

Maintenance and Cleaning of Fluid Applied Epoxy, Polyurethane and Cement based Floors

Dear Customer

Thank you for choosing one of our ranges of polymeric floors for your building. Fluid applied floors have many advantages over other flooring systems. They are seamless and therefore harbour less dirt and bacteria. They can be formed into a cove to continue the flooring vertically keeping dirt and cleaning fluid away from wall coatings.

They can be smooth or rough, matt or gloss and be extremely resistant to chemicals. They can even be sound and impact absorbing.

Cleaning and maintenance is easy as long as simple guidelines are followed. This is a brief outline of the maintenance required to keep your floor in the best condition possible and therefor extend its working life. For more detailed information please in the first instance contact your installer.

Maintenance of your floor

The level and type of soiling will determine the frequency of vacuuming or sweeping. Grit and sand are the main enemy of any floor coating as these can abrade the surface and lead to an increased susceptibility to soiling. Grit and dust **MUST** be vacuumed or swept up on a daily basis, more frequently for heavily soiled and trafficked areas.

We recommend that a dirt trap is incorporated into the floor where high foot traffic is envisioned from outside, particularly in commercial environments. This will not only extend the life of your floor but also cut maintenance costs.

Wet Cleaning

Wet soiling on the surface should be removed as soon as possible with a damp cloth and foot traffic excluded until the floor is completely dry. To maintain the appearance and performance of your new floor we strongly recommend that the floor is cleaned on a daily basis with the use of a suitable cleaning machine, with clean warm water only. On heavily soiled or foot trafficked areas this should be carried out twice a day.

Soap based cleaning agents should be avoided. They can result in the build-up of a sticky residue on the surface which will in its self-lead to increased maintenance and have a detrimental effect on the

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appearance of your new floor and fundamentally reduce slip resistance. Always test your floor cleaning product on the least visible area to check for any reaction. If you are in an area of high lime-scale particular attention should be paid to the surface. On any floor covering lime- scale can build up after repeated wet cleaning. If this becomes apparent the floor should be cleaned with a suitable acidic floor cleaner.

Never use Formic Acid based products.

There are many different cleaning agents on the market aimed at specific types of problems. For instance if a high incidence of soiling from grease or fatty acids is expected an alkaline cleaning solution is recommended. Whereas in a hospital an alcohol based solution for its antibacterial qualities may be required.

Method

- No wet cleaning should be carried out until the coating has fully cured, normally 7 days at 20° C
- Wet cleaning **MUST** be carried out once or twice a day depending on foot traffic and level of soiling with clean warm water only.
- If heavy soiling is present and cannot be removed with water then a floor cleaning agent should be used at exactly the recommended dosage. Cleaning agents have been tested to work as described. If added at the wrong ratio they may be too aggressive. It is a common misconception that if a heavily soiled area is to be cleaned additional cleaning agent is required. Unless the manufacturer states this, not only will it be counterproductive, it could also damage your new floor.
- Add the clean warm water or cleaning agent to the floor scrubbing machine. A red pad is normally suitable but this should be tested on a small area prior to working on the floor.
- Once the floor has been scrubbed remove **ALL** water and if used the entire cleaning agent with a wet vacuum. The cleaning agent should be removed by rinsing with clean water and vacuumed again.

CAUTION !

To avoid the danger of people slipping the cleaned area **MUST** not be opened to foot traffic until completely dry. Leaving water on the surface of any floor is not only hazardous but can lead to water marks on your floor especially in areas prone to lime scale. Ultimately this will reduce the performance and life span of your floor.

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Sealing Option

We don't advise the use of floor sealers until your floor reaches the point where regular cleaning is not giving the desired result and appearance. Please note once a sealer has been applied it is extremely difficult to remove.

There are many sealers on the market from gloss to matt. We recommend you test a small area to check that the appearance given by the sealer is the required look. High gloss sealers will give a shine to your floor that may not be aesthetically pleasing. Matt sealers give a satin gloss finish that may in extreme cases look uneven. Always test a small area.

It should also be noted that once a floor sealer is applied it is extremely difficult, if not impossible, to over coat your floor with either epoxy or polyurethane. If it is your desire to recoat your floor at intervals to keep an as new appearance floor dispersion sealers should NOT be applied.

To maintain slip resistance you must ensure that any sealers applied have the correct R rating.

Method

- Clean the floor thoroughly as described above and leave to dry completely.
- Exclude the public and all personnel from the area while cleaning is carried out and until the floor is completely dry.
- Apply an even thin coat of sealer with a lamb's wool pad or suitable application method recommended by the manufacturer.
- Leave the sealer to dry as per manufacturer's recommendations, usually about 30 minutes and repeat the process again as per manufacturer's recommendations.
- Leave the floor to dry completely before use.
- This process should be repeated several times a year in accordance with the manufacturer's recommendations.
- Maintenance of a sealed floor is the same as an unsealed floor but the cleaning agent should be compatible with the sealer. If in doubt speak to the sealer manufacturer.
- There are many sealers on the market. A sealer should be chosen that is compatible with your floor covering material and gives or maintains the required slip resistance. If in doubt speak to your contractor or the manufacturer of the sealer.

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Slip Resistance

- There are many misconceptions that have developed through and around the industry of “slip resistance” and the point of this document is not to address those. Your floor will have, like all floors, a measure of slip resistance. To maintain that slip resistance it is essential that this maintenance regime is strictly adhered to.
- On some floor surfaces the failure to remove grit, dirt and dust will scratch the surface and increase slip resistance but on most it will reduce the performance. The build-up of dirt will obviously reduce slip resistance but this also includes shoe rubber and leather. Failure to remove these may lead not only to a poor aesthetic appearance but also to an undesirable feel under foot.
- Like any surface continual heavy foot traffic will wear down the coating. The benefit of a fluid applied floor is that it can be quickly and relatively cheaply over coated.
- On a heavily trafficked area it will be necessary to recoat at regular intervals to maintain appearance and performance. As with any other type of floor careful and considerate maintenance is required.

For details of maintenance products available please consult your installer.

If these simple guidelines are followed you will experience many years of enjoyable use of your floor. It is paramount that you do not use your floor too early after laying. Many problems down the line are as a result of too early use. Please ensure that you always follow the guidelines in the relevant technical data sheets.

Giving the floor time to cure will reap many benefits down the line. If you require any further information please speak to your contractor who will be happy to answer any questions.

We hope you enjoy your floor for many years to come.

Achtis Group