



Products covered by this document are IMO Rubber Tile in all available colors.

This document is intended to provide a starting point for Commercial Cleaning, Care & Maintenance of these products, each unique application may require additional or further steps to ensure complete satisfaction. Please refer to the general information and then the table of contents for the specific product information. If you need a project specific maintenance document or if there are any questions or concerns, please reach out to solutions@rhctechnical.com.

1. RECOMMENDED CLEANERS, FINISHES, & FINISH REMOVERS..... 1
2. RUBBER FLOORING CARE & MAINTENANCE OVERVIEW..... 2
3. CARE & MAINTENANCE PROCESS..... 3
3.1 POST INSTALLATION, PRIOR TO SERVICE MAINTENANCE..... 3
3.2 DAILY CLEANING..... 4
3.3 WEEKLY CLEANING..... 4
3.4 ROUTINE MAINTENANCE..... 4
4. FLOORING PROTECTION RECOMMENDATIONS..... 5

Prior to acceptance of this document refer to product website to confirm that you have the most current revision. For additional technical support, send an e-mail to solutions@rhctechnical.com.

1. RECOMMENDED CLEANERS, FINISHES, & FINISH REMOVERS

Rubber flooring is considered a resilient flooring product tending or able to recover from strain or deformation caused especially by compressive stress as defined by ASTM. Similar products in this category are cork, linoleum, vinyl, etc. It is not similar in nature to "Hard Surface" products such as glazed ceramic, terrazzo, porcelain, quarry tile, polished or stained concrete, etc.

Cleaning chemistry that is designed specifically for Hard Surface flooring or flooring with finishes should not be utilized to clean & maintain rubber flooring. Similarly, products designed for Multi-Surface cleaning such as glass, counters, bathrooms, etc. should not be utilized to clean & maintain rubber flooring.

Hard Surface and Multi-Surface cleaners are not the same as neutral pH floor cleaners as they typically contain either hydrogen peroxide or citric acid chemistry and they may not be appropriate to use in place of these products.

Industry standards for pH neutral cleaners do vary, we consider pH neutral to be within a pH range of 6.5 - 8.0 at time of use with proper dilution per manufactures instructions. Using the incorrect maintenance chemistry or using the correct maintenance chemistry incorrectly can and will cause damage to the product that is not covered by the product warranty.

Excelsior NC-900 Neutral Cleaner is a pH neutral all-purpose cleaner for the post installation and daily cleaning of Resilient flooring products

Alternate products that provide similar results and may be used following our recommended practices and the dilution ratios provided by the manufacturer for the stated process are XL North XL APC All Purpose Cleaner, Hillyard Top Clean, Spartan Chemicals Damp Mop, Ecolab High Performance Neutral Floor Cleaner, Diversey Stride, Diversey Profi, Diversey Stride Citrus*,

*Products that contain fragrances such as citrus or contain citrus oils will require additional processes or maintenance cycles such as rinsing to remove the buildup of these fragrances and oils on the surface of the product



Excelsior CM-910 Cleaner/Maintainer is a pH neutral cleaner and maintainer for the daily cleaning or long-term preservation of rubber floor coverings. Naturally leaves a small amount of finish to protect the flooring surface from the daily activities

Alternate products that provide similar results and may be used following our recommended practices and the dilutions ratios provided by the manufacturer for the stated process are XL North Rubber Floor Cleaner, Diversey WiWax

Since there are many maintenance products available today for the commercial environment, we cannot evaluate each available product for fitness of use. We have thoroughly evaluated these products and recommend their use. Use proper PPE (Personal Protective Equipment) recommended by the chemistry product SDS and ensure all maintenance procedures are conducted per the cleaning products instructions. The use of Caution Tape and/or Wet Floor Signs is recommended to prevent slips and falls.

The use of the incorrect maintenance chemistry or the incorrect use of the correct chemistry for the maintenance of Rubber Flooring can and will cause damage to the product that is not covered by the product warranty. If you have a question about the fitness of use of other products, please contact customer service or technical services.

2. RUBBER FLOORING CARE & MAINTENANCE OVERVIEW

The following recommendations for rubber flooring are based on standard production runs of product and the recommended chemistry installed in a commercial environment. As everyone is aware of, manufacturing will contain some variances. Also, not all chemistry within the categories of our recommended products will work in the same manner. Finally, depending upon the stage of the construction project and the protection utilized after installation will change the conditions of the flooring surface being initially maintained. We state this information to provide guidance and a starting point to maintain the rubber flooring.

Important Note: Cleaning is meant to be understood as the process of removing unwanted substances, such as dirt and other impurities, from flooring and/or service environment. Maintenance is meant to be understood as the routine recurring work required to keep flooring in such condition that it may be continuously used, at its original or designed capacity and efficiency for its intended purpose.

One of the greatest benefits of using rubber flooring products is they do not need or require a floor finish, commonly referred to as a 'wax,' 'sealer,' or 'finish,' within the parameters of a maintenance program. Rubber flooring products are commonly referred to as low maintenance products since they do not require such a finish. Even with a naturally durable surface, daily and routine cleaning must still be performed after the proper post installation maintenance to maintain the appearance of the product.

We define low maintenance as "No Finish Required" which leads to subsequent removal and reapplication of the finish.

Performing the necessary post installation maintenance closes the surface pores of the flooring to create a more sealed, non-porous surface making it less likely to become heavily soiled, as quickly, from normal foot traffic. Without performing the proper post installation maintenance, the flooring can have poor visual appearance, become soiled quicker, scuff more, and therefore harder to clean due to the surface of the flooring not being conditioned properly for use.

After the post installation maintenance and the product placed into service, these products, like all flooring, also require daily cleaning and routine maintenance with cleaning equipment to maintain the desired appearance. The frequency of cleaning and routine maintenance will depend upon the amount and type of traffic in the area; however, maintenance may be more frequent within the first year of installation. Over time, rubber flooring products

will see a reduced frequency of the scrubbing portions of the routine maintenance and ease into removal of scuffs due to the maturation of the product surface.

Rubber flooring continually evolves once placed into service and this is a natural occurrence and a good thing. Once the material goes through the press cycle during manufacturing, the material starts a crosslinking action that vulcanizes the rubber with the other ingredients so they cannot be changed. Once installed in the service environment, UV Light, atmospheric conditions, foot traffic and maintenance cycles will continue to age the surface. This aged surface will be more responsive to maintenance treatments such as buffing or burnishing and can be broken back down with more aggressive maintenance to revive the appearance of the flooring. An aged surface will be more scuff resistant, have less ability to hold soil, and produce the natural luster desired. Treating a rubber floor to additional maintenance cycles in the first year of its life will improve the ability to clean and restore the flooring later if necessary. ***It is better to clean a rubber floor once a day for 10 days straight than it is to clean a rubber floor 10 ten times in one day!*** Yes, this can and should be interpreted as the more time we spend with our new rubber floor with maintenance cycles the better the floor will respond to cleaning and maintenance in the future and will lead to decreased routine maintenance procedures later in the life cycle of the rubber flooring.

We are aware that each facility has unique needs, wants, and desires for its flooring products and sometimes it is necessary to help with the break in period or to speed this process up. If the flooring is in an area that cannot or will not be maintained using a rotary floor machine or auto scrubber, we recommend the application of a site applied finish. This application can be a one-time application and allow normal maintenance procedures to remove the surface finish or a continued application to make regular cleaning easier.

A single application of sealer will help with the break in period of the rubber flooring by helping to prevent dirt from being ground into the surface. Utilizing a cleaner / maintainer product such as Excelsior CM-910 will help as well during this period, especially if an application of finish is applied.

3. CARE & MAINTENANCE PROCESS

Post-installation maintenance is required on these products to prepare the material for use after the installation process. There is a protectant on these products applied during manufacturing and left on to protect the flooring during installation. This protectant is water soluble and if not removed will turn tacky and attract dirt much like a surfactant that has built up on the surface. Ensure that adhesive has cured for recommended period prior to conducting post installation maintenance.

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

3.1 POST INSTALLATION, PRIOR TO SERVICE MAINTENANCE

Remove any protective coverings prior to maintenance. Use dust mop to remove any dirt, dust, or debris.

Mix 4-6 ounces of Excelsior NC-900 Neutral Cleaner in a gallon of clean, potable water. Use a clean mop or pump-up sprayer to apply cleaning solution to the area and let stand for 5-10 minutes. If flooring is heavily soiled, re-apply the solution and allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing.

If using a low-speed rotary floor machine (175 – 350 RPM), wet scrub the floor using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used but the brushes will work better for textured surfaces.

If using an auto-scrubber, wet scrub the floor using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used but the brushes will work better for textured surfaces.



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

After the area has cooled for a minimum of three (3) hours, dry buff area with a low-speed rotary floor machine (175 – 350 RPM) using a White Tampico Brush from Malish or equivalent polishing brush attachment. A 3M 4100 White Super Polish Pad or equivalent may be used. Ensure to utilize multiple passes in opposite directions.

The more consecutive days this buffing process can be repeated, the better the results will be. We would recommend a minimum of three buffing processes prior to placing the area into service.

3.2 DAILY CLEANING

Use dust mop to remove any dirt, dust, or debris.

Mix 2-4 ounces of Excelsior NC-900 to a gallon of clean, potable water. Use a clean mop to clean spills, dirt buildup and other debris. Rinse area with clean, cool water and allow floor to dry completely. Ensure the flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing) before allowing foot traffic.

3.3 WEEKLY CLEANING

Use dust mop to remove any dirt, dust, or debris.

To clean surface, mix 2-4 ounces of Excelsior NC-900 or equivalent to a gallon of clean, potable water. Use a clean mop to wet mop the entire area. Rinse area with clean, cool water and allow floor to dry completely. Ensure the flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing) before allowing foot traffic.

To clean and revive the surface, mix 4-6 ounces of Excelsior CM-910 or equivalent to a gallon of clean, potable water. Use a clean mop to wet mop the entire area. Rinse area with clean, cool water and allow floor to dry completely. Ensure the flooring area is clean and that all cleaning residue has been removed (this may require additional rinsing) before allowing foot traffic.

After the area has cooled for a minimum of three (3) hours, dry buff area with a low-speed rotary floor machine (175 – 350 RPM) using a White Tampico Brush from Malish or equivalent polishing brush attachment. A 3M 4100 White Super Polish Pad or equivalent may be used. Ensure to utilize multiple passes in opposite directions.

Alternative Burnishing, after the area has cooled for a minimum of three (3) hours; and if a higher sheen is desired, use a high-speed rotary floor machine (1500 RPM) to burnish the area using a 3M 4100 White Super Polish Pad, 3M 3300 Natural Blend White, or 3M 3500 Natural Blend Tan Pad or equivalent. Other burnishing pads can be used if they are for burnishing. Keep in mind the machine needs to stay moving and a higher shine can show subfloor irregularities.

The more consecutive days this buffing process can be repeated, the better the results will be.

3.4 ROUTINE MAINTENANCE

Routine maintenance is seen as something that needs to be done on a regular basis. Routine could be twice a week, weekly, etc. Given that each installation is different, the frequency of the routine will be determined by the following factors: type of soil or debris, type of facility, location within the facility, and use of the facility. It is likely the routine can and will change depending on factors such as time of year, increased or decreased use, etc. With the



application of the sealer, this routine should be done at a minimum of twice a month, if possible, to maintain the desired look of the flooring.

Use dust mop to remove any dirt, dust, or debris.

Mix 4-6 ounces of Excelsior NC-900 in a gallon of clean, potable water. Use a clean mop or pump-up sprayer to apply cleaning solution to the area and let stand for 5-10 minutes. If flooring is heavily soiled, re-apply the solution and allow cleaner to remain on surface for an additional 5-10 minutes before scrubbing and removing.

If using a low-speed rotary floor machine (175 – 350 RPM), wet scrub the floor using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used but the brushes will work better for textured surfaces.

If using an auto-scrubber, wet scrub the floor using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used but the brushes will work better for textured surfaces.

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

After the area has cooled for a minimum of three (3) hours, dry buff area with a low-speed rotary floor machine (175 – 350 RPM) using a White Tampico Brush from Malish or equivalent polishing brush attachment. A 3M 4100 White Super Polish Pad or equivalent may be used. Ensure to utilize multiple passes in opposite directions.

Alternative Burnishing, after the area has cooled for a minimum of three (3) hours; and if a higher sheen is desired, use a high-speed rotary floor machine (1500 RPM) to burnish the area using a 3M 4100 White Super Polish Pad, 3M 3300 Natural Blend White, or 3M 3500 Natural Blend Tan Pad or equivalent. Other burnishing pads can be used if they are for burnishing. Keep in mind the machine needs to stay moving and a higher shine can show subfloor irregularities.

The more consecutive days this buffing process can be repeated, the better the results will be.

4. FLOORING PROTECTION RECOMMENDATIONS

Do not slide or drag anything across the flooring. When moving appliances or furniture, protect flooring from scuffing and tearing using temporary floor protection.

All furniture, fixtures, and/or moving equipment casters should be made of a soft material such as neoprene rubber designed for use on resilient flooring and must have a contact point of at least 1" in width to aid in reduction of indentation and flooring damage.

All rolling chairs or seating should have a resilient flooring chair pad installed over the finished floor or have proper castors installed for resilient to protect floor covering.

All fixed furniture legs should have permanent felt or soft rubber floor protectors installed on all contact points and to help reduce indentation. Floor protectors must have a flat contact point of at least 1 sq. in. or 1 in. diameter and must cover the entire bottom surface of the furniture leg.

All doorstops need to be constructed of either rubber or vinyl and free of burrs and damage.

Ensure all furniture castors, chair legs, and doorstops are clean and free of all dirt and debris. Routinely clean and/or chair castors, furniture legs, and doorstops to ensure that dirt or debris has not built up or become embedded.



IMO Rubber Tile

CARE & MAINTENANCE

Place walk-off mats at outside entrances. Ensure mats are manufactured with non-staining backs to prevent discoloration. Walk off mats do provide a level of protection and are critical to the reduction of soil and debris levels within the facility. If chosen not to use them, we can guarantee your maintenance will be more difficult.