CARE and MAINTENANCE of THERMAL-CHEM POLYMER FLOORS

INTRODUCTION

Concrete floors may be coated with epoxies, urethanes or polyurea for any number of reasons. The decision to install a seamless floor may be based upon the need to protect the concrete from abrasion, impact, or chemical exposure. Or it may relate to safety, compliance with various regulations, aesthetics, and image or productivity enhancements. Irrespective of the decision process, a seamless floor represents an investment and with proper care and maintenance the useful service life of the floor can be measurably extended.

Even though seamless floors are typically designed based upon anticipated usage, they will scratch, can be gouged, will often stain, soften or lose gloss if exposed to harsh chemicals, and may delaminate if subjected to severe thermal shock or exposed to conditions and usage exceeding those anticipated in the initial design. Consequently, both good operating practices and proper housekeeping routines are a must.

GENERAL CARE

- Avoid spinning forklift tires or quick stops and starts.
- Use only rubber or poly non-marking tires. Avoid swivel steel wheels.
- Loose or protruding nails should be removed from pallets or crates.
- Avoid using equipment or tools with sharp edges.
- Clean up chemical and other spills immediately to avoid potential staining, loss of gloss and potential slip hazards.
- Refrain from dragging heavy loads or equipment across the floor surface.
- Always lift a load at least 4” inches above the floor before moving the forklift. Stop the forklift before lowering the load.
- Avoid exposing the floor to sudden temperature changes greater than its design range.
- Avoid exposure to chemicals, including chemical cleaners, until full cure is achieved (typically seven days).
- Place a protective chair pad beneath chairs with swivel rollers.

INSPECTIONS

Regularly inspect the floor for spot delamination, chips, bubbles and severe gouges/scratches. If any of these occur, immediately contact the original installer or Thermal-Chem Corporation. Deteriorated concrete and polymer floors do not possess any self-healing powers and problems areas always get worse with time. Early corrective action of a problem may prevent a future total floor failure. Inspect the floor for excessive wear in high traffic areas. Generally, polymer floors can be recoated with the proper surface preparation.

CLEANING

Newly installed seamless polymer floors typically exhibit a wet glossy shine look that most often is the look end-user personnel desire to maintain. All seamless floors are subject to micro scratching from dust, dirt, sand and debris. The size and shape of the debris combined with the type of traffic experienced will determine the extent of the scratches and ultimately the “dull” look of the floor. Good cleaning procedures performed on a regular basis are a must and will substantially aid in extending the useful service life of the floor.

Helpful Hints

Floor texture and skid resistance is usually driven by safety and functional design. Cleaning is typically an after-thought. Certainly different cleaning procedures are required for a glossy smooth thin mil coating than for a highly textured floor in a wet environment.

Uncoated adjacent concrete floors must also be cleaned to prevent dirt and debris from being carried to the coated floor.

Daily Cleaning

All floors should be swept, dust mopped or wet mopped daily to remove dirt and debris. Spot clean heavily soiled areas by hand using a soft bristle broom, deck broom or floor scrubber with a green pad and Thermal-Chem's 1105 ArmorClean.

Weekly Cleaning

There is no set pattern for determining the frequency of cleaning or the type of cleaning. Each cleaning depends on the traffic conditions, work activity, spillage and the effect from adjacent floors, walkways and their usage. These factors must be considered in establishing a routine program to fit the operation.

Floors should be thoroughly cleaned using a stiff broom or mop, a hand controlled floor scrubber or mechanical scrubber. For general cleaning we recommend 1105 ArmorClean or use neutral ph cleaners, disinfectant cleaners, general-purpose cleaners or **non-butyl** degreasers. Some cleaners will affect the color of or appearance of a polymer floor surface. To determine how the cleaner will perform, first test the cleaner in a small area utilizing your cleaning technique. If the cleaner or technique dulls or modifies the coating, change the cleaning material and/or the procedure. Try varying dilution ratios before establishing a regular cleaning program.

Automatic floor scrubbers, which scrub and recover dirty water in one action, are the most efficient and eliminate cleaner residue typically left by hand or hand controlled floor scrubbers. Be sure and follow the mechanical floor scrubbers operating and safety procedures.

Maintaining Shine or Wet Look

Polymer floors exposed to heavy traffic use, even with a regular cleaning program, will dull and lose gloss over time. Most epoxy, urethane and polyurea floors can be recoated with a single top coat, which will produce the new look luster.

MANUFACTURER

For more information on care and maintenance contact:

Thermal-Chem Corporation
2120 Roberts Drive
Broadview, IL 60155 U.S.A.
Tel: 800-635-3773 ▪ 847-229-9090
Fax: 847-288-9091

E-Mail: sales@thermalchem.com
Web Site: www.thermalchem.com