

Maintenance Overview

One of the greatest benefits of using Rubber stair tread products is they do not require a protective wax or floor finish 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 in the area, however, maintenance may be more frequent within the first year of installation. Over time, rubber will require less frequent routine maintenance as a protective film builds on the surface of the material. If stair treads are in an area that will not be maintained routinely using a deck brush or equivalent scrubbing and buffing equipment, then the stair treads must be maintained using a finish.

When installing Health & Learning rubber stair treads in areas where casters and rolling traffic will be used, it is

extremely important to reduce the amount of debris around the area of the castors. When furniture and equipment is moved repeatedly, this debris can build up underneath castors and cause damage to the stair treads. 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 stair treads. 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

Approved Cleaners

- Excelsior NC-900 Neutral Cleaner

Approved Floor Finishes

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

Approved Finish Removers

- Excelsior PR-930 Performance Remover

Technical Documents & Support

Additional product resources and technical documents are available online at roppe.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 treads 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 or electric brooms which have beater bars, hard plastic bottoms, a rubber bumper or are lacking proper padding or protection, as this may cause marking, discoloration, scratching and loss of sheen.
- **DO NOT** use detergents, abrasive, alkaline or acidic cleaners, cleaning agents which contain oil or solvents, as well as "mop and shine" type products, as they will dull the finish and sheen and potentially damage the stair tread material.
- **DO NOT** scrub, buff or mop the area per the adhesives traffic limits (48-72 hours) to allow proper curing of the adhesive.
- **DO NOT** flood the area when cleaning.
- **DO NOT** allow the cleaning solution or topical moisture to work its way beneath the stair treads, as this can result in an adhesive and/or installation failure.
- **DO NOT** dry buff stair treads within 90 days after installation to prevent dulling the surface of the stair tread material.

2. INITIAL STAIR TREAD MAINTENANCE

Ensure that adhesive has cured for recommended period of time prior to conducting initial maintenance. Remove any protective coverings prior to cleaning. Sweep, dust mop and/or vacuum stair tread to remove any dirt, dust or debris. Mix 2-4 ounces of Excelsior All Purpose Cleaner per gallon of clean, potable water. Use a clean mop to apply cleaning solution to floor and let stand for 5-10 minutes. Use a 22 gauge soft bristled deck brush to scrub stair treads in order to remove dirt, debris and any remaining mold release chemicals. If stair tread is heavily soiled, additional cleaning may be required.

Use a 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.

Do not use detergents, abrasive cleaners or "mop and shine" type products, as they will dull the finish and sheen of the stair tread material. 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.

Installation areas that will be difficult to maintain or will not receive routine maintenance with a scrub brush, such as residential applications, **must** have a compatible floor finish installed, such as the Excelsior MF-940 or GF-950, in order to ease maintenance of the floor covering.

3. INITIAL RISER & STRINGER MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting daily maintenance. Sweep, dust mop or wipe material 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 or cloth to clean spills, dirt buildup and other debris. Allow material to dry before allowing foot traffic.

4. INITIAL FINISH APPLICATION

Rubber stair treads do not normally require floor finish, as the material can be maintained by via daily and routine maintenance. However, in areas where daily and routine maintenance may not be possible, the material must be protected with a floor finish.

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

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

5. DAILY MAINTENANCE

Ensure that initial maintenance has been conducted prior to conducting daily maintenance. Sweep, dust mop, wipe and/or vacuum materials 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 or cloth to clean spills, dirt buildup and other debris. Allow materials to dry before allowing foot traffic.

6. ROUTINE MAINTENANCE

Do not dry buff or aggressively clean stair treads within the first 90 days of installation. To protect stair tread material within this time period, conduct routine maintenance with the Excelsior NC-900 on a weekly basis. Ensure that initial maintenance has been conducted prior to conducting routine maintenance. Stair tread area must be free of dust, dirt and debris.

Mix 2-4 ounces of Excelsior NC-900 per gallon of clean, potable water. Use a new or thoroughly cleaned nylon or rayon lint-free mop to evenly apply cleaning solution to the stair tread material. Use a 22 gauge soft bristled deck brush to scrub stair treads in order to remove heavy dirt and build-up. If stair tread is heavily soiled, additional cleaning may be required. Allow floor to dry before allowing foot traffic.

7. HEAVY CLEANING & RESTORATION

In the event that heavy and sustained dirt or staining has occurred, the PR-930 Performance Finish Remover may be needed to clean stair treads. Ensure that initial maintenance has been conducted prior to conducting heavy cleaning and restoration. Sweep or dust mop and vacuum stair tread to remove any dirt, dust or debris.

Mix 4 ounces of Excelsior PR-930 per gallon of clean, potable water. Use a clean mop to apply cleaning solution to the area

and let stand for 15-20 minutes. Do not allow solution to dry and maintain a wet surface while scrubbing.

Use a 22 gauge soft bristled deck brush to scrub stair treads in order to remove heavy dirt and build-up. If stair tread is heavily soiled, scrub treads individually using a low-speed pad buffer (180 - 360 RPM) with a 3M 4100 White Super Polish 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 treads to dry entirely. Ensure stair treads are clean and that all cleaning residue has been removed (this may require additional rinsing).

8. FINISH REMOVAL & REAPPLICATION

If a floor finish has been applied to the stair treads, 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 stair treads 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 stair treads and allow to remain on the surface for 10 - 20 minutes. Do not allow remover to dry onto the stair treads.

Using a low-speed floor buffer or swing single disc scrubber (180 - 360 RPM), scrub floor while wet using a 22 gauge soft bristled scrubbing brush or a 3M 4100 White Super Polish Pad. If stair tread is heavily soiled, a 3M 5100 Red Cleaning Pad may be required.

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 or Excelsior GF-950 per the installation instructions in 1-2 coats. Allow each coat to dry completely before applying additional coats.

9. MATERIAL PROTECTION

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

Ensure all castors that may come in contact with stair treads are clean and free of any and all dirt and debris. Routinely clean castors to ensure that dirt or debris has not built up or become embedded in castors. Replace castors 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.