

Common Types of Parking Garage Deterioration

Make a Plan to Protect Your Structure with Routine Maintenance



A poorly maintained garage can lose up to one-third of its service life. Understanding the most common types of deterioration can help you better protect your structure – and reduce downtime and surprise maintenance costs.

Plow Damage

Plow blades can scrape surfaces to harm waterproofing systems and damage structural components.



Freeze/Thaw Damage

Water that enters pores and capillaries expands as it freezes, leading to fractures that work outward to further damage the structure.



Accidents, etc.

Vehicle impacts, severe weather and other events can damage structural components in a garage.



Snow Removal

Piles of snow pushed against a load-bearing wall can dislodge the wall, creating structural damage that requires emergency repair.



Waterproofing Failures

Damage to systems like joint sealants and traffic coatings results from improper installation, aging, excessive temperature swings as well as vehicular traffic.



Chemical Reactions

When salts or de-icing chemicals are allowed to penetrate the concrete, exposing it to chlorides, it can damage concrete.



Unintended Loads

Weight overload from piled snow or overweight vehicles can crack – and cause eventual failure – in concrete decks.



Ice Damage

Ice can enter existing cracks, where it migrates into the reinforced concrete slab, causing delamination or fractures.



Our structural experts can assess deterioration and prioritize repairs, helping you develop a maintenance plan that fits within your budget.

Learn how StructureCare® can help with engineered solutions, customized plans and no surprises.

Get in touch at structurecareus.com/about/contact-us/.