

# RESILIENT COMMERCIAL MAINTENANCE

## MAINTENANCE FOR COMMERCIAL RESILIENT FLOORING

Proper care will help protect and maintain the appearance and performance of your Philadelphia Commercial resilient floor. A care program consists of four areas:

- 1) Preventative Maintenance
- 2) Routine Maintenance
- 3) Spot and Spill Removal and
- 4) Restorative maintenance if necessary.

Allow the recommended minimum of 24 hours before moving heavy objects and allowing heavy foot traffic. New floors should not be saturated or wet cleaned for 5 days after installation. Only damp mopping is recommended between installation and the 5 day period.

**Recommended Neutral pH Cleaners:** *Shaw R2X Hard Surface Cleaner, Diversey's Stride or Prominence*

### Preventative Maintenance:

- Always protect floors when moving heavy objects to prevent permanent scratches and tears. The use of plywood and heavy cardboard are examples of protective barriers.
- Use appropriate wide floor protectors under tables, chairs, and any other heavy furnishing to avoid permanent damage.
- Window protections should be used to prevent direct sunlight onto the flooring. Direct sunlight can cause damage to the floor.
- Walk-off mats should be used at all entrances to absorb soil and moisture. If mats are placed directly on top of the resilient floors, use mats without latex or rubber backings to avoid possible discoloration.

### Routine Maintenance:

- Daily removal of dirt and dust is important to prevent particles from abrading the surface of resilient floors. Sweeping, dust mopping, and vacuuming are recommendations to remove soil particles that can result in scratches and worn appearances. Do not use vacuums with rotating beater bars on hard surfaces.
- Periodic wet cleaning will be necessary to help maintain the floor's appearance.
- Always pre-vacuum or dust mop before wet cleaning. Appropriate vinyl floor cleaning equipment and cleaning agents (neutral pH cleaners) are recommended

from local distributors and supply companies. Always follow the cleaning manufacturer's instructions for damp mopping or the use of auto scrubbing equipment (red pads are recommended). If rinsing is necessary, use clean water and expedite drying with air movers or fans.

### Spot and Spill Removal:

- Philadelphia Commercial's flooring products are engineered to resist and minimize common staining.
- Absorb wet spills as quickly as possible by blotting with white paper or cloth towels. Rinse with water if necessary and blot dry.
- Dried spots should be removed by gentle agitation and rinsed with water. Blot dry.
- Use Shaw's R2x hard surface cleaning products, Diversey's Stride or Prominence or products formulated for vinyl floor cleaning. Do not use detergents or abrasive cleaners since these products can scratch and leave a dull residue on the surface.
- Use rubbing alcohol (isopropyl alcohol) or odorless mineral spirits with a clean white cloth for spots requiring a solvent type cleaner that water and cleaning agents can not remove.

Please note that some stain conditions may become permanent. Please contact your floor cleaning supplier or Shaw at 877-502-7429 for additional assistance.

### Restorative Maintenance:

Periodically, your resilient floor will need to be deep cleaned. Always dry mop the floor before deep cleaning.

#### Auto-scrubbing

- Always dry mop the floor to remove loose dust particles from your resilient floor.
- Brush agitation is the key to removing the residue from the resilient flooring. Shaw recommends the use of an auto scrubber. Be sure to use soft bristle brushes (white or gray brushes). Stiff bristle brushes may damage the wear layer.
- An auto scrubber is able to apply the neutral pH cleaner on the floor and brushes underneath the scrubber will agitate and loosen the cloudy residue. The auto scrubber also has extraction that will remove the residue. (Use a neutral pH cleaner)
- After scrubbing the floor, always rinse with water to remove any remaining residue.
- Use air movers or fans to decrease drying time. Always post safety signs when the floor is wet.

#### Buffing

- If there is not access to an auto scrubber, a buffer can be used to remove the residue on the floor.
- Always use a low rpm (175 rpm) with a white or red pad.
- Never dry buff, use a neutral pH cleaner when buffing.
- After buffing the floor, always rinse with water to remove any remaining residue.
- Use air movers or fans to decrease drying time. Always post safety signs when the floor is wet.

#### Floor Finish/Polish is optional

Philadelphia Commercial Resilient Floors do not always require a floor finish; however in certain applications a floor finish may be desirable to help provide additional gloss and protective coats. Always pre-vacuum or dust mop before any type of wet cleaning. Wet clean the floor with a neutral pH vinyl floor cleaner and allow to thoroughly dry. Apply an appropriate floor finish to obtain the desired gloss level and follow the finish manufacturer's recommendations for mixing and application. Do not use paste waxes.

**Note:** Since the properties of Shaw's STATICPULSE ESD CONTROL TILE can change with improper maintenance, use only cleaning products and sealers/finishes designed and warranted for this type of floor product.

Floors requiring stripping and finishing should follow the cleaning/finish manufacturer's instructions for floor preparation and application of products. Always dust mop before applying the stripping solution and make sure the stripper residue and old finish have been removed completely. Rinse thoroughly with water and dry before applying a high quality commercial floor care sealer or finish. Allow each application to dry completely before re-application. Follow manufacturer's instructions for mixing and application.

Interim spray buffing or auto scrubbing is acceptable to obtain an improvement in luster. Always dust and damp mop before spray buffing. Use appropriate machine speeds and pads per manufacturer's product recommendations. No coarser than red floor pads are recommended for spray buffing. Do not use brown or black pads on resilient floors.

**Safety Caution:** The surfaces of resilient floors change during wet cleaning and finish applications. Use appropriate safety measures.