

CASE HISTORY

PARKING DECK WATERPROOFING SYSTEM RESTORATION

COST-EFFECTIVE TRAFFIC COATING OVERCOAT FOR ACTIVE COMMERCIAL FACILITY – HAWTHORNE, CALIFORNIA

PROJECT OVERVIEW

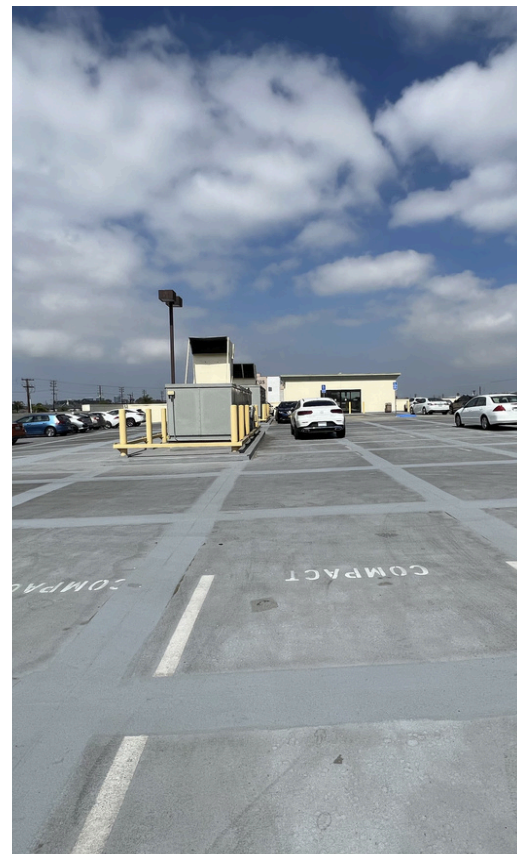
California Concrete Coatings was contracted to restore an aging roof-level parking deck serving a commercial facility in Hawthorne, California. The existing traffic coating system had been in service for more than nine years and was beginning to show widespread seam deterioration. As the system aged, water intrusion developed, resulting in leaks impacting interior medical - use spaces below.

CHALLENGE

The facility required a cost-effective solution to extend the life of the existing waterproofing system without the disruption and expense of a full removal. Maintaining safe vehicle access and keeping the building operational during construction were critical project requirements.

KEY ISSUES

- Water intrusion into the facility caused by deterioration of the existing waterproofing membrane and failing joint sealant throughout the parking deck.
- Loss of surface texture over time, resulting in a smoother floor profile and reduced traction for vehicle and pedestrian traffic.
- Declining topcoat performance, including reduced chemical resistance and visible staining from vehicle fluids, tire plasticizers, and operational wear.



SOLUTION

Working closely with the product manufacturer's technical representative, our team developed a multi-layer traffic coating overcoat system designed to properly bond to the existing surface. The scope included detailed cleaning, mechanical surface preparation, and resealing of all expansion and control joints using flexible sealant and reinforcing polyester fiber to help bridge future movement and reduce the risk of delamination.



EXECUTION

The project covered approximately 30,000 square feet and was completed using a four-layer flexible traffic coating system, including primer, waterproofing membrane, and polyurethane topcoat. To minimize operational disruption, the work was performed in two carefully planned phases, allowing continued use of the parking deck throughout installation.



RESULT

The newly installed system restored waterproofing performance, improved surface durability, and helped protect the interior environment from further moisture intrusion—while significantly extending the service life of the parking structure.

