

EDUCATIONAL SERIES: ES.2

## Maintenance of Decorative Polymer Floor Surfaces

### OWNER'S GUIDE FOR THE SUGGESTED MAINTENANCE OF DECORATIVE POLYMER OVERLAYS

### CUSTODIAN'S GUIDE TO THE PROPER MAINTENANCE OF DECORATIVE POLYMER OVERLAYS

### DO'S, DON'TS and HELPFUL TIPS FOR POLYMER FLOOR CARE and MAINTENANCE

### OWNER'S GUIDE FOR THE SUGGESTED MAINTENANCE OF DECORATIVE POLYMER OVERLAYS

**MAINTENANCE PRECAUTIONS:** Crown Polymers Decorative Floor Overlays are tough and non-absorptive, however harsh cleaners may damage decorative polymer floor overlay top coats. It is advisable to use materials that are above neutral with a pH factor between 7 and 10. Avoid all-purpose cleaners or soaps containing water soluble, inorganic, or crystallizing salts, harmful high alkali or acid ingredients. Many sweeping compounds contain oils, which may be a fire hazard or cause slippery surfaces. Other sweeping compounds contain sand which is hard to sweep, and can abrade the floor surface. Most owners want to see a high gloss or sheen on their floors and therefore sweeping compounds may dull the surface.

The finished surface should comply with ADA slip resistance standards with a coefficient of friction rating of minimum 0.6. If discoloration of the clear or pigmented coat is of importance, (turning amber or called yellowing), selection of the polymer top coat is critical and the polymer manufacture recommendations should be followed. Epoxy will have a tendency to discolor with age when exposed to sun light. Polyurea and water based polyurethanes are the best choice for U.V. resistant. As for abrasive wear, considerations, and maintaining a high gloss, all three polymers of these popular polymers are widely used when lasting protection is needed.

**CLEANING PROCEDURES:** Before cleaning the entire floor for the first time, test the cleaning solution in a small area to evaluate its ability to clean and not leave a foggy film on the surface of the top coat. Determine if it works well in your cleaning machine or does not gum up your mop when manually mopping the floor. All Cleaners Are Not Equal, and are designed to react differently under certain conditions, mix in accordance to the manufacturer instructions, and allowed to remain on the floor surface for the recommended period of minutes. This provides the necessary time for the grime dissolving action to take place. Then rinse the dirt-laden solution from the surface by squeegee, vacuum, or mopping. Rinse with ample clean water. It is important to keep the floor wet during this entire cleaning process so the dirt does not reabsorb in the floor. Your tap water may cause a foggy effect on the cleaned surface because of the soluble salts it contains. Adjusting the pH of the water may be required to obtain the high gloss built into the coating. If this problem occurs, the cleaning chemical manufacturer can typically solve this condition. Moreover, remember, that the quality of the water may change from different geographic locations, and therefore the same cleaning product may not work the same at each of your locations

A frequently asked question: "How often must we sweep or scrub the floor?" The amount of traffic that moves across the floor daily, combined with the dirt that blows through the doors by the wind and carried in on the shoes of the pedestrian will determine the maintenance requirement. Nevertheless, it is normal that daily dust mopping is a requirement in most public buildings. Daily dust mopping removes both the dust and grit tracked into the building. The grit acts as an abrasive on your hard surface and will eventually cause a dulling of the top coat in heavy traffic areas. Properly scheduled maintenance of the floor will extend the high gloss cycle and the aesthetic value of the top coat, and greatly reduce the overall floor maintenance requirements. Decorative polymer floors are easy to maintain, but this does not mean that no care is required.

## ***SUGGESTED CUSTODIAN'S GUIDE TO THE PROPER MAINTENANCE OF DECORATIVE POLYMER OVERLAYS***

**IMPORTANT NOTE:** Follow the instructions to keep your Decorative Polymer Floors clean and long lasting. These are the minimum maintenance suggestions. Each project manager should evaluate their project maintenance conditions individually, and on large projects, the maintenance requirements may vary because of exposure and traffic patterns.

**CAUTION:** Before deviation from these instructions, consult with the Crown Polymers or the Installation Contractor for advice. ALWAYS KEEP RINSE WATER, MOPS & PAILS, AND HOLDING TANKS ON CLEANING MACHINES CLEAN! DO NOT WAX POLYMER FLOORS.

**DAILY:** SWEEP USING YARN-WICK BRUSH TREATED WITH SWEEPING COMPOUND. Stubborn stains and scuffmarks are best removed by hand working with cleaner diluted in warm water.

**WEEKLY:** DAMP MOP LIGHTLY SOILED FLOORS WITH CLEANER. Scrub heavily soiled floors with a mechanical buffing machine and cleaner. Mop up residue with clean water before it dries. Allow to dry and buff with a dry brush.

**Note:** Allow the cleaner time to work, the formula is designed to moisten and loosen foreign matter on the Polymer Surface. Several minutes may be required, follow the manufacturer's directions, but do not allow the solution to dry on the surface. If drying occurs, treat smaller areas to prevent drying.

### **WARNING!!**

**SOMETIME IN THE FUTURE:** Eventually the main traffic areas will become duller than the less traveled areas. Before wearing through the topcoat polymer, clean and lightly sand the surface. Reseal the floor surface with the same topcoat polymer. This process will make your floor look new again, as long as the top coat is resealed before wearing into the decorative polymer overlay. The overlay decorative appearance could be permanently damaged if not resealed before wearing through the top coat. During the reapplication of the top coat, anti-slip materials should be incorporated in the process of application to comply with ADA slip resistant standards. Consult Crown Polymers for advice.

Following the above minimum maintenance suggestions, have proven over time to provide the owner with the lowest maintenance cost of maintaining attractive floor systems.

## **DO'S, DON'TS and HELPFUL TIPS FOR POLYMER FLOOR CARE and MAINTENANCE**

Your Decorative Polymer Floor has been completely sealed with the top coat. This protects your surface from immediate stains, but no spillage should be ignored and allowed to dry on the floor. Some chemicals could dull the surface or harsh chemicals may destroy the protective top coat. Good housekeeping procedures require that your floor remains clean.

### **DO'S**

**DO ASK** the installing Decorative Polymer Contractor to recommend the proper cleaner to be used on your floor. If you prefer to use an existing product of your choice, consult with the Contractor and Crown Polymers to evaluate a small test area before cleaning the entire floor.

**DO DUST MOP** your floors daily, this not only picks up the dust, but also the grit tracked into your building. The grit acts as an abrasive on your hard surface floor and will eventually dull the surface.

**DO SCRUB** your new Decorative Polymer Floors a minimum of twice a week, for the initial two to three months, as the construction dust is still in the air, and will eventually be deposited on your floor. After this period, once per week, depending on the amount of foot traffic, keep your floor clean in appearance. Always rinse your floors well to prevent a build-up of cleaner residue that could become slippery.

**DO USE** maintenance products that are compatible with your Polymer Top Coat.

**DO ALLOW** your cleaner time to react as designed to loosen foreign matter. Several minutes should be adequate, but **DO NOT ALLOW** the cleaning solution to dry on surface.

**DO USE** a 3-M White type Pad under the scrubbing machine during normal maintenance procedures.

### **DON'TS**

**DON'T USE** surface waxes or sealers. Use of such products can result in slippery surfaces.

**DON'T USE** cleaners containing water soluble inorganic or crystallizing salts, harmful alkali or acids. Use of such products could prove harmful to your Decorative Polymer Floor.

**DON'T TRY** miracle cleaners on your floor without getting an opinion on such products from your Decorative Polymer Floor Contractor or Crown Polymers.

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