



Protective Coating Specialists, Inc.

Cleaning & Maintenance Guidelines

Importance of Maintaining Your Floor

Your floor will look its best when it is clean. Routine maintenance of the floor PCS has installed assures you of a safe, long-life system that will continue to look and perform as it did when it was first installed.

- Proper maintenance will prolong the life of your floor coatings
- Implementing a good floor care program will help maintain the appearance of your floor and help minimize any safety hazards
- Dirt and dust are abrasive and dull the finish and decrease the life of your coating
- Frequency of maintenance will increase in harsher environments or environments with more dirt or soil accumulation

Top Floor Maintenance Tips

- Sweep floor daily with mechanized sweeping equipment or broom
- Scrub floors at least once a week with proper brush and detergent or we recommend using an auto scrubber
- Clean all spills immediately before they damage the coating, especially spills that are chemical or acidic in nature as they could stain or discolor the floor
- Place walk off mats at entry ways to minimize dirt and moisture entering the facility
- Protect the floor by using mats when moving or sliding heavy machinery, pallet or materials
- Dropping heavy or sharp objects on floors may cause chips/gouges in floor coating
- Use appropriate brushes on high-gloss finishes as stiff bristles or heavily worn brushes will dull the finish
- Use a general-purpose cleaner for regular cleaning as caustic cleaning solutions or solvents may dull your floor finish
- Have gouges, scratches, delamination or peeling repaired as soon as possible to prevent further damage to your floor
- Place chair mats under wheeled chairs at desks and work stations to prevent abrasion over time
- Protect the floor by making sure chair legs do not have sharp edges and have felt or rubber protective pads

General Floor Cleaning Methods

Sweeping

- Sweep floors daily to prevent dust and dirt from accumulating as they act like sandpaper under feet and wheels and can damage your floor
- Use a broom or mechanized sweeper with soft nylon bristles as stiff brushes may scratch the coating and cause gloss floors to dull

Scrubbing

- Scrub floors weekly or as often as needed to prolong the life of your floor coating
- High traffic areas such as aisle ways and areas where oil and grease are frequently used may require daily scrubbing
- Equip your automatic floor scrubber with the correct brush or pad to protect your floor finish
 - Use soft nylon brushes and white or red pads
 - Do not use stiff brushes or pads, which will dull or scratch your coated surfaces
- Use the correct dilution rate recommended for your scrubbing equipment or detergent

Liquid Spills

- All liquid spills are safety hazards and should be cleaned up immediately
 - Wipe, mop or use automated equipment, depending on size of the spill
 - Mop or scrub the area to remove sticky or greasy residues as soon as possible to prevent accumulation of dust and dirt that can damage floor
- Spills of caustics, acids and solvents should be cleaned immediately and thoroughly
 - Harsh liquids that remain on the floor may soften, discolor, or remove coating or sealer
 - Always wear personal protective equipment for chemical spill clean up

Stain Prevention and Removal

- Stains can be prevented by cleaning spills immediately
- Most stains can be minimized or removed without further damage to your floor
 - Use mild solution, progressing to stronger removers until the stain disappears
 - Inks, dyes and stains resulting from chemical or acidic spill may never be removed
 - Wear rubber gloves and eye protection when working with cleaning chemicals

Rubber Marks & Burns

- Rubber marks are deposits of rubber on or near the surface of the floor coating
 - In most cases, these can be removed by scrubbing with a strong concentration of a solvent-based detergent (orange/yellow) and water
- Rubber burns show on the surface of coating caused by heat and friction from spinning tires
 - In most cases, these cannot be removed
 - Keep floors clean to keep tires from slipping and spinning on your floor
- Tire stains (plasticizer marks) are caused by tires sitting on top of a coating and an exchange of chemical components between the non-rubber tire and the coating when they are in contact for an extended time
 - These types of markings are impossible to remove
 - Place a barrier between the tires and the coatings to prevent this
 - Recoating of the area is the only way to eliminate these

Scratches and Gouges

- Scratches and gouges shorten the life of floors when moisture seeps into cracks, resulting in peeling of the coating
- Avoid sliding heavy machinery, pallets, or sharp objects across the floor

Product Recommendations

- Detergent: Use a moderate foaming detergent that will rinse easily with hot or cold water
 - Light Soil – non-butyl, non-caustic industrial detergent
 - Oil/Grease – high-alkaline, non-caustic industrial detergent
- Equipment
 - Mechanized with a soft nylon bristle brush
 - Prior to using brooms, scrub brushes, scouring pads or any other cleaning utensil on the finished floor, conduct a test on a product sample to be sure surface damage/scratches will not result from its use.
 - A soft neoprene squeegee is useful in the removal of dirty water from the floor

Protective Coating Specialists Contact Information

For More Information Call Us:
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Or Visit Us Online:
www.pcs-floors.com