

## 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. No finishes are needed on Performance Compound Rubber Tile.

When installing Performance Compound Rubber Tile in areas where rolling chairs will be used, a resilient flooring chair pad must be installed over the 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

### Technical Documents & Support

Additional product resources and technical documents are available online at [roppe.com](http://roppe.com). For additional technical support, send an e-mail to [solutions@rhctechnical.com](mailto:solutions@rhctechnical.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, as these will damage, soften or discolor the flooring material.
- DO NOT apply a finish to Performance Compound. All acrylic floor finishes or "waxes" will turn yellow and break down due to exposure of oils in areas where Performance Compound will be installed.
- **DO NOT** use sweeping compounds or cleaning agents containing oils or solvents.
- **DO NOT** scrub, buff or mop the area per 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 Cleaning 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).

### 3. 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.

### 4. 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 Cleaning 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 until the flooring material builds up a protective layer through dry buffing. Within this time period, ensure daily maintenance is performed to maintain the appearance of the flooring material.

## 5. 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" in width 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 and to 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.

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.***