

Maintenance Guidelines

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Sikafloor® Systems

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Protection, Cleaning and Maintenance Guidelines

To ensure that your Sikafloor® system remains as attractive as possible, maintains its properties, such as slip resistance or electrical conductivity values, and provides years of satisfaction, the correct cleaning and maintenance regime should be scheduled.

When first installed and once cured, your floor should be temporarily protected to guard against damage caused by ongoing construction traffic or atypical operations within the facility. Once these activities are completed, and before the floor goes into normal service, it should be cleaned with a recommended floor cleaner, using the most suitable equipment for the area concerned.

Temporary Protective Measures

If equipment, racking, furniture, cabinets or goods, etc., are to be placed on the floor, every precaution should be taken to minimize surface scratching and marking during the positioning of such. Construction trades or facilities personnel should be asked to avoid dragging heavy articles across the floor and to take care when using fork-lift trucks (e.g. avoid spinning the wheels or sliding). Until such time as all construction and uncommon activities are completed, the recently installed flooring should be temporarily protected. A covering, consisting of a polythene sheet over which is installed an appropriately-resistant and taped layer of board, is recommended.

Initial Cleaning Following Installation

Once all construction work and unusual activities are concluded, and the temporary protection removed, the floor should be swept to remove any loose debris. An inspection should then be undertaken to identify the need for any localized treatments required to remove spills, shoe scuff marks, or rubber tire residue.

To remove these types of stains, the use of PROFIL FLOOR CLEANER AND GREASE REMOVER from Diversey or BLUE THUNDER from Wood Wyant is recommended. Employing either product, scrub the spot as required, using a suitably effective mop, automatic scrubber or single disc janitorial machine (not exceeding 22.7 kg [50 lb pad load]). Remove the cleaning solution with a mop and bucket or wet vacuum.

The entire floor finish should then be cleaned using a mild alkaline cleaner, such as EASY PAKS NEUTRAL CLEANER from Diversey or Wood Wyant PRO-FRESH neutral cleaner. The method and equipment used to clean the area will depend upon the size of the area and the manpower available. Following application of the cleaner, mop dry or use an automatic wet vacuum to remove the resultant solution, changing the water frequently if using a mop, and allow to dry.

Pre-Use Inspection

The floor should now be inspected to ensure that it has been cleaned to your satisfaction and that all dirt and stains have been removed.

Floor Maintenance

If the correct cleaning and maintenance schedule is used, the appearance of your floor will easily be maintained.

Once initial cleaning has been carried out or the decision to leave the floor as supplied has been taken, the floor will require regular cleaning with either a neutral or mildly alkaline floor cleaner, depending upon the type and level of soiling encountered.

Note: When an ESD or ECF (electro-static or electrically conductive) system has been installed it should be recognised that accumulations of dust, soil, grease or other contaminants will reduce effectiveness by creating a dielectric barrier on the floor surface. Additionally, the use of ESD compliant footwear or shoe appliances will also contribute to the performance of the installed system.

When cleaning ESD/ECF control floor systems, always complete the procedure using a clean water rinse to remove cleaner residue. Water containing high levels of dissolved minerals ('hard water') may also leave a residue that may impact upon the effectiveness of the ESD grounding of personnel.

Follow the pre-mentioned procedures using EASY PAKS NEUTRAL CLEANER from Diversey or Wood Wyant PRO FRESH neutral cleaner.

For a high gloss finish, it is an acceptable practice to apply a light polymer and wax polish. This will maintain the high gloss finish, provide a hard wearing surface and operate as a sacrificial film, allowing for the removal of surface scratches or blemishes. This can be accomplished by mopping or using an automatic scrubber to apply TASKI WIWAX from Diversey or Wood Wyant ETERNAL PRO.

If a slip resistant coating is required, CAREFREE MATTE FLOOR FINISH from Diversey or MILLENNIUM SATIN from Wood Wyant can be applied to provide a silky, low gloss, protective and sacrificial film with slip and traffic resistance.

In kitchen areas or locations where a high build-up of grease is likely, PROFIL FLOOR CLEANER AND GREASE REMOVER can be used, or Wood Wyant BLUE THUNDER CLEANER/DEGREASER. Mop up or wet vacuum the resultant solution to remove, and rinse with clean water as necessary.

Construction



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If you decide to use a sacrificial coat of surface polish on your floor, then visible wear can be simply overlaid with a fresh coat of polish. However, if multiple coats are applied, it may be necessary to occasionally remove the polish and start afresh. This can be achieved by using a cold water stripper such as BRAVO-HEAVY DUTY LOW ODOR STRIPPER from Diversey or Wood Wyant PRO-STRIP. This will remove any existing polish without detriment to the flooring system and permit the reapplication of a suitable polish.

Note: Never apply a wax, acrylic floor finish, or other material that will impart a non-conductive film onto ESD/ECF control systems. Do not use dust control sprays on dust mops or electro-dissipative treatments on ESD/ECF floor surfaces either.

Before use, always refer to cleaning and polishing product information and application instructions published by the manufacturer. Always follow Diversey's or Wood Wyant's most current data.

Diversey Inc. (Canada)
1 (905) 829-1200
www.diversey.com

Wood Wyant Canada Inc.
1 (800) 361-7691
www.woodwyant.com

Machine Scrubbing Procedure

When using a machine scrubber for fresh and lightly soiled floors, use MICRO FIBER CONTACT PADS or a 3M WHITE FLOOR MAINTENANCE PAD.

For heavily soiled areas, the careful use of a 3M RED MAINTENANCE PAD can be undertaken before employing the MICRO FIBER CONTACT PADS or 3M WHITE MAINTENANCE PADS.

For optimum cleaning effect, allow the cleaning solutions to sit on the soiled floor for 3-5 minutes and then use the machine scrubber, with the vacuum turned off, for the first pass.

Please note that the repeated and continuous use of 3M RED, BLUE or BLACK FLOOR MAINTENANCE PADS will eventually diminish the gloss of a Sikafloor® product; thus, it is recommended that floors be temporarily protected from sources of heavy marking, during unusually heavy operations, or in the presence of chemicals which the floor is not designed to resist, rather than expose them to repeated, intensive cleaning. The use of a sacrificial polish or film is also recommended to reduce the need for scrubbing.

Attending to Spills

Spills of any chemical liquids or powders should be wiped up, absorbed or removed as soon as possible. Not only is this a matter of health and safety, but it will also assist in maintaining the good condition of your floor. Once the spill is removed, the area should be cleaned as usual with the recommended floor cleaners. If a sacrificial polish or film has been applied previously, the floor should be inspected to check if it remains intact, functional and to your satisfaction. If it is not, a new coat should be reapplied as promptly as possible.

Preventative Measures

It is strongly advised that in order to maximise the visual and performance characteristics of an installed floor, sympathetic practices are employed.

For example, personnel should be instructed to avoid dragging or sliding heavy equipment across the floor surface. Similarly and wherever possible, the dropping of sharp and/or heavy implements, the spinning or pivoting of motorised vehicle wheels should be prevented.

When cleaning floor surfaces, do not employ strong chemicals which have not been approved, do not employ stiff or abrasive impregnated power bristle heads, and be aware that abrasive cleaning tools will dull or scratch surfaces.

Harsh environments will tend to demand more frequent cleaning and the removal of dust, dirt and debris from the surface on a regular basis will serve to prevent dulling of the finish and will maintain original characteristics.

Points to Remember

- Temporary protection after initial installation will safeguard against early damage.
- An initial cleaning is recommended to attain maximum aesthetic value of flooring.
- Extra care taken when installing equipment, etc., will prevent damage to floors.
- A sacrificial film of floor finish can serve as an easily-maintained, first line of defence. However, it should never be employed where ESD/ECF flooring systems are installed.
- Regular cleaning with the appropriate product will prolong the original appearance of the floor.
- Spills should be cleaned-up as soon as possible to avoid damaging the floor surface.
- Take care that industrial or operational processes do not impart a non-conductive film on ESD/ECF floors (presence of silicone release agents, spray lubricants, paints, lacquers etc.) as these will impact upon the performance of the floor system.
- Prevention of damage through best practice in use and maintenance will serve to prolong the performance, durability and attractiveness of floors.

With care, your Sikafloor® system will provide you with years of hard wear while retaining its beautiful appearance.

For more information, consult your Sika Representative and where necessary, refer to the Sika Product Data Sheets and Material Safety Data Sheets (www.sika.ca).

The information, and in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions, within their shelf life. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any recommendations, or from any other advice offered. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users should always refer to the most recent issue of the Product Data Sheet for the product concerned, copies of which will be supplied on request or can be accessed in the Internet under www.sika.ca.



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