

Maintenance Overview

One of the greatest benefits of using Rubber flooring products is they do not require a floor finish, commonly called a "wax", within the parameters of a maintenance program. However, these products do require daily and routine care and maintenance with cleaning equipment to maintain the desired appearance. The frequency of daily and routine maintenance will depend upon the amount and type of traffic and soil entering into the area, however, maintenance may be more frequent within the first year of installation. Over time, rubber material cures and hardens, closing the pores of the rubber.

When installing IMO Raised Design Rubber Tile in areas where rolling chairs will be used, a resilient flooring chair pad must be installed over the finished floor to protect floor covering. In areas where desks, chairs and or furniture with castors will be used, it is extremely important to reduce the amount of debris around the area of the chair, furniture feet or castors.

When furniture is moved repeatedly, this debris can build up underneath chair and furniture feet or castors and cause damage to the flooring. The chair castors and other chair and furniture floor protection devices must be regularly inspected for debris, build-up or damage and cleaned when necessary.

Always use untreated, new or thoroughly cleaned mops and pads when conducting daily or routine maintenance. Do not use Kerosene, Gasoline, Naphtha and/or other solvents to clean Rubber Tile. As with any maintenance program, be sure to use proper PPE (Personal Protective Equipment) per the cleaning product SDS and ensure all maintenance procedures are conducted per the cleaning products instructions. The use of Caution Tape and /or Wet Floor Signs are recommended to prevent slips and falls.

Additional Information

Recommended Cleaners

Excelsior NC-900 Neutral Cleaner
Excelsior CM-910 Cleaner / Maintainer

Recommended Floor Finishes

Excelsior MF-940 Acrylic Matte Floor Finish
Excelsior GF-950 Acrylic Gloss Floor Finish

Excelsior PF-960 Acrylic Performance Finish

Recommended Finish Removers
Excelsior PR-930 Performance Remover

Technical Documents & Support

Additional product resources and technical documents are available online at flexcofloors.com. For additional technical support, send an e-mail to solutions@rhctechical.com.

1. POST-INSTALLATION CHECKLIST

- Prior to moving furniture or heavy equipment, sweep the floor and cover with an appropriate protective product, such as Masonite, Ram Board or equivalent, to prevent scuffing and scratching that may not come out during the maintenance procedures.
- DO NOT use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen.
- DO NOT use highly alkaline or acidic cleaners.
- DO NOT use detergents, abrasive cleaners or "mop and shine" type products (such as Bleach, Pine-Sol, Clorox Soft Scrub, Fabuloso, Mop & Glo, Mr. Clean, Murphy's Oil Soap and similar, unapproved cleaners), as these will damage, soften or discolor the flooring material.
- DO NOT use sweeping compounds or cleaning agents containing oils or solvents.
- DO NOT scrub, buff or mop the area within the adhesives traffic limits (48-72 hours) to allow proper curing of the adhesive used in installation.
- DO NOT allow excess amounts of water to sit on floor for

extended periods of time.

- DO NOT allow the cleaning solution or topical moisture to work its way beneath the flooring material, as this can result in an adhesive and/or installation failure.

2. INITIAL MAINTENANCE

Ensure that adhesive has cured for recommended period of time prior to conducting initial maintenance. Remove any protective coverings prior to cleaning. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen. Do not use detergents, abrasive cleaners or "mop and shine" type products, as these will damage, soften or discolor the flooring material.

Mix 2-4 ounces of Excelsior NC-900 Neutral Cleaner per gallon of clean, potable water. Use a clean mop to apply cleaning solution to the area and let stand for 5-10 minutes.

If using a low-speed, rotary floor machine (175 – 350 RPM), scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad.

If using an auto-scrubber, scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Buffer Pad. If flooring

is heavily soiled, allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

Installation areas that will be difficult to maintain with a rotary floor machine or auto-scrubber (such as elevators cabs or small rooms) or will not receive routine maintenance with a rotary floor machine or auto-scrubber should have a compatible floor finish installed, such as the Excelsior MF-940, GF-950 or PF-960, in order to ease maintenance of the floor covering.

3. FINISH APPLICATION (Optional)

Rubber flooring materials do not normally require floor finish, as the material can be maintained by routine cleaning and dry buffing. However, in some cases rubber flooring can be protected and maintained with a floor finish.

Ensure that initial maintenance has been conducted prior to applying floor finish. Flooring area must be free of dust, dirt, debris, adhesive or cleaning residues, mold release agents and any potential contaminants.

Apply Excelsior MF-940, GF-950 or PF-960 per the installation instructions in 3-4 coats. Allow each coat to dry completely before apply additional coats.

4. DAILY MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting daily maintenance. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. Do not use vacuums that have a beater bar or electric brooms with hard plastic bottoms or no padding, as this may cause discoloration, scratching and loss of sheen.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a clean mop to clean spills, dirt buildup and other debris. Rinse the floor afterwards with clean water. Allow floor to dry before allowing foot traffic.

5. ROUTINE MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting routine maintenance. Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a clean mop to apply cleaning solution to the area and let stand for 5-10 minutes.

If using a low-speed, rotary floor machine (175 – 350 RPM), scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad.

If using an auto-scrubber, scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Buffer Pad. If flooring is heavily soiled, allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely. Ensure flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing).

Once clean, dry buff area with a low-speed, rotary floor machine (175 – 350 RPM) and a polishing brush attachment or a 3M 4100 White Super Polish Pad.

Depending on traffic, routine maintenance will need to be performed regularly within the first year of the installation. Within this time period, ensure daily maintenance is performed to maintain the appearance of the flooring material.

6. FINISH REMOVAL & REAPPLICATION

If a floor finish has been applied to the flooring material, the finish may need to be regularly removed and reapplied, depending on traffic. The extent of removal will depend on the condition of the finish and whether daily maintenance has been performed to protect the finish.

Sweep or dust mop and vacuum flooring to remove any dirt, dust or debris. For a normal stripping, Mix 32 ounces of Excelsior PR-930 per gallon of clean, potable water. For a heavy removal, Mix 64 ounces of Excelsior PR-930 per gallon of clean, potable water. Using a new or thoroughly cleaned mop, apply the finish remover to the flooring material and allow to remain on the surface for 10 - 20 minutes. Do not allow remover to dry onto the floor.

Using a low-speed, rotary floor machine (175 – 350 RPM), scrub the floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 5100 Red Cleaning Pad.

Use an auto-scrubber, wet vacuum or clean mop to remove any and all excess cleaning solution. Rinse area with clean, cool water and allow floor to dry entirely.

Reapply Excelsior MF-940, GF-950 or PF-960 per the installation instructions in 1-2 coats. Allow each coat to dry completely before applying additional coats.

7. FLOORING PROTECTION

Protect newly installed flooring with construction grade paper or protective boards, such as Masonite or Ram Board, to protect flooring from damage by other trades. Do not slide or drag pallets or heavy equipment across the new flooring. Limit usage and foot traffic according to the adhesive's requirements. When moving appliances or heavy furniture, protect flooring from scuffing and tearing using temporary floor protection.

All furniture casters must be made of a soft material and must have a contact point of at least 1" wide to limit indentation and flooring damage. All rolling chairs or seating must have a resilient flooring chair pad installed over the finished floor to protect floor covering. All fixed furniture legs must have permanent felt or soft rubber floor protectors installed on all contact points to reduce indentation. Floor protectors must have a flat contact point of at least 1 sq. in or 1 in. in diameter and must cover the entire bottom surface of the furniture leg.

Ensure all furniture castors and chair legs are clean and free of any and all dirt and debris. Routinely clean chair castors and furniture legs to ensure that dirt or debris has not built up or become embedded in castors or floor protectors. Replace chair castors and floor protectors at regular intervals, especially if they become damaged or heavily soiled.

Place walk-off mats at outside entrances. Ensure mats are manufactured with non-staining backs to prevent discoloration.

For more information regarding cleaner application, floor finish application or finish removal, please consult the associated Excelsior product data sheet.