

FLOOR CLEANING GUIDELINES – SaniCoat Epoxy Floor Coating Systems

WHY CLEAN YOUR FLOOR?

Appearance: Naturally, your floor will look its best when it is clean. By instituting a scheduled cleaning program, the floor can continue to look and perform as it did when it was first installed. **Dust and dirt will dull your floor surface unless removed on a regular basis.** Train employees to avoid dragging heavy equipment or pallets across your floor and avoid spinning fork lift wheels.

Service Life: The lifetime of your floor will be directly proportional to how well you clean it. Particularly in aggressive-use areas, (i.e. warehouses, machine shops) contaminates such as oils, dirt, and grease work with water to attack your floor. This will lead to extended damage of the floor.

HOW TO CLEAN YOUR FLOOR

Broom: Sweep and clean your floors regularly with a soft bristle push broom or vacuum. This will remove abrasive dirt and debris that may otherwise scratch the surface.

Mechanical scrubbers: Self contained mechanical scrubbers with vacuum suction drying, are the most efficient and cost effective method. Pay particular attention to the type of cleaning pads or brushes you use. The pad/brushes should not mark or scratch the surface of the floor. The “white” cleaning pads work well for smooth epoxy coatings.

Spray cleaning/power washers: Highly effective but difficult to contain and remove the water. In most cases, power washing is combined with chemical cleaning. Water under pressure is insufficient to emulsify oils and greases. Power wash, scrub with a chemical, and then rinse and squeegee dry.

Mops: Mops are generally ineffective except for smooth finish floors in the mildest cleaning solutions. It is important to change the cleaning solution and rinse your mop often. Use mops made of rayon as cotton mops tend to snag and fray.

Wet vacuum: In areas that do not have drains (if mechanical scrubber is not available), a vacuum designed for water pickup should be used. It is important to remove all of the cleaning solution from the floor.

Squeegee: Use a flat rubber, neoprene or foam squeegee to move the water to drains. A flat squeegee will leave the floor fairly dry.

CLEANERS

The recommended cleaners for polymer floors are butyl degreasers. Simple Green® All-Purpose Cleaner is an example of this and works well. A mild alkaline cleaner can also be used. These cleaners can be found at most hardware, janitorial supply and home improvement stores, including Home Depot, Lowe’s and Menard’s. Refer to the instructions on the label for dilution rate and safe handling. These cleaners should be used in areas with oil and grease build-up (i.e. kitchens, food and beverage facilities, machine shops, automotive repair areas, etc.). They are most effective when diluted with warm or hot water (or per the manufacturers recommendations) and allowed to sit on the floor for 10-15 minutes before scrubbing. A thorough rinsing is necessary. If not completely rinsed, a white residue may appear on the surface. Do not use acid based cleaners or abrasive cleaners, they may stain and damage your floor. A neutral based cleaner, though not as effective, will work for light duty cleaning without leaving a residue.

BREAK-IN PERIOD AND WHEN TO CLEAN YOUR FLOOR

Many high performance flooring systems can require one to two weeks to obtain their maximum degree of cure. Aliphatic urethanes tend to take even longer. Thus, optimum chemical and abrasion resistance properties are not necessarily present during the first five to seven days after installation. **DO NOT APPLY WATER OR ANY CHEMICAL CLEANERS DURING THIS BREAK-IN PERIOD.** How often you need to clean your floor depends on the type of contaminates the floor is exposed to. Frequent cleaning is recommended for optimum performance. The more harsh the environment, the more frequently you should clean your floors. Dust and dirt will dull the finish if not removed on a regular basis. Chemical spills such as battery acids, phosphoric acids, and dyes, etc., in many cases will stain without otherwise damaging the floor. We always recommend cleaning chemical spills immediately.

CAUTION: Some cleaners will affect the color, gloss, or texture of your polymer floor surfaces. To determine how your cleaner will perform, we recommend that you first test each cleaner in a small area, utilizing your cleaning technique. This precaution will demonstrate the effect of your cleaner and technique. If no harmful effects are observed, continue with the procedure. If the cleaning material and/or procedure is detrimental to the floor, than modifications to one or both are necessary.