

FLOOR CLEANING

FROM C3 CARPET CO. LTD.

VINYL FLOORING

INTRODUCTION

The cleaning materials and maintenance of vinyl differs and should not be confused with those for linoleum (see Fact Sheet no. 3). They are totally different materials with unique characteristics eg. vinyls can be covered up a wall whereas a linoleum will crack if bent too far (in cold conditions it becomes brittle), also, a cigarette will permanently mark and melt a vinyl but will only char the surface of a linoleum leaving a temporary stain. For this reason linoleum and not vinyl must be specified for front-of-bar areas.

The lasting quality of a floor finish can depend as much on the method of cleaning maintenance as upon initial selection of the right type of flooring.

It is estimated that 80 % of the dirt entering most buildings is carried in by foot traffic and applied directly to the floor.

Apart from the effect upon appearance, dirt will cause damage by scratching and abrasion. It is important, therefore that the correct materials and methods for good floor maintenance are used to give consistent good appearance and protection to the floor.

Many floorings have very minute open surface pores, these retain dirt which may be difficult to remove, giving a drab and patchy appearance. The use of a polish on a floor which has been well cleaned will fill these minute pores, leaving a smooth hard surface which adds brightness to the floor by bringing out the natural colour and allows easier removal of further dirt contamination. Unsealed floors can be subject to abrasion by trodden in grit, causing removal of fine particles from the surface of the flooring with resultant wear. With a properly sealed floor, the polish takes the initial abrasion and can be refurbished or replaced as necessary to protect and extend the life of the flooring.

Application of polish or seal coatings on slip resistant floorings, anti-static, and static conductive floorings **must not** be made as they will adversely affect the designed function of the floor.

The following points sum up the aims of good floor maintenance.

1. Removal of dirt and other marks by use of efficient cleaning materials and methods.
2. Prevention of resoiling by the application of a surface coating which reduces dirt pick up and retention. 3. Protection of the floor by the same surface coating which, if well maintained, will prevent surface damage and wear to the flooring.

INITIAL TREATMENT

Where possible it is suggested that newly tiled floors should be cleaned over the first seven day period by damp mopping rather than by wet scrubbing. This seven day period will allow the tile adhesive to harden effectively and prevent deterioration by seepage of water through the tile joints. With sheet flooring having welded seams there is no possibility of seepage and standard maintenance procedures may be used on completion of the installation.

With all newly laid floors, it is advisable to apply some form of temporary protective covering immediately following installation and up to the time that routine maintenance is put in hand. Such protection not only prevents dirt pick up and makes initial occupation cleaning more easy and effective but also prevents surface scratching and abrasion to the flooring by personnel whose business is concerned with construction rather than occupation of the building.

When initial cleaning is to take place, sweep the floor thoroughly to remove loose dirt. With larger floor areas, industrial vacuuming may be more advantageous. Remove any adhesive from the surface of the flooring using a fine gauge wire wool. Do not use solvents as they will spread the adhesive rather than remove it, also solvents can damage some floorings.

MANUAL MAINTENANCE

With those areas where it is considered that purchase of a machine is uneconomical and maintenance can be done by hand, proceed as follows:

After removal of loose dirt, mop the floor using a solution of neutral detergent floor cleaner diluted according to the manufacturer's instructions. Apply using a sponge mop or synthetic fibre pad if heavily soiled. Rinse with clean water, mop dry and leave to dry thoroughly.

Apply two coats of emulsion polish thinly to the clean dry floor using a mop or polish applicator. Ideally, the polish should be applied at a time when it can be allowed to dry and harden overnight without being trafficked. Ensure that the first coat is dry before the second coat is applied.

Sweep the floor daily to remove surface dust and loose dirt. Remove fixed dirt by mopping with a dilute solution of neutral detergent and warm water. Stubborn marks may be removed using a synthetic fibre pad. Periodically apply a further coat of emulsion polish to the clean dry surface of the traffic worn areas.

As polish build up occurs over an extended period, according to traffic intensity and polish application, strip off all polish using a water based polish stripper. Allow the stripper to soften the polish and clean off using a medium grade synthetic fibre pad. Rinse with clean water, mop dry, leave to dry thoroughly and commence polish application and cleaning cycle as previously outlined.

MACHINE MAINTENANCE

Light Soiling Condition

Spray cleaning is the easiest and most efficient method of achieving good floor maintenance and keeping most smooth surface floorings to a high standard of hygienic cleanliness. The spray cleaning procedure includes the use of a rotary polishing machine with a fine grade spray cleaning synthetic fibre pad. The spray may be a solution of buffable emulsion polish and cold water if no polish coating to the floor is required.

Spray the floor over an area of approximately 2 square metres at a time and polish each small area sufficiently to work the dirt from the floor onto the pad leaving a dry, clean, polished floor condition.

Frequent application of the spray cleaning process will keep the floor to a high standard of "clean and shine" and add ease and speed to each clean.

An extra advantage is that spray cleaning can take place during normal use of most areas without disruption.

It is important to replace the synthetic fibre pad regularly as dirt impregnation restricts further dirt pick-up from the floor. Pads need to be kept in a clean condition by frequent washing.

Heavy Soiling Condition

Where excessive contamination has occurred and the dirt on the floor is rather more than, for example, coffee stains and scuff marks, the spray cleaning procedure may no longer prove effective. This condition demands scrubbing using a scrubber/polisher machine in conjunction with a medium or coarse grain synthetic fibre pad with a dilute solution of neutral detergent and warm water. When all dirt has been scrub released, wet vacuum detergent solution, rinse with clean water and vacuum dry.

If polish application is required then apply two

coats of emulsion polish and then continue to spray buff as previously outlined.

Certain environmental conditions, also the degree and type of floor contamination may demand cleaning materials, equipment or procedures additional to or at variance with the information provided. Further information on the care and maintenance of any specific flooring product may be obtained from our Technical Services Department.

ANTI-STATIC FLOORING IN HOSPITAL OPERATING THEATRES

Anti-static floorings are by necessity highly specialised in construction and performance to meet the exacting demands in general function as a floor finish and the electrical resistance values which ensure anti-static safety.

Due attention to the provision and application of general floor care and cleaning maintenance needs to be given.

Immediately following installation, the complete floor area must be protected against damage and surface contamination caused by other building trades.

General cleaning by the hospital staff is most suitably effected using a wet, rotary brush scrubbing machine in conjunction with an antiseptic detergent diluted with hot water according to the manufacturer's instructions. Certain proprietary antiseptic detergent cleaners may have a detrimental effect upon vinyl flooring over long term use.

On completion of scrub cleaning, all traces of water and detergent should be removed using a wet vacuum machine. The floor should then be rinsed with clean water and vacuum dried to overcome the build-up of dried detergent residue which can over a period of time affect the electrical resistance values of the flooring.

SPECIAL NOTE FOR LOW MAINTENANCE VINYL

No polishes or seals are necessary for certain vinyls which have a special tough impervious wear surface which acts in a similar manner to an applied seal in affording resistance to dirt impregnation and retention allowing easy removal. Clean by hand, damp mopping and drying or by rotary action polishing machine with the appropriate synthetic fibre pad, using the spray cleaning method with a weak solution of detergent and water.

APPROVED MAINTENANCE MATERIALS FOR VINYL				
Manufacturer	Neutral Detergent Floor Cleaner	Emulsion Polish	Water Based PolishStripper	Buffable Emulsion Polish
Johnson Wax Carefree Range Tel: 0276-63456	Carefree Floor Maintainer	Carefree Emulsion Floor Polish	No-machine no-rinse stripper = Carefree Floorpolish Speed Stripper	Carefree Buffable Floorpolish
Marley Floors Tel: 0622 858877	Diluted Marleyflor Cleaner	Marleyflor Gloss	Undiluted Marleyflor Cleaner	Marleyflor Superwax
For domestic/low traffic areas washing-up liquid acts as a good neutral detergent floor cleaner followed by Johnson's Klear for a high shine.				

NOTE

This advice is offered as a service to customers and C3 Carpet Company Limited will not be liable for loss or damage or injury arising out of any action taken based on this advice.