

# Cleaning & Maintenance

## protocols

**B**ecause having a correct cleaning and maintenance programme drastically improves the appearance and prolongs the lifespan of any floor, SAFIC has shown below the main protocols that should be incorporated into any structured cleaning programme.



### Why must dry soil and litter be removed from the floor before scrubbing?

It is essential that dry cleaning is always carried out before wet cleaning. Dry soil and litter is best removed by a dry cleaning method such as sweeping, not a wet cleaning method such as scrubbing.

### Wet floor safety signs:

It is important to always place wet floor safety signs where the floor is being buffed, burnished, scrubbed or stripped. A pedestrian could slip and fall on the wet floor. If the pedestrian was injured as a result of the fall, he or she could sue the cleaning company for damages. It is also important that people are warned from all directions of this work being carried out.

### Stripping of hard or resilient flooring:

Selecting the correct machine and accessories for stripping is of the utmost importance; standard-speed single-disc machine (150rpm) – with a solution tank – is recommended. It should also have a pad drive, with black pads for wet stripping and brown pads for dry stripping.

Stripping is the term used to describe the removal of polish or polymer layers from a sealed vinyl floor. It is essential to use a modern and well-designed stripping chemical for the process because an incorrect product used could lead to poor stripping or damaging of the floor surface.

Both these scenarios can have serious cost implications. SAFIC's recommendation is to use *FloorworX Stripper* at correct dilution ratios for cost-effective stripping.

### Rinsing and neutralising after stripping:

On completion of the stripping process it is important to rinse the floor with an effective rinsing agent to neutralise the active ingredient on the surface; this will ensure the correct spreading and binding of the polymer to the floor surface. SAFIC's recommendation is to use *FloorworX Rinse* with colour indicator for correct dilution ratio as per manufacturer's specifications.

### Maintenance coatings:

The recommended steps to follow in order to prolong the lifespan of any resilient floor are to protect the flooring with a semi-permanent protector coating named *FloorworX Floorguard*.

This will protect the floor surface on the next strip and seal due to the maintenance polymer which could be stripped if this protection is not included – the stripper will not penetrate the *Floorguard* surface.

A good-quality maintenance polymer is essential for containing costs as it can be maintained for a longer period. SAFIC's recommendation is *FloorworX Sealer*.

### Daily maintenance cleaner:

This is essential for extending the life of the gloss finish on a floor and thereby significantly reducing maintenance costs. Here the product is essential – a neutral maintenance product must be used; if the incorrect product is used the life of the coating can be significantly reduced. SAFIC's recommendation is *FloorworX Maintain*.

### Floor Buffing:

Buffing describes the process of removing black heel and scuff marks and increasing the gloss on the floor using a slow-speed or dual-speed machine with a pad drive and using white or red buffing pads. The process will be dry buffing.

### Spray Buffing:

Spray buffing increases the effectiveness of the buffing process by applying a specialist chemical called *FloorworX Spray Buff* to the floor during the buffing process.

The spray buffing chemical increases the cleaning and polishing ability of the pad or brush used as well as replenishing some of the polish or polymer removed by the wear and tear of foot and trolley traffic.

### Conclusion:

By following these simple and correct cleaning maintenance protocols and using the chemicals recommended you will maintain a world-class finish on your floors as well as reducing down-time and costs significantly. ■

*FloorworX Marketing Department*

Tel: 011 406 4146

Fax: 011 406 4205

Website: [www.floorworx.co.za](http://www.floorworx.co.za)

SAFIC

Tel: 011 406 4000

Fax: 011 406 4070

Website: [www.safic.co.za](http://www.safic.co.za)

