

CONCRETE CARE & MAINTENANCE



CONGRATULATIONS!

You are a new concrete owner. You have made an investment that will add value and aesthetics to your project for years to come. Like any building material, concrete requires some maintenance to maximize its service life. MCA recommends the following practices:

TIME FRAME: IMMEDIATELY!

Cure the Concrete

- ▶ Curing is a process that provides a moist environment that prevents newly placed concrete from drying out. In cold weather, additional protection is required to prevent the newly placed concrete from freezing.
- ▶ Curing is a critical step in any concrete project as proper curing maximizes the strength and durability of concrete. As soon as texturing is completed, the curing process must begin within 30 minutes.
- ▶ In cold weather, concrete should be covered with insulated blankets to prevent the concrete temperature from falling below freezing until it has reached open to traffic strength. The minimum protection period is 3 days.
 - ▶ Visit www.miconcrete.org for additional details on concrete curing.

TIME FRAME: 30 DAYS+

Seal the Concrete

- ▶ Concrete sealers are chemical compounds that are applied to the concrete surface. These products work by waterproofing the concrete surface and preventing the penetration of water and harmful substances. Sealers are clear liquids that soak into the concrete and dry, providing a protective coating to the surface. These are typically sprayed on or applied with a paint roller at a rate specified by the supplier.
- ▶ MCA recommends a high quality silane and/or siloxane sealer be applied. Your contractor or concrete supplier can provide recommendations on what products to use. The sealer manufacturer's instructions on surface preparation and application rates should be strictly adhered to.
- ▶ Be sure to ask your concrete contractor what products they used to cure your concrete. Special steps may be needed to prepare the concrete surface for sealing if certain products were used.

TIME FRAME: BEYOND 30 DAYS

Regular Maintenance

- ▶ Follow your sealer manufacturer's recommended reapplication schedule. Typically, sealers will need to be reapplied every three to five years. You can spot check portions of your concrete to determine when sealers need to be reapplied. When water no longer beads on the surface of the concrete, it is time to reapply a sealer.

Cold Weather

- ▶ **AVOID** using deicing chemicals on the concrete for the first winter. Instead, sand can be used for traction.
- ▶ After the first winter, always be sure to check the labels on deicers. **Never use products which contain magnesium chloride or calcium chloride. Fertilizer or water softener salts should never be used as a deicers.**
 - ▶ **Sodium chloride (commonly known as rock salt or table salt) is the safest deicer for use on concrete.**



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