the manufacturer.

For any new or strong cleaning agent, test on a small inconspicuous area first or seek confirmation from the product manufacturer.



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### MAINTENANCE & REPAIRS

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#### Routine Inspection

Suggested inspection intervals (to be adapted to site conditions):

- Standard car-park decks: inspect at least every 6 - 12 months.
- High-duty ramps, turning areas or exposed coastal decks: inspect every 3 - 6 months.

Check for:

- Noticeable wear or dulling in heavily trafficked zones.
- Scratches, gouges, or impact damage.
- Signs of chemical attack, softening or staining.
- Condition of joints and any sealants.

#### Minor Surface Damage (Scratches, Local Wear)

For small, localised areas:

- Clean the area thoroughly and allow it to dry.
- Lightly abrade the damaged coating and feather the edges.
- Remove dust by vacuuming.
- Re-coat with the appropriate product in line with the current method statement.
- Respect the curing period before returning to traffic.

#### Larger Repairs / Exposed Substrate

Where the coating is damaged back to the substrate:

- Remove loose or debonded coating and any unsound substrate.
- Repair substrate defects (holes, cracks, spalls) with suitable repair products recommended for use with Gripdeck HPW.
- Prepare the surface by mechanical means and clean thoroughly.
- Prime and reapply Gripdeck HPW following the current method statement.

Major repairs, re-surfacing or substantial alterations should be carried out by an experienced flooring contractor familiar with the Gripdeck HPW system.

### CHEMICAL RESISTANCE & SPILL MANAGEMENT

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#### General Guidance

Gripdeck HPW is formulated to resist a range of common chemicals and contaminants when correctly specified and fully cured. The exact resistance and any limitations are given in the latest chemical resistance data for the product.

#### Spill Response

- Contain the spill quickly, using absorbent materials if suitable.
- Remove the spilled liquid and dispose of waste in accordance with local regulations.
- Wash the affected area with water and a mild detergent compatible with epoxy floors.
- Rinse thoroughly and remove residual water.
- Inspect the surface:
  - » If the coating appears softened, discoloured, blistered or otherwise affected, record the incident and arrange further inspection or repair if needed.

For any new or unusual chemical, check compatibility with Gripdeck HPW before routine exposure.



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### JOINTS & MOVEMENT CRACKS

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- Movement, construction and other joints in the substrate are normally carried through the floor system and sealed with appropriate joint sealants.
- These joints allow the substrate to move; they should not be bridged rigidly by repairs or overcoating.
- Inspect joints regularly for:
  - » Sealant cracking or loss of adhesion
  - » Dirt or debris preventing proper movement
- Renew or repair joint sealants using compatible products as required.

### STORAGE OF MATERIALS FOR FUTURE REPAIRS

If Gripdeck HPW materials are stored on site for future maintenance:

- Keep in original, unopened containers where possible.
- Store in a dry, shaded, well-ventilated area, protected from frost and excessive heat.
- Follow the storage conditions and shelf life indicated on the current product packaging and data sheet.
- Always check batch numbers and expiry dates before use.