

## Floor Maintenance Guide

### Mastershield UA20 / Lustre Seal M20 maintenance and cleaning guide

The look and the serviceability of your floor will improve the aesthetics of the area and also provides a safety requirement demanded by industrial standards.

- The most important thing to remember is to clean up any spill as soon as it happens
- In order to keep the floors in best possible condition it is important good housekeeping procedures are maintained

#### **SWEEP CLEAN:**

The floor should be maintained and kept clean and free of any loose debris, that could abrade the surface.

#### **REMOVE GRIME:**

Depending on the size of the floor, the use of a mop and bucket for small areas is suggested or an auto scrubber to remove any grease, spillage or scuff marks for larger areas.

#### **RUBBERTYRE MARK REMOVAL:**

A major problem in maintaining an industrial floor is the tyre marks from forklifts. These marks become more apparent and troublesome when a light reflective floor is involved. As tyre marks become more apparent they detract from the aesthetic appearance, and reduce the energy saving qualities of the floor surface.

The removal of these markings in a majority of cases can be impossible, so a cleaning maintenance programme is suggested to be put in place to manage the situation.

The most common forklift tyres are made from a universal rubber compound. This type of tyre will leave marks on concrete floors.

There are two types of "non-marking" tyres available and should be considered for use where tyre marking becomes a problem.

"White" tyres are made from synthetic rubber with white silica gel or resin instead of carbon. The white tyres have a grey-white appearance, reported cost 25% more than the universal carbon tyres and have about 90% of the life of the universal tyres. They can also have a heat build-up problem when running fast and/or long distances. If heat does build

up then the load capacity is somewhat reduced. These tyres can leave a white dust type residue, which supposedly does not adhere to the floor surface and can be swept up during the cleaning process.

Polyurethane tyres are shiny black in appearance, very hard and reportedly cost twice as much as universal rubber tyres. It is suggested that the polyurethane tyres wear three times more than the universal tyre. The polyurethane tyre will leave a black residue that reportedly does not stick to the floor unlike black rubber type tyres. This non-sticking allows the residue to be swept or vacuumed through the maintenance cleaning process.

Spinning can be a major concern of black tyre marks. This is a particular concern for light reflective floors. This practice must be discouraged where possible.

It is always good practice to test a small area of tyre mark removal with any new cleaning solution.

#### **GREASE AND OIL REMOVAL:**

Again, a regular housekeeping program will enhance the appearance of your floor. However, as oil and grease stains become evident, many cleaning options are available.

Sanitation chemical companies will be able to advise regarding appropriate cleaning products. Contact your sales office for recommendations.

Depending on the degree of build-up determines the mix ratio of cleaning products. The cleaning product can be mixed at a 1:1 ratio with warm water, mopped onto the floor and allowed to sit for 15 minutes. After the 15 minute interval, the area can be scrubbed with a scrubbing pad to loosen the residue. For heavy applications use the product neat from the container. After this procedure, flush with water and remove excess solution from the floor surface.

Do not use black pads to clean any marks from the light reflective floor surface. The green scrubbing pad is the preferred pad for these chores. The buffing pads are also acceptable. As a guide, manufacturers indicate that the darker the colour of the pad denotes the coarseness of the abrasion.

In all cleaning applications, the work must be carried out in strict accordance to the manufacturers Technical Data Sheets.

## MAINTENANCE OF EPOXY AND POLYURETHANE FLOORS COATINGS

*Method of cleaning floor:*

Whether a floor finish (sacrificial polish) is used or not, regular cleaning is required. A pH neutral chemical cleaner is recommended for general soil removal and daily maintenance.

All floors should be mopped using a dry mop method of application and using a strong commercial detergent containing a water-soluble polish.

Non slip floors can be cleaned using low pressure cleaning equipment. The pressure of the equipment should be less than 1,000 psi.

Once the floor is dry from this application it should be buffed off using a hand held polishing buff or lightly buffed by mechanical means via a rotary action.

With a power-scrubbing machine please be aware of the different types of pads to be used. All pad manufacturers try to maintain a continuity of colour, however this does not always hold true.

As a general rule the pad colours are as follows:

- black - stripping
- green - scrubbing
- red & blue - buffing

Scratches should be taken out using a commercial floor polish preferably by hand along the scratch and then buffed using either of the above applications.

## SPILLAGES:

Spillages of any kind should be wiped up and removed as soon as possible. This is both a good practice in terms of Occupational Health and Safety and will also maintain the floor in good condition. If the floor coating has been removed by a spillage or damage, it should be re-applied as soon as possible to prevent degradation of the subsequent areas.

Contaminations such as trolley rubber marks or scuffing from rubber-soled shoes can be removed by using commercial detergents designed for this purpose.

An alternative means of cleaning the floor is to engage a Commercial Cleaning Company who will, once the floor has been thoroughly cleaned and all marks removed, apply sacrificial polish and then burnish the floor once dry.

This method of maintaining lustre on the floor is similar to hard floors such as in situ Terrazzo, Terrazzo tiles and vinyl floors commonly used in shopping centres and supermarkets.

## INSTALL EQUIPMENT WITH CAUTION & VEHICLE TRAFFIC:

The installation of equipment, furniture, storage racks, goods, filing cabinets etc., needs to be carried out with care to minimise surface marking and scratching. Forklift trucks and other vehicles need to be driven with care over these surfaces to avoid marking caused by wheel spin, sharp and abrupt turning or sliding, leaving unsightly marks that need to be removed immediately.

## MAINTENANCE OF FLOORS SUBJECT TO FREQUENT CLEANING:

The types of cleaning solutions or compounds become even more important when these areas are subject to frequent cleaning. In areas subject to frequent cleaning, all maintenance compounds or cleaning solutions should be of a high alkaline composition.

Obviously along with proper pH factor cleaning agents, maintenance procedures must not allow water to sit on the floor for extended periods of time.