



Exterior Concrete Surfacing Policy
Resolution 03-13-57; Adopted May 21, 2013

I. Purpose

The purpose of this policy is to provide the Board of Directors' policy to Staff and Residents which clarifies the Board's desired response to requests for exterior concrete surfacing within the Mutual.

II. Definitions

1) Exterior Concrete

As related to this policy, exterior concrete surfaces include walkways, pathways and first floor breezeway entrance areas within the Mutual.

2) Request

A request must meet the following criteria:

- i. Request must be received in writing.
- ii. Request must be submitted by the individual member from the building.
- iii. Request must address a safety concern (slippage).

3) Coefficient of Friction (COF)

The Coefficient of Friction is the friction between the shoe and the concrete surface. The National Floor Safety Institute recommends a COF of 0.40 or more for walking surfaces.

4) Slip Test

As related to this policy, a slip test is a test that would determine the coefficient of friction of any concrete surface. The Mutual would schedule a slip test to determine the course of action to be taken. An acceptable result on a slip test is a coefficient of friction on a flooring surface of 0.40 or greater.

5) Acid Wash/Etching

Acid Wash/Etching uses a solution of muriatic acid and water poured directly on the concrete surface. A concrete surface that has been acid washed or etched requires no additional maintenance expense.

III. Surfacing Decisions

- A. The Mutual shall not treat the surface a concrete breezeway or walkway that passes the slippage test (COF of 0.40 or greater). Members asserting the slippery condition would be required to reimburse the Mutual for the costs of testing should the COF for the surface be greater than or equal to 0.50.
- B. The Mutual shall perform an acid wash/etching without the request being presented to the Board of Directors for direction to address safety concerns, such as slippage.
- C. Acid Wash/Etching will be paid for from the General Maintenance Operating Budget.

IV. Surfacing Options

The Mutual's accepted method for surfacing exterior concrete in the Mutual is acid wash/etching, as described above.