

Pervious Concrete Owners Manual & Maintenance Outline

Compiled, edited and updated by Bay Area Pervious Concrete, June 2014

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1.0 Introduction

Pervious concrete is both a durable hardscape as well as an infiltration area. To make sure your pavement continues to drain for decades to come, please take a few moments to review this manual.

2.0 General Guidelines

Surface clogging will reduce infiltration. To maintain the infiltration area, the surface must be free of clogging particulates. The following situations can cause clogging, and may require additional maintenance (see section 5.0) if not **avoided**:



2.1 Landscaping and or construction debris

2.2 Washing vehicles with heavy accumulations of dirt on your pavement



2.3 Heavy accumulation of Falling leaves, needles or other vegetation.

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2.4 Slopes are potential hazards that can slide or erode onto the pavement

3.0 Infiltration Testing

Every pervious pavement has a different infiltration rate. The infiltration rate depends on the mix, the aggregate, and the technique of the installer among other factors. The infiltration rate will fall to its steady state as the pavement settles into its useful life. In some cases the steady state rate is high enough to require no maintenance. Conversely, if the steady state rate is too low to infiltrate an annual design storm, regular maintenance will be required. To find the steady state infiltration rate of your pervious concrete installation, a qualified technician can do an ASTM C1701 Infiltration Test.

4.0 Scheduled Maintenance

The goal of scheduled maintenance is to maintain the steady state infiltration rate. A certain amount of dust, vegetation, and other debris will accumulate on and within your pavement over time. Maintenance can be as basic as blowing or sweeping off the organic debris and seasonal foliage regularly, to scheduling a vacuum truck service annually before the rainy season. The precise maintenance schedule will vary, with the goal being maintaining the steady state infiltration rate. There are recommendations for equipment and maintenance firms in section 7.0.

5.0 Occasional Spot Cleaning

5.1 First step: Vacuuming to prevent clogging

Prevent clogging and maintain the effective life of your pavement by quickly removing clays and soils from the surface before they become tightly packed in and ground into the voids. Clays and soils are generally easy to remove using a shop vac, “Little Wonder” or, for a large area, vacuum truck. Occasional exposure to sticky clay or other fine sediments is not good but generally not fatal. Use common sense and flush the surface as soon as possible for best results.

5.2 Second step: Pressure washing pavement

For small areas of acute clogging pressure washing or pressure washing and vacuuming have proven to be more effective than vacuuming alone to regain lost infiltration. We recommend pressure washing with a 2,500 - 3,500 psi unit.

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5.3 Impossible Clogs

Gum and migrated asphalt fines can be difficult to impossible to dislodge. In the case of gum, it is a small blockage, and it will not impact the steady state infiltration rate of the whole pavement. When asphalt pavement drains directly onto pervious concrete, asphalt fines can slowly, over time, migrate to the pervious concrete and seal the surface. If the entire pervious concrete area becomes sealed, the pervious concrete must be replaced to maintain infiltration.

6.0 Repairs & Patching

6.1 Small repairs

If it is an aesthetically sensitive area, call your pervious concrete contractor to get the closest possible match. If aesthetic matching is not an issue, you may use traditional concrete or concrete caulk at the discretion of the owner.

6.2 Large repairs or sub-pavement access

In the case of access beneath the slab or damaged pavement, a section of pervious concrete can be removed and replaced. Saw cut 2/3 the depth of the slab, and then chip out the rest to create a rough surface which will mechanically bond to the patch. To replace the pervious material, finish, and cure it, it is best to contact your pervious concrete contractor.

7.0 Recommended Resources:

7.1 Maintenance Equipment

“Little Wonder” walk behind debris vac - For small to medium size installations, to do maintenance in house. Works on traditional concrete surfaces, AC pavement and pervious concrete. <http://littlewonder.com>

7.2 Maintenance Service

Paragon Industries - They have specialized pervious concrete cleaning solutions for scheduled maintenance and acute clogging.

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