

TERA-GEM III EPOXY FLOORING SYSTEMS MAINTENANCE RECOMMENDATIONS

Food Areas/Food Service

Floors receive more abuse than walls or any other area in a building. The search continues for the miracle material, which never requires maintenance, but with all the technology of modern science, no one has yet developed such a material. Floors have all kinds of chemical products spilled on them, heavy items dragged over them and all kinds of heavy and light loads passing over them. Dirt itself is an abrasive and with people carrying it on their shoes, the floor surface is bound to be scratched. If abrasive dirt and other spilled items are not removed, they soon become ground into the surface leaving an unpleasant appearance.

All flooring materials require some maintenance. Revolan Systems materials have been specifically designed with tough wearing finish surfaces and while they are more maintenance free than most materials, they do require some maintenance care. How much care? That depends on the level of appearance the owner desires, the amount of abuse given to the floor and the dedication of the maintenance staff in carrying out the established maintenance program.

CAUSES OF SLIP/FALL ON FLOORS

A.) FILM ON SURFACE

Floors are subjected to spillage of food, oil, fats and chemicals of all types. Many times the item spilled leaves a film, which coats the floor, which can become slippery, especially when something wet is spilled on top of it. In other cases the cleaning procedure is not thorough and some of this film remains even though the cleaning operation has removed the majority of it. This is especially true in meat packing rooms and other areas where animal fats are present. In these cases, the hot cleaning solution often puts the fat residue in suspension until the cleaner cools down and the fat re-solidifies, and the slippery film is still on the surface. Often a film of soap from the cleaning operation is left on the floor because it was not rinsed thoroughly.

When water is spilled on the floor it acts on the thin soap film and a slippery surface results. **This is the reason a free-rinsing detergent is recommended (should not contain bleach or ammonia).**

B.) HYDROPLANING

This is a sliding effect that has the foot slipping because it has skidded across the surface of the wet area much as a car skids on a wet highway. If hydroplaning is suspected, the sliding action can be stopped by providing a slightly textured surface which will keep the water from forming a perfectly smooth surface and will provide some “tooth”. In some areas, greater anti-skid characteristics are needed because of the type of activity in that area. All Revolan Systems epoxy floor systems can be modified to include “extra” non-slip texture. There are several different finishes available from a slightly textured finish (similar to very fine sandpaper) to a heavy texture (similar to a very coarse sandpaper). It is important to understand that increasing the non-slip qualities can also increase the maintenance required. If cleaning is poor, the dirt and film residue will eventually build to such a thickness that it covers the anti-skid additive and the effect is lost.

CLEANING

A floor will only be as clean as the water, mops, buckets, and scrubbing equipment, which may be used to do the cleaning job. In many cases mops are seldom laundered, buckets infrequently cleaned out and the water used during cleaning is seldom changed. In cases of this type, the maintenance staff is merely moving dirt from one place to another. The two-bucket method is recommended as it provides a cleaner solution. All maintenance personnel should follow good maintenance practice of changing the soap solution and rinse water frequently, sending the mop head to the laundry after each use and keeping all maintenance equipment clean.

The best technique is to use a pressure hot water cleaner. This system is not suitable for every floor cleaning operation but suitable for many warehouse and industrial food processing areas. A free rinsing, non-ionic detergent is recommended for cleaning as it has good cleaning action and generally doesn't leave soap build-up. The floor should be cleaned as often as necessary. Floors cleaned with a mop or scrubbing machine, should be rinsed thoroughly and as often as is necessary, and the liquid should be removed by wet vacuum pick-up or squeegee to a drain. Heavily soiled floors need stronger concentrations of cleaning solutions. Always remember to change water often to keep from depositing the dirt. Warm water usually does a better cleaning job than using cold water. The instructions of the manufacturer of the cleaner should always be followed.

CLEANING SCHEDULE

It is recommended to clean/mop floors daily and deep clean (scrub) floors at least once a week.

NOTE

1. SEALER

After floors have been thoroughly cleaned, they can be sealed if desired. The periodic use of a standard maintenance sealer will enhance the ease of cleaning and the level of appearance desired of the owner.

2. BUFFING

Some owners like to apply several coats of sealer to get good film thickness and then buff the floor on a weekly or daily basis to keep the sheen quite high. This is an optional step and utilizes a floor machine with lambs wool or other type of buffing pad. The frequency of buffing is a choice of the owner and is dependent on the level of sheen desired.

3. REJUVENATION

After a period of tough use or where the abrasive traffic has caused some wear, the floor can be readily rejuvenated by a maintenance application of the original finish coat. In some cases if the finish coats were clear some trapped dirt and abrasion marks might still be visible, even magnified with a new clear finish coat being applied. This type of rejuvenation may not be satisfactory as far as appearance is concerned, but it will increase the usable life of the floor.

4. CLEANERS

There are hundreds of maintenance cleaners and sealers available making it impossible to list them. It is suggested the owner select a reputable manufacturer of maintenance materials and test those products in a small area under actual use conditions before making a final choice. We recommend that you avoid cleaners with bleach or ammonia (will cause yellowing over time).

REVOLAN SYSTEMS IS THE FORMULATING DIVISION OF TERA-LITE.