

SECTION 7

Maintenance

- I. General Guidelines
- II. Linosom Linoleum
- III. Commercial PVC
- IV. Special Procedures and Comments

I. General Guidelines

MAINTAINING COMMERCIAL AREAS

All vinyl flooring requires effective cleaning and maintenance to ensure its durability, appearance and safety. How frequently the floor must be maintained depends largely on the amount and type of traffic and the amount and frequency of soiling.

The type of floor and the color are important, too. For example, solid colored floors will show scuffs, scratches, dirt and general wear more than multi-colors or patterns. Likewise, light colors will show marks more than darker colors.

Although DOMCO TARKETT can make general recommendations, the local conditions will determine what specific maintenance is needed. It is the responsibility of the maintenance contractor to set up a maintenance program meeting the needs of the facility. For example, requirements in a 12th floor office suite will be significantly different from those in a supermarket or a restaurant dining area. Selection of type of maintenance practice will depend a great deal on the environment and use conditions of the site. For example: building entry ways may respond best under a conventional floor polish maintenance procedure, interior corridors with a spray buffing procedure and clean room areas through the Reduced Maintenance System (RMS) dry buffing procedure. Thus a one building application of homogeneous may respond best in different areas of the building using 2 or more different procedures.

An effective maintenance program should include:

- Thorough dirt and grit regulation

- Prompt removal of spills and staining material

- Protection of the floor surface

There have been many improvements in chemical maintenance products, cleaning and buffing pad composition, maintenance machines and maintenance procedures. Intensive training programs by nationally known maintenance product manufacturers have significantly improved the expectations for overall protection and appearance of all vinyl tile floors. At the same time, cost per square foot for caring for these floors in commercial areas has gone down. High quality maintenance of flooring is now easier than ever before.

Use DOMCO TARKETT maintenance materials or products of equal quality for maintaining Tarkett Sommer Commercial Resilient Flooring.

SPECIAL MAINTENANCE PRECAUTIONS

- **SPIILLS** - All spills encountered in a commercial environment should be wiped up immediately with an absorbent paper towel or white cloth and the area washed with full strength DOMCO TARKETT Commercial Floor Cleaner or equivalent. If removal is not complete, try rubbing with isopropyl alcohol or lighter fluid. Alcohol and lighter fluid are flammable; follow all recognized cautions when using these products.
- **SLIPPERINESS** - Water, other liquids, chemicals and foreign matter on the surface of the floor can cause it to be slippery. They should be removed immediately! Incompatible floor finishes can cause slipperiness. Do not allow furniture polish, glass cleaners or other similar products to come in contact with the floor, whether finished or unfinished. It will cause severe slipperiness! Caution signs should be placed in commercial areas where the floor becomes slippery and should remain until the condition has been fully remedied.

CAUTION: When washing, finishing or stripping the floors, traffic should be excluded from the area because wet floor surfaces are usually slippery. The use of improper waxes and floor finishes can cause problems such as slipperiness and dirt accumulation.

- **STAINS** - All resilient floor coverings, especially white or light colors, can be stained by certain materials. These include tracking from asphalt paving or asphalt driveway dressing, solvent liquid or past waxes, certain formulations of rubber casters or furniture cups, shoe sole material, shoe polish, lipsticks, pigmented clays, paints, pigments, petroleum by-products and tires. In many instances, tire stains are difficult or impossible to remove. Be sure your Tarkett Sommer floor is properly

protected from contact with these materials. Protect the floor from direct contact with tires. Use a piece of Plexiglas or steel to provide protection.

- **INSECTICIDES, DISINFECTANTS AND SOLVENTS** - Care should be exercised in the selection and excessive use of insecticides and disinfectant sprays, such as those used in hospitals. Some disinfectant and insecticide sprays contain oil or solvents which may settle in sufficient quantity on the floor to discolor, cause slipperiness and harm the floor covering. These include some cleaning agents containing caustics, strong soaps, phenol based disinfectants, or solvents such as gasoline, kerosene, or turpentine. If spills from iodine-based products cannot be prevented, select darker colored flooring to mask stains, or apply coats of floor finish/polish to act as a sacrificial coating which can be removed if staining occurs.
- **COATINGS** such as shellac, lacquer, varnish, and paste wax or those containing aromatic solvents are NOT recommended for Tarkett Sommer floors. They may permanently injure the flooring surface. NOTE: There are a number of specialized clear urethane or epoxy formulated "permanent" maintenance coatings marketed for application on resilient floors. DOMCO TARKETT makes no statement as to these products' acceptability for use on our resilient flooring products. Damage resulting to flooring from these types of coatings will need to be addressed by the manufacturer and / or applicator of such coating.
- **SWEEPING COMPOUNDS OR MOP TREATMENTS WITH PETROLEUM SOLVENTS, SILICONE COMPOUNDS OR LOOSE ABRASIVES** - Solvent oils may adversely interact to change surface hardness of the floor finish, cause slipperiness, and shorten the service life of the flooring. Improper or harsh abrasives may unduly scratch the finish. Use only floor sweep and mop treatments that contain water based or emulsion based materials that are compatible with the floor finish.
- **STILETTO HEELS** - Resilient flooring, as well as wood and other commercial floors, may suffer visible damage as a result of the extreme high forces (up to 2,000 pounds per square inch psi) exerted by stiletto or high heels. DOMCO TARKETT will not accept claims for damage caused by stiletto or high-heeled traffic. Stiletto or high-heel damage is intensified by protruding nail heads. An exposed nail head on a stiletto heel can exert a force up to 6,000 psi. Tarkett Sommer commercial resilient flooring and other types of commercial flooring are not designed to perform under such concentrated high pressure.

MAINTENANCE HINTS

- Use full width entrance walk-off mat. Clean mats frequently. Do not use walk-off mats with rubber base that can come in contact with floor tile. Stains often result when rubber comes in contact with resilient flooring.
- Sweep floors daily to remove grit and dirt which will be ground into the finish if left too long.
- Operators of ultra-high speed machines must be thoroughly trained in the machine's proper use. Improperly used, these machines can damage any resilient floor covering.
- Mop with clear water if dirt accumulation is not removed by sweeping. DO NOT flood the floor when mopping.
- Be sure no floor cleaner film is left on the floor before applying finish. Floor finish over a floor cleaner film reduces the water resistance of the finish and may leave a spotted floor.
- Touch up worn spots in heavy traffic areas before finish film wears through completely. Usually, it is not necessary to reapply finish to the entire floor.
- NEVER apply floor finish over a dirty surface. The dirt will be trapped under the new coating. If the floor has been exposed to traffic since the last floor finish application, it should be mopped clean.
- Do not force-dry DOMCO TARKETT Commercial Floor Polish or any other high quality acrylic floor finish. This often will cause powdering of the finish.

JOB CONDITIONS REQUIRED

1. AC/Heat fans must be operating to assure circulation and drying.
2. Water and plumbing in building must be in working order.
3. Hot water heater must be hooked up and operating.
4. Floor area must have adequate lighting.
5. Electrical plug outlets in floor area must be "hot" and properly grounded.
6. All debris and equipment must be removed from the floor area.
7. An adequate supply of DOMCO TARKETT Commercial Floor Stripper should already be on hand.
8. All spray painting and clean-up procedures that will generate airborne dust particles must be completed before floor preparation begins.
9. Secure the services of an experienced, professional floor service to provide necessary equipment and manpower to complete the job.

EQUIPMENT REQUIRED

To prevent delays and to complete the job in a reasonable amount of time, a professional floor service may be considered to provide the following equipment to complete the initial strip and finish operation:

- Clean dust mops
- Mop heads and handles (soak new mops 24 hours)
- Buckets with wringers
- Blue/Green stripping pads or equivalent natural fiber brushes
- Side-to-side slow speed buffers, generally 375 RPM or slower
- Automatic floor scrubbing machine (with full charge)
- Foot Traffic Safety "Caution: Slippery When Wet" Signs

NOTE: The number of pieces of equipment required depends on the size of the job and the manning required to complete the maintenance with the time allowed.

MAINTENANCE EQUIPMENT FLOOR MACHINES AND PADS

LOW SPEED FLOOR MACHINES are usually single-disc buffers and can be equipped with either brushes from a range of aggressiveness from scrubbing to polishing or pads described below. Operating speeds are available from 170 to 300 rpm, powered by a 120 volt electric current. Electric cords must be grounded.

HIGH SPEED FLOOR MACHINES are usually single-disc buffers designed for buffing and spray-buffing with operating speeds from 300 to 1,100 rpm. Most are powered by 120 volt electric current. Electric cords must be grounded.

ULTRA-HIGH SPEED FLOOR MAINTENANCE MACHINES are usually single-disc operated on a push/pull method. They allow the operator to move in a straight line and offer fast stripping, burnishing and buffing at significantly lower maintenance cost. They should be operated only by properly trained personnel, otherwise damage to the floor covering will occur. These machines are frequently driven by battery or propane motors to allow for independent movement over large areas.

FLOOR MACHINE PADS

Matching the proper floor machine pad or natural fiber brush to the task, whether it be buffing, scrubbing or stripping, is a key element in an effective and economical maintenance program. Floor machine pads are non-woven nylon and polyester discs. They come in a variety of thickness up to 1". The diameters and grit particle sizes depends on the task to be accomplished. The color of the pad denotes its coarseness. This provides easy identification of the pad to the task by maintenance personnel. One manufacturer, for example, has the following color codes:

Natural Fiber	-	For burnishing
White	-	For polishing (least abrasive)
Tan, Red	-	For scrubbing (low abrasion)
Blue, Green	-	For stripping (moderate abrasion)
Brown, Black	-	Not recommended for use on any DOMCO TARKETT resilient flooring (most abrasive)

The pad with the least coarse particles, intended for buffing and polishing, will be ineffective for stripping. Likewise, a pad with the most coarse particles is not satisfactory for polishing because it will remove the finish and sometimes distribute a fine layer of finish dust on furniture and merchandise. Brushes are recommended for flooring with textured surfaces.

II. Linosom™ Linoleum Maintenance

Linoleum has a century long history detailing its' strength and durability. Like all other quality commercial resilient flooring products it does require an efficient maintenance program to preserve its' looks and performance. A well maintained floor preserves its' appearance, prolongs its' life, and enhances the products safety features.

For all installations of Linosom™ a maintenance program should be established based on the use conditions occurring at the jobsite. In regards to Tarkett Sommer's written recommendations these are presented as a guideline and should be adjusted to suit the needs for each particular installation. All established procedures should specify the cleaning materials and procedures required, be performed by properly trained personnel and be periodically reviewed for appropriateness.

PREVENTIVE MEASURES

Control of tracked in dirt, debris, and stainable materials will directly influence the level of maintenance a floor will require. Efficient addressing that helps prevent tracking in of materials will help lengthen the maintenance cycle, thus lessening maintenance costs. We do suggest that appropriate dirt catching devices be installed at building entries. These are best laid just inside the building entrance and should extend across the full width of the entry and into the building at least 6' (1.93 M). Any mats used should be of the type guaranteed by the mat manufacturer to be non-staining to the floor surface. These mats should be periodically cleaned of all debris in accordance with their manufacturers recommendations.

The following reference chart is a handy quick-guide on the DOMCO TARKETT maintenance products specially formulated for Tarkett Sommer's Linosom™ Linoleum. These are the only products for use on Linosom™. Detailed maintenance instructions, following this chart, should also be consulted.

Commercial Floor Care Products For Linosom™ Linoleum

	POLISH	STRIPPER	CLEANER
Description	DOMCO TARKETT Commercial Matte Satin Floor Polish	DOMCO TARKETT Linosom™ Stripper	DOMCO TARKETT Commercial Floor Cleaner
Product Code	C202 - 2.5 Gallon (9.46 L)	C602 - 2.5 Gallon (9.46 L)	C302 - 2.5 Gallon (9.46 L)
Use	Specially formulated by Domco for use on Tarkett Sommer's Linosom™ Linoleum Commercial Flooring. May be used on all commercial vinyl or linoleum flooring.	Specially formulated by Domco for use on Tarkett Sommer's Linosom™ Linoleum Flooring.	Specially formulated by Domco for use on Tarkett Sommer Commercial Vinyl and linoleum flooring. Recommended for use on all commercial vinyl or linoleum flooring.
Warning	<ul style="list-style-type: none"> Do not take internally Keep out of reach of children Keep from freezing 	<ul style="list-style-type: none"> Eye & skin irritant Harmful if swallowed Do not take internally Keep out of reach of children Keep from freezing 	<ul style="list-style-type: none"> Eye & skin irritant Do not take internally Keep out of reach of children Keep from freezing
Features	<ul style="list-style-type: none"> High Performance Acrylic Polish Versatile-Dry bright polish or spray buff polish High solids content for superior floor protection and durability Exceeds ASTM D2047 for slip resistance 	<ul style="list-style-type: none"> Low pH, linoleum safe formula Detergent enhanced Highly efficient - No need for aggressive pads Labor saving 	<ul style="list-style-type: none"> * Low foaming general purpose floor cleaner Neutral pH Concentrated - Allows for dilution as low as 64:1 Can be used with automatic scrubbers
Coverage	1,500-2,000 sq. ft. per gallon per coat	Makes up to 4 gallons per gallon	Makes 64 gallons per gallon
Directions	<p>FLOOR PREPARATION</p> <ul style="list-style-type: none"> Sweep or vacuum thoroughly Wash with Domco Floor Cleaner Rinse thoroughly Let floor dry <p>POLISH</p> <ul style="list-style-type: none"> Apply 3 to 5 coats Use a clean mop or applicator Let dry 30 minutes between coats Buff floor Spray-buff when necessary 	<p>MIXING</p> <ul style="list-style-type: none"> One quart per 3 quarts of water <p>SPREAD & SOAK</p> <ul style="list-style-type: none"> Spread over a moderate-size area Soak for 5 minutes <p>SCRUB</p> <ul style="list-style-type: none"> Scrub at low speed Use 3M green scrubbing pad or equal or Scub-Grit® brush or equal Coarser brushes or pads are too abrasive <p>CLEAN</p> <ul style="list-style-type: none"> Vacuum spent solution Rinse thoroughly with clean water Vacuum again <p>FINISH</p> <ul style="list-style-type: none"> Let the floor dry Apply 3 to 5 coats of DOMCO TARKETT Matte Satin Floor Polish 	<p>DAMP MOPPING</p> <ul style="list-style-type: none"> 3-4 oz. per gallon of water No rinsing required <p>SCRUBBING</p> <ul style="list-style-type: none"> 4-6 oz. per gallon of water Use light to medium duty pad or brush Rinsing required <p>AUTOMATIC SCRUBBER</p> <ul style="list-style-type: none"> 2-3 oz. per gallon of water No rinsing required

All of these products have been specially formulated to be compatible with Tarkett Sommer Commercial Floor Products. MSDS sheets are available on each product. Call DOMCO TARKETT Commercial Installation Services to obtain copies.

INITIAL MAINTENANCE PROCEDURE

Maintenance on a new Linosom™ floor should not be commenced until the adhesive has had a chance to set and fully bond to the flooring product and the linoleum. This is normally at least three days after the time the installation has been completed. Prior to this the floor should be kept broom-clean and covered with non-staining “Kraft” paper to protect the surface of the material from the abuse of other trades until initial maintenance can be performed.

Linosom™ is manufactured with a factory applied finish that is meant to provide a temporary protective layer during the transportation and installation stages. This is not meant to be a permanent wear surface and is to be augmented by additional maintenance procedures. The maintenance products supplied by DOMCO TARKETT are compatible with the Linosom™ factory finish and will not require this finish to be stripped prior to application of maintenance finish. If maintenance products other than that recommended by Tarkett Sommer are utilized they must be of the type that would be compatible and non-damaging to linoleum floors. Any warranty for the use and suitability of these products with Linosom™ rest with that materials manufacturer and/or specifier, not DOMCO TARKETT. In this case the maintenance instructions supplied by the materials manufacturer should be followed.

Area to be maintained should be swept, brushed, or vacuum cleaned of all loose particles. If lightly soiled area should be damp mopped with DOMCO TARKETT Commercial Floor Cleaner, following directions on the bottle label. If heavily soiled area should be scrubbed with a green nylon pad and the Cleaner. Do not use excessive amounts of water or highly alkaline stripper solutions. In all instances area should be rinsed clean of all residue with warm water and be allowed to dry.

When dry, apply 2-3 thin coats of DOMCO TARKETT Commercial Matte Satin Polish, alternating the direction of each coat of finish. Make sure the prior finish coat is completely cured before applying any additional coats of finish. In normal room environments finish will usually take 30-40 minutes to dry. Buffing the last coat, after it has dried, will produce a higher gloss and harden the finish layer.

ROUTINE MAINTENANCE PROCEDURES

Linosom™ flooring should be routinely maintained like any other quality resilient sheet flooring. Loose surface debris should be swept or vacuumed off the floor surface. Surface debris should be removed on a continual basis. Dirt or debris not removed will require the floor to be damp mopped with diluted DOMCO TARKETT Commercial Floor Cleaner, rinsed with warm water, and allowed to dry. When dry, floor can be dry buffed with a medium speed buffer equipped with a 3M white or tan nylon pad. This will help remove light surface scuffs or scratches. For a higher sheen after cleaning material can be spray buffed using diluted DOMCO TARKETT Commercial Matte Satin Polish (3 parts water to 1 part Finish) as a spray buff solution. The solution is lightly sprayed on the area to be buffed with a sprayer, and the buffer is worked side to side over this area. In areas subjected to higher traffic levels it may be necessary to re-coat these areas with floor finish, allow the finish to dry, and buff. Only the areas that require finish should be re-coated to help avoid finish build-up.

Occasionally the floor will require a deep scrub and a re-coat. In this case the floor is thoroughly scrubbed with diluted DOMCO TARKETT Commercial Floor Cleaner and a scrubbing machine equipped with a 3M green nylon pad. After scrubbing the residue is removed and floor is rinsed with clean, warm water, it is then allowed to dry. A thin refresher coat of DOMCO TARKETT Commercial Matte Satin Polish is then applied. After drying, finish coat may be buffed to increase its' sheen and hardness.

SURFACE RESTORATION

In some instances the floors surface may need to be stripped and re-finished. The main reason for this is frequent applications of finish prior to wearing away of the previous coat. This will lead to finish build-up requiring stripping. Maintenance procedures using buffing or spray buffing procedures only may help to defer a stripping procedure for a long period of time. To strip a quality stripper, such as DOMCO TARKETT Linosom™ Stripper should be utilized. Stripper must be diluted according to bottle directions. Concentrated or highly alkaline floor stripper solutions, or solutions using hot water, no rinse/no scrub strippers must not be used on linoleum floors. These products have been known to permanently damage linoleum floors. DOMCO TARKETT will not be held liable for floor damage resulting from improper use of stripper solutions, regardless of that materials manufacturer.

Floor should be swept or vacuumed free of all loose surface dirt or debris. Stripper is applied and scrubbed with the mechanical scrubber equipped with a 3M green nylon pad. Machine is worked side to side to completely scrub floor area. The residue is then removed and floor thoroughly rinsed with clean, warm water. After floor has dried it is then coated with finish following Linosom™ recommended initial maintenance procedure.

MATERIALS OR PROCEDURES TO AVOID

The following items should be avoided to help prevent damage to Linosom™ floors.

- The use of highly alkaline or strong solvent cleaning solutions.
- Excessive use of water, solvents, floor finishes, and similar products.
- Application of finish to dirty, wet, excessively cold, or contaminated surfaces.
- Allowing cleaning solutions or strippers to remain and dry on the floors' surface.
- Applying finish in excessively thick or large number of coats.
- Applying refresher coats of finish in areas not worn, such as within 1 foot (300 mm) of walls.

III. COMMERCIAL PVC MAINTENANCE PROCEDURES

The following guidelines are a general overview appropriate when DOMCO TARKETT supplied maintenance products are utilized. If other manufacturers products are to be utilized we would suggest that products manufacturers recommendations be consulted and followed.

Stripping is not necessary anytime new permanent surface treated floors are prepared for use. These floors will only require a scrub cleaning with DOMCO TARKETT Neutral Cleaner prior to application of finishes.

The following reference chart is a handy quick-guide on the DOMCO TARKETT maintenance products specially formulated for all Tarkett Sommer Commercial Flooring products. Detailed maintenance for each product type, following this chart, should be followed in conjunction with this chart.

Commercial PVC Floor Care Products

	POLISH	STRIPPER	CLEANER
Description	DOMCO TARKETT Commercial Floor Polish	DOMCO TARKETT Commercial Floor Stripper	DOMCO TARKETT Commercial Floor Cleaner
Product Code	C502 - 2.5 Gallon (9.46L)	C402 - 2.5 Gallon (9.46L)	C302 - 2.5 Gallon (9.46L)
Use	Specially formulated by DOMCO TARKETT for use on Tarkett Sommer Commercial Vinyl Flooring. Recommended for use on all commercial vinyl flooring.	Specially formulated by DOMCO TARKETT for use on Tarkett Sommer Commercial Vinyl Flooring. Recommended for use on all commercial vinyl flooring.	Specially formulated by DOMCO TARKETT for use on Tarkett Sommer Commercial Vinyl Flooring. Recommended for use on all commercial vinyl flooring.
Warning	<ul style="list-style-type: none"> • Do not take internally • Keep out of reach of children • Keep from freezing 	<ul style="list-style-type: none"> • May cause severe eye or skin burns • Harmful if swallowed • Do not take internally • Keep out of reach of children • Do not use on linoleum or wood 	<ul style="list-style-type: none"> • Eye & skin irritant • Do not take internally • Keep out of reach of children • Keep from freezing
Features	<ul style="list-style-type: none"> • High Performance Acrylic Polish • Versatile-Dry bright polish, spray buff polish or high speed burnishing • High solids content for superior floor protection • Exceeds ASTM D2047 for slip resistance 	<ul style="list-style-type: none"> • Ammonia - FREE • Detergent enhanced • Highly Efficient-No need for aggressive pads • Labor saving • Can be used with automatic scrubbers 	<ul style="list-style-type: none"> • Low foaming general purpose floor cleaner • Neutral pH • Concentrated - Allows for dilution as low as 64:1
Coverage	1,500-2,000 sq. ft. per gallon per coat	Makes up to 4 gallons per gallon	Makes 64 gallons per gallon

Directions	<p>FLOOR PREPARATION</p> <ul style="list-style-type: none"> Sweep or vacuum thoroughly Wash with DOMCO TARKETT Floor Cleaner Rinse thoroughly Let floor dry <p>POLISH-LOW TRAFFIC</p> <ul style="list-style-type: none"> Apply 3 to 5 coats Use a clean mop or applicator Let dry 30 minutes between coats <p>POLISH-LIGHT TRAFFIC</p> <ul style="list-style-type: none"> Follow instructions above; then High speed burnish or Spray-buff or Apply 1 or 2 extra coats 	<p>MIXING</p> <ul style="list-style-type: none"> One quart per 3 quarts of water <p>SPREAD & SOAK</p> <ul style="list-style-type: none"> Spread over a moderate-size area Soak for 5 minutes <p>SCRUB</p> <ul style="list-style-type: none"> Scrub at low speed Use 3M green scrubbing pad or equal or Scrub-Grit® brush or equal Coarser brushes or pads are too abrasive <p>CLEAN</p> <ul style="list-style-type: none"> Vacuum spent solution Rinse thoroughly with clean water Vacuum again <p>FINISH</p> <ul style="list-style-type: none"> Let the floor dry Apply 3 to 5 coats of DOMCO TARKETT Floor Polish 	<p>DAMP MOPPING</p> <ul style="list-style-type: none"> 3-4 oz. per gallon of water No rinsing required <p>SCRUBBING</p> <ul style="list-style-type: none"> 4-6 oz. per gallon of water Use light to medium duty pad or brush Rinsing required <p>AUTOMATIC SCRUBBER</p> <ul style="list-style-type: none"> 2-3 oz. per gallon of water No rinsing required
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All of these products have been specially formulated to be compatible with Tarkett Sommer Commercial Vinyl Floor Products. If other manufacturers products are to be utilized we would suggest that products manufacturers recommendations be consulted and followed.

INITIAL DEEP CLEANING PROCEDURE FOR ALL FLOORS

Consult and follow application instructions on product labels.

Dust mop entire floor area and remove gum, tar, glue, etc. from floor.

Mix 4-6 ounces of DOMCO TARKETT Commercial Floor Cleaner with each gallon of hot water.

Dip mop in cleaning solution, let excess solution drain off and apply cleaner liberally to floor. Let cleaner set on floor 5 minutes before scrubbing. **DO NOT FLOOD FLOOR.**

Important: With blue or green pad or equivalent bristle brushes, pass over each section at least twice. Do not rush this procedure-it is crucial. If necessary, apply more solution to keep floor wet so that it is wet at all times during the deep scrub procedure. Do not let solution dry under any conditions.

After a section is deep scrubbed, pick up the cleaning solution immediately with automatic scrubber or clean mop and clear water. Rinse the floor clean and allow to dry.

THE REDUCED MAINTENANCE SYSTEM (IQ) DRY BUFFING METHOD

Homogeneous Products- Optima, Eminent, Granit, Granit Acoustiflor, Stone

The unique PUR reinforced wearsurface construction, of these materials, allow for maintainance without the use of conventional floor polishes or finishes. This is possible through a consistent cleaning of the flooring along with a dry buffing procedure. This type of maintenance procedure is ideal in areas where the use of temporary finishes is not allowed or practical. This procedure also utilizes much less in the way of maintenance chemicals and water use.

It is important that the floor be thoroughly cleaned of all soil and debris. If cleaning is not sufficient the soil and debris will be worked into the flooring surface making subsequent removal difficult. Follow directions as detailed above for Initial Deep Cleaning Procedure For All Floors. After floor has dried surface is ready for dry buffing procedure.

DRY BUFFING: When desired, or to restore the natural, non-glare finish, the "IQ" dry buffing method is recommended. After washing and drying, simply dry buff the floor daily with a nylon or polyester buffing pad or a polishing brush on a high speed (1,500 rpm maximum) buffing machine until a matte gloss patina finish is achieved.

The patina like appearance will not happen overnight, but after five or six buffing operations the effect will be noticed. After buffing daily, if possible for 30 days or so, the floor will take on a matte gloss patina appearance that has very good resistance to scuffs and will require only minimum upkeep. After the desired gloss appearance has been achieved, buffing frequency can be reduced to fit the traffic pattern requirements.

WARNING: Operators of high speed buffers should be well trained. Misuse can result in floor or wall damage.

Heterogenous Products- Dignity, Omnisport Collection

These products may be maintained in the same fashion as the IQ system detailed above keeping in mind the following notes:

The wood “ticking” of Dignity may gradually diminish over time with repeated dry buff procedures.

Dignity may be maintained with floor polish or through spray buffing.

With the Omnisport Collection special care is required when maintaining flooring when game lines have been painted or taped on the surface, to be sure the lines are not damaged or removed. Scrubbing and buffing operations must be done carefully over game line areas.

Do not maintain the Omnisport Collection with floor polish.

Conductive Products- Statiflor Collection

These products must be maintained in the same fashion as the IQ system detailed above, keeping in mind the following notes:

To ensure proper electrical performance, floors must be kept thoroughly clean and well maintained.

NO floor finishes are to be utilized during maintenance procedures.

For a material gloss, to prevent staining and to control material scuffs and scratches the IQ dry-buffing maintenance routine using a medium to high speed mechanical buffer is the only recommended procedure.

While there are a number of conductive finishes available they are not recommended for use with Tarkett Sommer’s Statiflor Collection.

If finishes are required to be used they must be of a type that will offer proper conductive properties and must be applied in accordance with their manufacturers guidelines. Any guarantees as to the use and suitability of any floor finish to be applied over Conductive Flooring rests with that materials manufacturer, specifier, and/or applicator. The use of any floor finish or polish product may compromise floors electrical performance. Any statements or warranties on electrical performance of the flooring system, when other maintenance products are utilized, rest with that materials manufacturer, supplier, and/or specifier, not with DOMCO TARKETT.

SAFE-T SHEET MAINTENANCE SYSTEM

This material is a vinyl safety flooring reinforced with Safe.T Clean, which makes it easier to remove dirt, scuffs and marks. The use of maintenance chemicals is limited to a standard floor neutral cleaner and the occasional use of a standard floor stripper for spot cleaning.

NOTE: DO NOT APPLY FLOOR FINISH OR POLISHES OR DRY BUFF THE SAFE-T FLOOR.

Initial Cleaning after Installation:

Follow “Initial Deep Cleaning Procedure For All Floors” with a floor machine equipped with polypropylene or nylon brushes. Never use carbide or any other extremely abrasive brushes. Cylinder brush machine does the best cleaning, but flat, disc machine may also be utilized. Allow floor to dry.

Daily Cleaning:

Dust or Debris Removal

First dry mop, sweep and/or vacuum the floor to remove grit and dirt. Use dry or impregnated yarn, microfibre or disposable mops

Damp Mopping

The mop is moistened with diluted DOMCO TARKETT Neutral Cleaner. It is important that excessive water is not deposited on the floor. Only enough should be used where the floor will be virtually dry after 15-20 seconds.

Heel Mark Removal

Removal of dirt marks in conjunction with cleaning. Use a white/red nylon pad with DOMCO TARKETT Neutral Cleaner. Then wipe with clean water.

Weekly Cleaning :

Follow the Daily Cleaning Procedure Detailed Above

Machine Scrubbing

Scrub the Safe-T™ Sheet with a floor machine equipped with polypropylene or nylon brushes. Never use carbide or any other extremely abrasive brushes. Cylinder brush machine does the best cleaning, but flat, disc machine may also be utilized. As with any embossed product, bristle brushes should be utilized in lieu of nylon pads for any scrubbing operation. We do not recommend floors be scrubbed or buffed with nylon pads. High Speed machines should not be used. Use a properly diluted DOMCO TARKETT Neutral Cleaner during the scrubbing procedure. Wet vac or squeegee the floor and allow the floor to dry.

IMPORTANT NOTES:

DO NOT APPLY FLOOR FINISH OR POLISHES TO THE SAFE-T™ SHEET.

Gummy deposits may be removed by scraping removal of the bulk of the deposit followed by spot cleaning the area with a floor stripper and a bristle brush. Rinse area with clean water.

Depending on area of use, environmental conditions, and other factors, frequency of machine scrubbing operations may need to be adjusted.

Accidental application of floor finish or polish can be removed using a standard floor stripper with a floor machine equipped with recommended bristle brushes.

CONVENTIONAL FLOOR POLISH MAINTENANCE SYSTEM

Homogeneous Product- Contractor's Choice Standard/Primo Plus

Application of floor polish is required to maintain Contractor's Choice Standard. After floor has been through the "Initial Deep Cleaning Procedure For All Floors" and rinsed, apply 3 to 5 coats of DOMCO TARKETT Commercial Floor Polish. This coating protects the floor and should be stripped and replaced on a regular basis. The procedures below detail typical maintenance procedures needed for this product.

Luxury Vinyl Tile Products- Stripwood and Cornerstone

Initial maintenance should begin only after all tiles are thoroughly bonded to the subfloor. A week to ten days is usually required for the tile to become properly seated. Daily sweeping with a soft broom or damp mopping is the only maintenance recommended during this period.

A permanent coating of DOMCO TARKETT's unique Tritonite II is applied at the factory to seal the surface of Tarkett Sommer's Luxury Vinyl Tile. This greatly simplifies the initial maintenance procedure and reduces the amount of additional coats of finish that need to be applied prior to opening the floor to traffic.

Stripping is not necessary before application of any finish. However the floor tile must be clean and free of all foreign matter.

If the possibility exists as to extreme amounts of dirt and debris to be present on the newly installed floor, prior to initial maintenance procedure, tile may be given a light coat of finish a day after installation to help protect the floor. In this case floor would need to be stripped prior to initial maintenance to remove the finish and construction dirt.

After the initial bonding period the "Initial Deep Cleaning Procedure For All Floors" is all that is required to prepare the new tile floor for the needed coats of floor finish.

In most applications only one or two coats of DOMCO TARKETT Commercial Floor Polish (or Matte Satin Polish) are needed.

Excellent maintenance results are easily obtained by spray buffing either during the initial maintenance procedure or during the normal General Maintenance cycle.

Floor sealer use is not recommended.

APPLYING FLOOR FINISHES

1. Pour DOMCO TARKETT Commercial Floor Polish into clean mop buckets.
2. Use new properly prepared or clean mops for applying floor finish.
3. Dip mop in floor finish, place mop in wringer and tamp lightly. The mop should be full but not dripping.
4. Apply the amount of thin coats of finish to floor recommended for the particular product and use conditions expected. Under normal conditions, allow a minimum of 45 minutes drying time between coats. One or two additional thin coats of finish should be applied prior to opening building for use.
5. **Important:** AC/Heat must be in operation to assure adequate drying time and curing of finish between coats. Temperature and humidity level in the building will determine drying time.

If followed closely, these procedures will prevent costly delays and unnecessary expenses resulting from a new floor that has not been prepared properly for the owner.

SPRAY BUFFING

Spray buffing is a common and effective method of commercial maintenance. If desired, this may be done by attaching a spray applicator or using a hand-held spray applicator and lightly spraying diluted DOMCO TARKETT Commercial Floor Polish (1 part polish to 3 parts warm water) or a commercially formulated spray buff solution onto the floor. Buff the solution in before the liquid can dry. A thin, protective, glossy film remains after buffing the liquid dry, leaving the base coat (if applied) intact, reducing the need for stripping. High traffic areas may require refresher coats more frequently.

CAUTION: Make sure the power buffer is in good condition and may be used on wet floors safely. Make sure there is no exposed wiring and no danger from electrical shock.

CONTINUING GENERAL MAINTENANCE

1. Sweeping:
Sweep or vacuum the floor at least daily to removed any dirt or grit before it can scratch the floor or become ground in.
2. Removing Spills:
Take prompt action to deal with all spills since they can cause the floor to become slippery.
3. Remove all spills from the surface by wiping up with an absorbent cloth or paper towel. Then wash with a solution of DOMCO TARKETT Commercial Floor Cleaner. Since wet floors can be slippery, mark the area with "Caution, Slippery Floor" signs. Keep foot traffic off until the floor is dry.
4. Further Cleaning:
Regular mopping or washing of the floor using a solution of DOMCO TARKETT Commercial Floor Cleaner will be necessary. The frequency will depend on the color of the floor and the nature and amount of soiling. For example, a high traffic area where there is a lot of soiling will almost certainly require washing on a daily basis. Regular maintenance at walk-off mats will help minimize the amount of dirt and grit tracked into the premises. This will reduce maintenance in entry areas and help extend the life of the floor.
5. Buffing:
Low speed buffing will help add luster to the finish, dislodge dirt and blend touch up spots with the original finish. Spray buffing is also an effective method to restore the finish and gloss to traffic areas.
6. Restoring the Finish:
Touch up worn spots in heavy traffic areas before finish film wears through completely. Usually it is not necessary to reapply finish to the entire floor.

Never apply floor finish over a dirty surface. The dirt will be trapped under the new coating. If the floor has been exposed to traffic since the last floor finish application, it should be mopped clean. Be sure no floor cleaner film is left on the floor before applying finish. For finish over a floor cleaner film reduces the water resistance of the film and may leave a spotted floor. Do not force-dry the floor finish since this may lead to powdering of the finish.

PERIODIC STRIPPING PROCEDURE

Stripping will periodically be required on floor maintained with floor finishes. This will remove all embedded foreign matter within the floor finish and help maintain a good aesthetic appearance.

When you need to strip Tarkett Sommer resilient flooring, equipment required:

Any floor service should have on hand before beginning the job:

- Clean dust mops
- Mop heads and handles (soak new mops 24 hours)
- Buckets with wringers
- Blue/green stripping pads or equivalent natural fiber brushes
- Side-to-side slow speed buffers, generally 375 RPM or slower
- Automatic floor scrubbing machine (with full charge)
- Foot Traffic Safety "Caution: Slippery When Wet" Signs

NOTE: The number of pieces of equipment required depends on the size of the job and the personnel required to complete the maintenance within the time allotted.

1. Dust mop the entire floor area and remove gum, tar, glue, etc. from the floor.
2. Mix one part DOMCO TARKETT Commercial Floor Stripper to three hot water. Follow stripping instructions on the label.
3. Dip the mop in stripping solution. Let the excess solution drain off and apply stripper liberally to a section of the floor. Let the stripper set on the floor 5 minutes before scrubbing. Do not flood the floor.
4. With a blue or green pad or equivalent natural fiber brushes, pass over each tile section at least twice. Do not rush this procedure. It is crucial. If necessary apply more solution to keep the floor wet so that it is wet at all times during the stripping procedure. Do not dry strip for any reason.
5. After stripping a section, pick up the stripping solution immediately with an automatic scrubber or clean mop and clear water.
6. If using a scrubber, pick up any stripper left behind with cool water and a clean mop. Additional rinsing is usually not necessary.
7. Move the stripping operation to the next area of the floor and repeat the procedure. If stripping is incomplete, it may be necessary to repeat the above stage.
8. Applying Finish:
See above for details on finish application. Do not rub the finish on. A coat of finish will dry to a sheen in about 45 minutes, depending on temperature and humidity. Apply at least three coats depending on the gloss desired. Apply the finish to the floor by mopping in one direction to ensure a thin, even coat on the floor. Floor finish dries in about 30 minutes. If you want more than one coat, let each coat dry thoroughly before applying another.

IV. SPECIAL PROCEDURES AND COMMENTS

REMOVAL AND PREVENTION OF BETADINE AND IODINE STAINS

Removal of Stain

- Post wet floor signs.
- Prepare a sodium thiosulfate solution by dissolving approximately one teaspoon of sodium thiosulfate in one pint of water.
- Place a clean, white towel over the stained area and saturate with sodium thiosulfate solution.
- Check area periodically to see if stain has been removed.
- For difficult cases, pour the sodium thiosulfate solution directly onto the stained area and scrub with a 175 rpm or less rotary floor machine. Use a non-woven nylon or polyester stripping pad. Scrub until stains are no longer visible.
- Rinse the area thoroughly with clean water.

Prevention of Stain

- Post wet floor signs.
- Scrub clean the floor to remove any dirt and old finish/polish. Thoroughly rinse with clean water and dry.
- Apply 2 coats of a good quality, stain blocking floor sealer. Allow 1 hour dry time between coats.
- Allow final coat of sealer to dry for 10 - 12 hours before exposing floor to Betadine or iodine stains.
- When exposure to Betadine or iodine occurs, clean the floor as soon as possible. Staining through sealer is not significant for up to 8 hours, but spilled Betadine or iodine should be cleaned up as soon as time permits.
- If some staining of the sealer does occur, remove with sodium thiosulfate solution in the same manner as specified above.

COMMON QUESTIONS CONCERNING THE MAINTENANCE OF OPERATING ROOMS

We continually receive questions concerning the maintenance of operating rooms in hospitals. Some of the common questions have to do with keeping these areas clean, while other questions deal with the potential for slipping and falling in this environment. We have conducted some testing and talked with several experts in these areas of concern. Below is information on commonly asked questions concerning surgical footwear, spills, body fluids and chemical or water spills.

Surgical Footwear

There are many different kinds of surgical footwear on the market today. We have tested many and found most to be less than adequate. However, the safety of various types should be considered on an individual basis. Efforts should be made to limit the wearing of this type of footwear to necessary areas only, to avoid unnecessary risk of slips and falls.

Spills

Smooth, wet floors are considered unpredictable in regards to coefficient of friction. This is because of the possibility of hydroplaning. Hydroplaning in this case is the pinching of a liquid between ones' foot and the floor surface. Although static coefficient of friction testing in many cases yields higher numbers on wet or moist floors, there is no reliable dynamic test for this phenomena, which is the condition in which hydroplaning takes place. Also, various types of fluids are spilled in the surgical environment, which would produce different results, based on consistency of the fluid. Some fluids are slippery by nature such as soaps and oils. Furthermore, there are no safe methods for cleaning spills during surgery. Therefore, spills are considered a hazard of the trade.

However, there are things that can be done to minimize the chance of someone slipping on wet surfaces, as well as help protect an organization in the event of litigation. Make sure people are aware of the hazards and train them to deal with it. Conduct formal training meetings, with everyone who is likely to walk on the surgical room floors, discussing topics such as hydroplaning and slippery fluids. Suggest the need to take short, deliberate steps and test an area before committing to move to it. Take the names of attendees, and keep good records of these meetings, and occurrence of people complaining about slippery situations so that they may be investigated is also advised.

Conclusion

To conclude, several things should be taken into account when considering the floor maintenance issues in an operating room environment:

- A floor finish/polish can be used to provide an easier to clean environment.
- A floor sealer can help prevent betadine staining on the floor.
- All surgical footwear is not equal in terms of slip resistance. Care should be taken when selecting surgical footwear.
- Personnel who work in an operating room environment should be trained on the potential of hydroplaning. Wet floor signs can be helpful as well.
- Proper use and dilution of floor cleaners are extremely helpful in preventing a cleaner build up that can increase the potential for slipping when the floor is wet or damp.