



CAR PARK LIFE CARE PLANNING

BUILDING TRUST



WHY A LIFE CARE PLAN?

SAFE ASSET, SOUND STRUCTURE

EVERY CAR PARK OWNER OR OPERATOR HAS A LEGAL DUTY TO MAINTAIN THE PARKING FACILITY in such a manner that it does not endanger the people using it. Previous poor housekeeping has resulted in catastrophic collapses risking not only the general public but the reputation of the car park industry.

At the outset, a life care plan appraises the parking structure's physical condition ensuring the early identification of defects and specific short and long-term maintenance needs. This approach can prevent the future development of serious structural defects and avoid a potentially expensive and disruptive programme of remedial works.

In addition to the owner or operator's duty of care obligations, there are **compelling commercial reasons** too in ensuring a well maintained parking structure. A closed or restricted access car park results in dramatic reductions of revenue combined with a loss of footfall. The combined effect can be equally catastrophic as valuable customers are lost to neighbouring 'competitor' parking facilities.



Typical Contents of a life care plan include:

- As-built information including drawing and photographs
- Records of previous works, surveys and investigations
- Routine inspections and visual surveillance
- Tests to identify levels of chloride ingress, cover to reinforcement and electrical potential testing for corrosion
- Full appraisal of the structure carried out by a suitable qualified structural engineer
- Budget costings for repair and maintenance
- Recommendations for a programme of future works to include time scales of required remedial actions

Sika are offering a free service which will include the following elements forming part of the life care plan:

| FREE SERVICE ELEMENTS | |
|--|---|
| Phase 1 | |
| Initial visual assessment of structure including photographs highlighting areas which require remedial works | ✓ |
| Phase 2 | |
| Preliminary testing for structure including chloride and carbonation sampling | ✓ |
| Budget costings | ✓ |
| Phase 3 | |
| Repair specification covering corrosion management, concrete repair, car park deck waterproofing, anti-carbonation coatings and joint sealing. | ✓ |
| Bill Of Quantities detailing identified repairs | ✓ |
| Access to professional structural engineers suitably qualified to complete full structural appraisal and development of final life care plan | ✓ |

SIKA FULL RANGE SOLUTIONS FOR CAR PARKS:



WHO WE ARE

Sika have over 40 years experience within this specific sector we can offer comprehensive advise and support with your life car plan. Sika work with the best design engineers, carpark specialist contractors to ensure the support you receive is the best.

With its wide portfolio Sika can be the right partner to help to protect your structure whether you need to select the correct waterproofing for the basement, identify the ideal waterproofing decking systems, install the perfect joint sealants or repair and protect your concrete or steel structure Sika will be there to offer great advice ensuring you the operator have piece of mind that the advise, recommendations and support will be correct.

The information, and, in particular, the recommendations relating to the application and end use of Sika® products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users should always refer to the most recent issue of the Product Data Sheet for the product concerned, copies of which will be supplied on request..



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