



This document is intended for professional use to provide a starting point for Commercial Cleaning, Care & Maintenance of these products, each unique application may require additional or further steps to ensure complete satisfaction. Please refer to the general information and then the table of contents for the specific product information. Refer to the product website to confirm that you have the most current revision of this document. If you need a project specific maintenance document or if there are any questions or concerns, please reach out to [solutions@rhctechnical.com](mailto:solutions@rhctechnical.com).

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### **CLEANING & MAINTAINING RUBBER FLOORING**

These are products designed to be utilized without the application of a floor finish. But, to provide a flooring surface that does not need a floor finish, it is necessary from the beginning to implement a well established maintenance program (cleaning and maintenance). And this begins with determining how you want to maintain the rubber flooring.

Understanding there is a difference between cleaning and maintenance. **Cleaning** is meant to be understood as the process of removing unwanted substances, such as dirt and other impurities, from flooring and/or service environments. **Maintenance** is meant to be understood as the routine recurring work required to keep flooring in such condition that it may be continuously used, at its original or designed capacity and efficiency for its intended purpose. Starting with the **Initial Cleaning / Post Installation** process, this process cleans and then begins to naturally seal the surface making it less likely to become heavily soiled, as quickly, from normal foot traffic.

**Without performing the proper initial cleaning, the flooring can have a poor visual appearance, become soiled quicker, scuff more, and therefore harder to clean due to the surface of the flooring not being conditioned properly for use.**

After the initial cleaning, these products, like all flooring, also require daily cleaning and routine maintenance with cleaning equipment to maintain the desired appearance. The frequency of cleaning and routine maintenance will depend upon the amount and type of traffic in the area. However, maintenance may be more frequent within the first year of installation. Over time, rubber flooring products will see a reduced frequency of the scrubbing portions of the routine maintenance and ease into removal of scuffs due to the maturation of the product surface.

Rubber flooring continually evolves once placed into service and this is a natural occurrence and a good thing. Once the material goes through the press cycle during manufacturing, the material starts a crosslinking action that vulcanizes the rubber with the other ingredients so they cannot be changed. Once installed in the service environment, UV Light, atmospheric conditions, foot traffic and maintenance cycles will continue to age the surface. This aged surface will be more responsive to maintenance treatments such as buffing or burnishing and can be broken back down with more aggressive maintenance to revive the appearance of the flooring.

An aged surface will be more scuff resistant, have less ability to hold soil, and produce the natural luster desired. Treating a rubber floor to additional maintenance cycles in the first year of its life will improve the ability to clean and restore the flooring later if necessary. **It is better to clean a rubber floor once a day for 10 days straight than it is to clean a rubber floor 10 times in one day!** Yes, this can and should be interpreted as the more time we spend with our new rubber floor with maintenance cycles the better the floor will respond to cleaning and maintenance in the future and will lead to decreased routine maintenance procedures later in the life cycle of the rubber flooring.

We are aware that each facility has unique needs, wants, and desires for its flooring products and sometimes it is necessary to help with the break in period or to speed this process up. While the rubber flooring does not require a finish to maintain the flooring, there are definitely times when the appropriate products should be part of the care & maintenance program. If the flooring is in an area that cannot or will not be maintained using a rotary floor machine or auto scrubber, we recommend the use of a cleaner / maintainer product or the application of a site-applied floor finish or sealer type product.



### REQUIRED INITIAL CLEANING / POST INSTALLATION

Job site conditions will cause dirt and debris to be present on the installed flooring. Initial Cleaning should only be performed after the prescribed timeframe for the product and adhesives utilized. However, the flooring should be protected after installation prior to the completion of the Initial Cleaning.

1. Remove any protective coverings before maintenance and use a dust mop to remove dirt, dust or debris.
2. Create a cleaning solution with the chosen product listed in the Initial / routine cleaning section of the table below and clean potable water according to the dilution ratios from the manufacturers label information based on soiling conditions.
3. Apply the cleaning solution using a clean mop or pump-up sprayer to apply a cleaning solution to the area and let it stand for 5-10 minutes, **DO NOT FLOOD THE FLOOR.**
4. If flooring is heavily soiled, re-apply the solution and allow the cleaner to remain on the surface for an additional 5-10 minutes before scrubbing and removing.
5. **Using either a low-speed rotary floor machine (175 – 350 RPM) or auto-scrubber**, wet scrub the floor using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used.
6. Use an auto-scrubber, wet vacuum, or clean mop to remove all excess cleaning solution slurry from the flooring surface. **EXTRACTION Machines work better for this versus Mops.**
7. Rinse the area with clean, cool water and let the floor dry completely. Ensure the flooring area is clean and that all cleaning residue has been removed. **This may require additional cleaning processes and/or additional rinses.**
8. After the area has cooled, dry buff area with a **low-speed rotary floor machine (175 – 350 RPM)** using a White Tampico Brush from Malish or equivalent polishing brush attachment. A 3M 4100 White Super Polish Pad or equivalent may be used. Ensure to utilize multiple passes in opposite directions.

**The more consecutive days this buffing process can be repeated, the better the results will be. We would recommend a minimum of three buffing processes prior to placing the area into service.**

**Alternative Burnishing**, after the area has cooled, and if a higher sheen is desired, use a high-speed rotary floor machine (1500 RPM) to burnish the area using a 3M 4100 White Super Polish Pad, 3M 3300 Natural Blend White, or 3M 3500 Natural Blend Tan Pad or equivalent. Other burnishing pads can be used if they are for burnishing. Keep in mind the machine needs to stay moving and a higher shine can show subfloor irregularities. **The more consecutive days this buffing process can be repeated, the better the results will be.**

### OPTIONAL SEALER RECOMMENDATIONS

For the maintenance of rubber flooring, we highly recommend a one time application of a sealer. Perform the process above utilizing either the **Excelsior PR-930 Performance Finish Remover** or **XL North XL Rubber Floor Stripper**, followed by the application of two to three coats of either **Excelsior MF-940 Matte Finish** or **XL North Matte**. Subsequently, a standard maintenance regimen should be initiated. This approach will facilitate an easier-to-maintain surface while allowing the rubber to undergo natural aging through routine maintenance processes.

By following these recommendations, it will reduce the frequency of necessary scrubblings as indicated below in the Daily / Routine Cleaning section. It will also allow the area to be dust mopped and spot mopped easier to allow for more desired maintenance practices.

Long-term permanent solutions are also available to simplify the care and maintenance of these products. These permanent coatings can be applied to the products. Options suitable for resilient flooring include Pro-Tect Resilient Ultra Matte or Gloss from XL North and NeverStrip Micron Rubber Seal from NeverStrip Floor Coatings. Should you elect to utilize either of these products, please contact the manufacturer or Technical Services for guidance and recommendations.

### OPTIONAL CLEANER / MAINTAINER RECOMMENDATIONS

As mentioned above there are times when we would recommend a Cleaner / Maintainer be utilized. Instead of using a floor finish, a cleaner / maintainer provides additional protection to the flooring surface while helping with the daily requirements of the care & maintenance program.

1. Complete the Initial Cleaning / Post Installation as described above.
2. Create a solution with the chosen cleaner / maintainer and clean potable water according to the dilution ratios from the manufacturers label information. **High traffic areas will benefit from increasing the ratio to an even 1:1 dilution with the cleaner / maintainer.**



3. Apply the material to the surface with a damp mop process using the appropriate applicator.
4. Allow the area to completely, while restricting all traffic to minimize contamination.
5. Following the label instructions, the cleaner / maintainer would now become the cleaning product utilized in the care & maintenance process or interchanged with the desired pH neutral cleaner, including within an auto-scrubber.

**If desired**, dry buff area with a **low-speed rotary floor machine (175 – 350 RPM)** using a White Tampico Brush from Malish or equivalent polishing brush attachment. A 3M 4100 White Super Polish Pad or equivalent may be used. Ensure to utilize multiple passes in opposite directions.

**Alternative Burnishing**, after the area has cooled, and if a higher sheen is desired, use a high-speed rotary floor machine (1500 RPM) to burnish the area using a 3M 4100 White Super Polish Pad, 3M 3300 Natural Blend White, or 3M 3500 Natural Blend Tan Pad or equivalent. Other burnishing pads can be used if they are for burnishing. Keep in mind the machine needs to stay moving and a higher shine can show subfloor irregularities.

**When the flooring appears to be worn or inconsistent in regards to gloss or when the flooring is no longer responding to the daily cleaning, the build up of the cleaner / maintainer will need to be removed following the recommended procedures from the manufacturer using one of the Floor Finish Remover products listed below.**

### OPTIONAL FLOOR FINISH RECOMMENDATIONS

As mentioned above there are times when we would recommend a Floor Finish be utilized. A Floor Finish provides a higher sheen, and the ability to be easily repaired with the daily scuffing and scratching that occurs in high traffic areas within the daily requirements of the care & maintenance program.

1. Complete the Initial Cleaning / Post Installation as described above
2. Select the desired floor finish product from the recommendations below.
3. Apply the desired floor finish product per the label instructions according to the manufacturer.
4. It is our recommendation to apply a minimum of two coats, but additional may be necessary or required based on site conditions.
5. Allow the area to completely, while restricting all traffic to minimize contamination.

**If desired**, dry buff area with a **low-speed rotary floor machine (175 – 350 RPM)** using a White Tampico Brush from Malish or equivalent polishing brush attachment. A 3M 4100 White Super Polish Pad or equivalent may be used. Ensure to utilize multiple passes in opposite directions.

**Alternative Burnishing**, after the area has cooled, and if a higher sheen is desired, use a high-speed rotary floor machine (1500 RPM) to burnish the area using a 3M 4100 White Super Polish Pad, 3M 3300 Natural Blend White, or 3M 3500 Natural Blend Tan Pad or equivalent. Other burnishing pads can be used if they are for burnishing. Keep in mind the machine needs to stay moving and a higher shine can show subfloor irregularities.

**When the flooring appears to be worn or inconsistent in regards to gloss or when the flooring is no longer responding to the daily cleaning, the build up of the cleaner / maintainer will need to be removed following the recommended procedures from the manufacturer using one of the Floor Finish Remover products listed below.**

### DAILY / ROUTINE CLEANING

Routine maintenance is seen as something that needs to be done regularly. Routine could be daily, twice a week, weekly, etc. Given that each installation is different, the frequency of the routine will be determined by the following factors: type of soil or debris, type of facility, location within the facility, and use of the facility. It is likely the routine can and will change depending on factors such as time of year, increased or decreased use, etc. With the application of a finish, this routine should be done at a minimum of twice a month, if possible, to maintain the desired look of the flooring. **DAILY CLEANING IS RECOMMENDED.**

1. Use a dust mop to remove dirt, dust or debris.
2. Create a cleaning solution with the chosen product listed in the Initial / routine cleaning section of the table below and clean potable water according to the dilution ratios from the manufacturers label information based on soiling conditions.
3. Damp Mop the area or **Use an auto-scrubber (175 – 350 RPM)** to wet scrub the floor using a 3M 5100 Red Buffer Pad or equivalent. A Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush may be used.
4. Use an auto-scrubber, wet vacuum, or clean mop to remove all excess cleaning solution slurry from the flooring surface. **EXTRACTION Machines work better for this versus Mops.**
5. Rinse the area with clean, cool water and let the floor dry completely.



**If desired**, After the area has cooled, dry buff area with a **low-speed rotary floor machine (175 – 350 RPM)** using a White Tampico Brush from Malish or equivalent polishing brush attachment. A 3M 4100 White Super Polish Pad or equivalent may be used. Ensure to utilize multiple passes in opposite directions.

**Alternative Burnishing**, after the area has cooled, and if a higher sheen is desired, use a high-speed rotary floor machine (1500 RPM) to burnish the area using a 3M 4100 White Super Polish Pad, 3M 3300 Natural Blend White, or 3M 3500 Natural Blend Tan Pad or equivalent. Other burnishing pads can be used if they are for burnishing. Keep in mind the machine needs to stay moving and a higher shine can show subfloor irregularities. **The more consecutive days this buffing process can be repeated, the better the results will be.**

### **PERIODIC / DEEP / RESTORATIVE MAINTENANCE / FINISH REMOVAL**

Over time, when daily cleaning and routine maintenance is not working or providing the desired results, the flooring may require a heavy-duty cleaning to remove build-up, scuffs from shoes or minor flooring damage.

1. Use a dust mop to remove dirt, dust or debris.
2. Create a cleaning solution with the chosen product listed in the deep cleaning section of the table below and clean potable water according to the dilution ratios from the manufacturers label information based on soiling conditions.
3. Apply the cleaning solution using a clean mop or pump-up sprayer to apply a cleaning solution to the area and let it stand for 5-10 minutes, **DO NOT FLOOD THE FLOOR.**
4. If flooring is heavily soiled, re-apply the solution and allow the cleaner to remain on the surface for an additional 5-10 minutes before scrubbing and removing.
5. **Using either a low-speed rotary floor machine (175 – 350 RPM) or auto-scrubber**, wet scrub the floor using a Mal-Grit Scrub Brush from Malish or equivalent 22 gauge soft-bristled scrubbing brush. A 3M 5100 Red Buffer Pad or equivalent may be used.
6. Use an auto-scrubber, wet vacuum, or clean mop to remove all excess cleaning solution slurry from the flooring surface. **EXTRACTION Machines work better for this versus Mops.**
7. Rinse the area with clean, cool water and let the floor dry completely. Ensure the flooring area is clean and that all cleaning residue has been removed. **This may require additional cleaning processes and/or additional rinses.**
8. After the area has cooled, dry buff area with a **low-speed rotary floor machine (175 – 350 RPM)** using a White Tampico Brush from Malish or equivalent polishing brush attachment. A 3M 4100 White Super Polish Pad or equivalent may be used. Ensure to utilize multiple passes in opposite directions.

**Alternative Burnishing**, after the area has cooled, and if a higher sheen is desired, use a high-speed rotary floor machine (1500 RPM) to burnish the area using a 3M 4100 White Super Polish Pad, 3M 3300 Natural Blend White, or 3M 3500 Natural Blend Tan Pad or equivalent. Other burnishing pads can be used if they are for burnishing. Keep in mind the machine needs to stay moving and a higher shine can show subfloor irregularities.

### **PREVENTIVE MAINTENANCE / FLOORING PROTECTION RECOMMENDATIONS**

Utilizing an effective barrier entry way matting system and/or walk-off mats at outside entrances. Ensure mats are manufactured with non-staining backs to prevent discoloration. Walk off mats do provide a level of protection and are critical to the reduction of soil and debris levels within the facility while helping to reduce maintenance cost and protect the flooring.

Do not slide or drag anything across the flooring. When moving appliances or furniture, protect flooring from scuffing and tearing using temporary floor protection.

All furniture, fixtures, and/or moving equipment casters should be made of a high-quality soft material such as neoprene rubber designed for use on resilient flooring and must have a contact point of at least 1 square inch to aid in reduction of indentation and flooring damage.

Rolling chairs or seating at work areas should have a resilient flooring chair pad installed over the finished floor or have proper castors installed for resilient to protect floor covering.

All fixed furniture legs should have permanent felt or soft rubber floor protectors installed on all contact points and to help reduce indentation. Floor protectors must have a flat contact point of at least 1 sq. in. or 1.125 in. diameter and must cover the entire bottom surface of the furniture leg and be free of burrs and damage.

All doorstops need to be constructed of either rubber or vinyl and be free of burrs and damage. Ensure all furniture castors, chair legs, and doorstops are clean and free of all dirt and debris.



Routinely clean and/or chair castors, furniture legs, and doorstops to ensure that dirt or debris has not built up or become embedded. If these recommendations are not followed, we can guarantee your care & maintenance will be more difficult.

### RECOMMENDED MAINTENANCE PRODUCTS

	Initial / Routine Cleaning	Deep Cleaning	Cleaner / Maintainer	Floor Finish	Floor Finish Remover
<b>Excelsior</b>	<a href="#">NC-900 Neutral Cleaner</a>	<a href="#">PR-930 Performance Finish Remover</a>	<a href="#">CM-910 Cleaner / Maintainer</a>	<a href="#">MF-940 Matte Finish</a> <a href="#">PF-960 Performance Finish</a>	<a href="#">PR-930 Performance Finish Remover</a>
<b>XL North</b>	XL APC All Purpose Cleaner	XL Rubber Floor Stripper	XL Rubber Cleaner Maintainer	XL Matte XL Rubber Floor Finish	XL Rubber Floor Stripper
<b>Spartan Chemical</b>	Tribase Damp Mop Green Solutions All Purpose Cleaner	Tribase Green Solutions Industrial Cleaner	Sun Swept	White Sun iShine FloorFront Green Solutions Floor Seal & Finish	Step Down Green Solutions Floor Finish Remover
<b>Diversey</b>	Profi Prominence Stride	Profi	WiWax	Carefree Carefree Matte Aquaria	LinoSAFE Freedom SC
<b>ECOLAB</b>	Ecolab Rinse Free Neutral pH Cleaner Ecolab High Performance Neutral Floor Cleaner		-	-	-
<b>Always follow manufacturers' labels for dilution ratios and use</b>					

### SUPPORT & ADDITIONAL RESOURCES

<b>Product Support Phone &amp; Email</b>	(800) 633 – 3151 / <a href="mailto:info@flexcofloors.com">info@flexcofloors.com</a>
<b>Technical Support Phone &amp; Email</b>	Excelsior - (844) 393 – 4044 / <a href="mailto:solutions@rhctechical.com">solutions@rhctechical.com</a> XL North - (888) 530 - 2259 / <a href="http://www.xlnorth.com">www.xlnorth.com</a> Spartan Chemical - (800) 537 - 8990 / <a href="http://www.spartanchemical.com">www.spartanchemical.com</a> Diversey - (800) 558 - 2332 / <a href="http://www.diverseym.com">www.diverseym.com</a> EcoLab - (800) 352 - 5326 / <a href="http://www.ecolab.com">www.ecolab.com</a> NeverStrip Floor Coatings - (630) 330 - 1010 / <a href="http://www.neverstrip.com/">www.neverstrip.com/</a>
<b>Product Technical Documentation</b>	<a href="http://www.flexcofloors.com">www.flexcofloors.com</a>
<b>Associated or Related Documentation</b>	<a href="#">NC-900 Neutral Cleaner Technical Data</a> <a href="#">CM-910 Cleaner / Maintainer Technical Data</a> <a href="#">PR-930 Performance Remover Technical Data</a> <a href="#">MF-940 Matte Floor Finish Technical Data</a> <a href="#">PF-960 Performance Finish Technical Data</a>

The use of the incorrect maintenance/disinfection chemistry or the incorrect use of the correct chemistry for the maintenance/disinfection of Resilient Flooring can and will cause damage to the product that is not covered by the product warranty. If you have a question about the fitness of use of other products, please contact customer service or technical services. As with any maintenance program, be sure to use proper PPE (Personal Protective Equipment) according to the cleaning product SDS and ensure all maintenance procedures are conducted per the cleaning products instructions. The use of Caution Tape and/or Wet Floor Signs is recommended to prevent slips and falls.

The contents contained within this Care & Maintenance Sheet may be utilized or copied into another projected related document. While this original document will remain in effect at the time of product installation, this TDS shall not be supplemented or replaced by the resulting project documentation. Any alterations to the wording or requirements contained in or derived from this document shall void all related warranties. Before accepting this document, refer to the product website to confirm that you have the most current revision. Prior to use the user must determine the suitability of our products for the intended use, and the user alone assumes all risks and liability.