



Amtico International
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Amtico Commercial Maintenance Guidelines

Amtico flooring along with all types of floor coverings require appropriate cleaning and maintenance in order to provide long term durability, safety and appearance retention. Establishing a flexible cleaning and maintenance schedule provides the framework to protect the floor and maintain the building owner's investment. An effective maintenance program should include the following:

- Soil and Grit Retention Mats at all Entrances (about 80% of all soiling is tracked in from outside).
- Protection of the Floor Surface.
- Prompt removal of Spills Staining Substances.
- Routine frequent Cleaning and Periodic Scheduled Maintenance.

Before a cost-effective, flexible and suitable maintenance schedule can be established, several key factors should be considered:

1. Appearance Expectations:
 - a. Greater effort may be necessary in high visibility areas or key focal points within the building.
 - b. Areas with abundant day-lighting or intense backlighting will require more frequent cleaning to maintain optimal appearance.
 - c. Rooms or floors that have restricted access may not receive needed maintenance resulting in poor appearance.
2. Maintenance Resources:
 - a. Written Maintenance Procedures.
 - b. Trained personnel or contractors.
 - c. Appropriate equipment and chemicals.
 - d. Access to areas that are to be cleaned.
 - e. Replacement castors and chair glides.
3. Desired Gloss level:
 - a. Higher gloss levels require more man hours, cleaners and chemicals to maintain. This is due to the increased visibility of surface soiling and any other topical issues.
 - b. High gloss floors amplify the visibility of soiling, scuffs and every feature of the floor and substrate. This can lead to dissatisfaction with the appearance of the flooring.
4. Floor Coloration:
 - a. Multi-colored floors will generally mask dirt, scuffs, scratches and general wear better than solid colored floors.
 - b. Lighter or darker colored floors that contrast with local soiling conditions and wheel coloration will look dirty and show scuff marks sooner and to a much greater degree than floors that have a similar color pallet that does not contrast with local soil and wheel coloration.



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5. Traffic and Soil Load:

- a. Higher traffic areas will require more frequent cleaning and maintenance than low traffic areas.
- b. Increased cleaning and maintenance areas exist at entries, laboratories, break rooms or cafeterias and lavatories, main corridors and pivotal areas in addition to usage areas with rolling loads or frequent chair movement.
- c. Any resilient flooring that has a base coloration that contrasts with local soiling or scuffing from wheels or furniture glides will require more maintenance than floors with a base color that is similar in color to local soiling and scuffing conditions.
- d. Appropriate flooring selection and protection should be provided for loading dock or other areas that are subject to hand trucks. Pallet jacks should not be used over resilient flooring.
- e. When moving heavy objects such as oversized boxes, appliances, vending machines, or furniture, always cover the resilient floor surface with plywood or other protective overlayment.



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Amtico Maintenance Hints and Safety Information

Safety Notice – A slippery floor can cause accidents. Poor maintenance can lead to a slippery floor. Use warning signs whenever slippery or wet conditions exist or when cleaning is in process. Remove warning signs when the floor is dry. Please consider the precautions below to keep your floor as safe and clean as possible.

- ▣ Wet floors can be slippery. Ensure plenty of entrance matting is used in wet weather to prevent the entry of water. Any water on the floor, even small drips from umbrellas, etc. must be mopped up at once. The use of warning signs is recommended whenever slippery or wet conditions exist.
- ▣ Many furniture polishes, perfumes and glass cleaners contain chemicals which, in contact with the floor, may cause slipperiness. Even small amounts of overspray can create a hazard.
- ▣ Ensure proper selection and minimal needed application of antimicrobials (disinfectants, sanitizers, etc.) and insecticides. Antimicrobials and insecticides may contain oil or solvents that cause slipperiness, discoloration or harm the surface of the tile.
- ▣ Spills of water, grease, food, chemicals and other foreign materials may also cause slipperiness. Wipe up spills immediately with an absorbent cloth and then wash thoroughly with a properly diluted neutral or mildly alkaline detergent until completely clean. Rinse thoroughly and allow the floor to dry.
- ▣ Grit and soil control is critical to long-term appearance retention with any floor. Soiling includes dirt, gravel, sand, clay or any foreign substance that normal usage can track-in or deposit onto the floor surface. Walk-off mats provide the best way to control grit and soiling.
- ▣ Walk-off mats should have an abrasive open surface engineered to remove and retain soiling from the soles of shoes and retain liquid. Mats should be placed inside and outside of all entrances, should cover at least 4 to 6 steps into the building and be wider than the doorway. The base of mats should be anti-skid and non-staining (avoid rubber backed mats).
- ▣ Make sure mats are used between kitchen areas and areas of smooth flooring to prevent tracking food.
- ▣ Mats must be cleaned often by vacuuming to prevent redistributing trapped soiling or liquids. Walk-off mats when properly serviced can effectively remove the majority of abrasive and foreign materials from foot traffic and cut down on tracked in water. These will reduce the maintenance in entry areas and extend the life of the floor. Use extra mats in wet weather.
- ▣ Protect the floor surface by using proper floor protection devices on furniture and equipment. The devices should be of sufficient size to carry the weight, have smooth, flat surfaces and rounded edges. For chairs and frequently moved furniture, use easy swiveling wide wheel casters or flat glides (minimum 1" diameter). Be sure castors have large diameter wheels. Do not use small or narrow casters or those with a crowned tread, as they can damage the floor. Replace when worn, damaged or sharp edges are present.
- ▣ Staining can occur with any floor covering, especially with a light color. Common staining agents include asphalt, especially newly paved or with fresh sealer, some rubber based castors, furniture cups, shoe soles and polish and rubber backed mats. Some other potential staining items include liquid solvents, paste waxes, pigments, paints, petroleum by-products and tires. Protect the floor from direct tire contact.



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- ▣ Choose and use maintenance products carefully. Products containing soap or unsuitable detergents like dishwashing liquid may leave hard to remove film on the surface. Abrasive cleaners can scratch or damage the floor surface. Using products at too high of a concentration may leave a residue and cause resoiling.
- ▣ Mop treatments and sweeping compounds with solvents, silicone or abrasive particles are not recommended and may cause dull or shiny spots, make the floor slippery or scratch the surface.
- ▣ Electrostatic Discharge (ESD): Although not a common issue, ESD can occur with any floor covering. The normal conditions resulting in static generation are low Relative Humidity (RH) and surface contamination. Other factors may include electrical leakage within a structure, individual sensitivity, footwear and clothing that generate static charge. An effective strategy to resolve ESD is to utilize a static dissipative floor cleaner like the following:

Desco Industries - Statguard (508) 481-6849 www.statguardflooring.com

JohnsonDiversey - Butchers (800) 225-9475 www.butchers.com



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Amtico Commercial Finish and Cleaning Considerations

Amtico flooring along with all types of floor coverings require a flexible and sustainable maintenance program in order to provide long term durability, safety and a lasting beautiful appearance. To help with specifying the right floor and understanding how to keep it looking its best, consider the following basic points.

Amtico Floor Finish Options

Amtico flooring can be purchased either with or without a factory applied urethane coating and can be maintained without a floor finish in many applications. When a floor finish is used, follow the recommended usage and application instructions of the floor finish manufacturer.

There are several key considerations regarding the floor finish that will help guide the decision on whether or not to specify the Amtico flooring with a factory urethane coating and using a floor finish after installation.

NO FACTORY URETHANE

Amtico flooring without the factory urethane coating provides the following benefits:

1. Desirable for end users that wish to provide a visually pleasing and healthy environment with minimal chemical usage (no strippers or harsh cleaners necessary for many applications).
2. Over time, the floor develops an attractive patina surface that adds to the compelling character of Amtico Flooring.
3. Amtico Flooring can be maintained on a comparable basis with other flooring products that offer low life cycle costs while providing superior visuals which adds to the value of using Amtico flooring.

FACTORY URETHANE COATING

The urethane coating provides the following benefits:

1. Immediate protection to the new flooring during construction or remodeling.
2. The factory urethane coating provides ease of maintenance for many small to medium sized offices, retailers and boutiques that will be maintaining the flooring themselves.
3. In many low to moderate traffic environments, the factory urethane coating can last for a long time, further enhancing the ease of maintenance with Amtico flooring.

FINISH

Applying a floor finish provides the following benefits:



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1. It increases protection of the floor in high usage areas like building entries, lobbies and main corridors or harsh usage areas like beauty salons, laboratories, etc.
2. Provides the ability to have a medium or high gloss surface where that is desirable.
3. Enables the use of a single maintenance system when installed with other resilient flooring.
4. A floor finish can be added at any time offering increased flexibility.

Be Prepared For Successful Cleaning

1. Use a Matting system that is appropriate for soil load and weather conditions. **Avoid rubber or latex backed mats as some types can cause permanent floor discoloration.**
2. Use non-marring Floor Glides on the base of all furniture and chair legs (minimum 1 inch wide with a flat surface).
3. Have all cleaning supplies on hand and store and maintain equipment according to the manufacturer's instructions.
4. Ensure that maintenance personnel have proper training and support. This includes:
 - a. How to properly dilute and use all chemicals and know where all supplies and MSD are kept.
 - b. Knowledge in all aspects of equipment operation (when and how to change pads, fill and empty solution tanks, adjust pressure settings, clean equipment, etc).
5. Maintain and store all cleaning supplies and equipment in accordance with the manufacturer's instructions.
6. Maintain rolling equipment to ensure that wheels are fully operational (roll, swivel, lock and unlock properly) and are clean.
7. Use denatured alcohol to remove substances that do not clean off using a neutral cleaner.
8. Use a non-abrasive scrubbing pad for difficult to remove substances and scuff marks.
9. Do not drag or slide objects across the surface of the floor.
10. Do not allow cigarettes, matches or other very hot items to come in contact with the floor.
11. Do not use brown or black stripping pads for cleaning Amtico.
12. Do not use abrasive cleaners as they can damage the floor or use detergent cleaners that leave a residue on the floor.
13. Visit www.amtico.com or contact Amtico International Technical Services @ 877-238-7869 for additional information.

New Floor Initial Maintenance

Be sure to keep all traffic off of the newly installed floor for 1 day and avoid point loads and rolling traffic for at least 2 days. Wait 5 days to allow the adhesive to fully cure before routine or periodic scheduled maintenance, wet cleaning the floor, or applying a floor finish.

SAFETY FIRST: Closely follow your company maintenance procedures and safety rules while performing maintenance operations. Before commencing work, put out signs or safety cones that cleaning is in progress.



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Day 1

- Stay off the new floor.

Day 2 to 4

- Dust mop, sweep or vacuum the floor to remove loose dirt and grit.
- Lightly damp mop (well wrung out mop) floor with Neutral Cleaner. Use minimal water with no machine cleaning.
- Remove caution signs when the floor surface is dry and ready for use.

Day 5

- Begin Routine Maintenance including wet cleaning as outlined in the Amtico Maintenance Instructions.

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