

Epoxy Garage Floor Lifespan: Quick Reference Guide

How Long Your Coating Lasts and What Affects It

Typical lifespan ranges

- DIY epoxy kits: 2 to 5 years with normal use
- Professional single-coat epoxy: 5 to 10 years
- Professional multi-coat system (primer + base + topcoat): 10 to 15 years
- Polyaspartic topcoat over epoxy base: 15 to 20 years
- Industrial-grade 100% solids epoxy: 20+ years in low-traffic settings

Factors that shorten your coating's life

- Poor surface prep - moisture in concrete, skipped grinding, unsecured cracks
- Ontario freeze-thaw cycles - water penetrating micro-pores and expanding
- Road salt tracked in from driveways - accelerates topcoat breakdown
- Hot tire pickup - parking a hot-wheeled vehicle on an uncured or thin coating
- Chemical spills left unattended - oil, brake fluid, battery acid
- Using a pressure washer without a fan tip - strip the topcoat over time

Signs your floor needs attention

- Peeling or bubbling in patches (delamination)
- Yellowing under UV-exposed areas near garage door
- Visible concrete showing through worn patches
- Slip when wet - topcoat has lost its anti-slip aggregate
- Stains that won't clean off - sealer layer is gone

Maintenance checklist (do annually)

- [] Sweep and rinse floor before winter salt season begins
- [] Apply a fresh coat of polyurethane sealer every 3 to 5 years

- [] Inspect edges and expansion joints for moisture infiltration
- [] Clean oil spills within 24 hours to prevent staining
- [] Check for hot-tire damage spots in summer and patch with topcoat

When to call a professional

If peeling covers more than 15% of the surface, full removal and reapplication is more cost-effective than patching. If the concrete underneath shows cracking or moisture damage, that must be addressed before any new coating goes down.

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