

## BEST PRACTICES FOR ASPHALT PARKING LOT MAINTENANCE

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The four most precious assets associated with a commercial building; the roof, the HVAC system, the elevator (if there is one), and the parking lot. The parking lot is the first impression of your company to your employees; as well as, your client base. A decision as to do business with a company or not...often comes right in the parking lot.

The expected useful life of a parking lot (that was properly constructed) should be 15-20 years providing proper maintenance has been applied.

### PROPER MAINTENANCE INCLUDES:

- ▶ Seal coating every two years
- ▶ Crack sealing as soon as they appear, and before they widen/worsen.
- ▶ New striping for safe navigation by pedestrians and motorists.
- ▶ Proper signage
- ▶ Pothole repairs as soon as they appear.
- ▶ Inlet repair at the first sign of failure
- ▶ Water should never be standing in a parking lot- find/remediate the root cause. Pavement failure is often the result of standing water and the subsequent freeze-thaw cycles. Small untreated cracks eventually turn into potholes which cause the pavement to fail. Once this or alligating occurs, there is no course of action other than costly reconstruction.

### BEST PRACTICES FOR ASPHALT PARKING LOT MAINTENANCE FALL INTO ONE OF THREE CATEGORIES:

**Must do:** Consisting of concerns revolving around property and personal liabilities. Some potential hazards include raised sidewalk, broken curb, potholes, large cracks, alligatored areas, and failing inlets.

**Should do:** Consisting of preventative maintenance measures that will provide life cycle cost savings by "getting ahead" of tomorrows problems today. These include crack sealing, seal coating and small repairs.

**Could do:** When the budget permits, reconstructing the area earlier is better than later. Costly base repairs can often be avoided if milling and paving are performed early.

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