



Cleaning and maintenance

Correct Maintenance = Increased Durability

AB-ZEROPOX® and **AB-ZEROPUR®** - industrial flooring systems are used in various situations where mechanical, chemical, thermal and impact resistance properties are required. Apart from these performance characteristics there are often major requirements concerning the aesthetic appeal of the surface. It is therefore important that an appropriate regime of maintenance should be adopted for floor in order to get the maximum performance from it. When you purchase a new car, it is not uncommon for you to clean and maintain or polish the bodywork using an array of polishes and lacquers; well a professional floor coating system is exactly the same or no different. Any minor damage should be repaired as soon as possible and the floor should also be cleaned on a regular basis, and then on a periodic basis re-coated with a surface protection agent. These procedures will increase the durability, service life and appearance of the flooring system.

1. Avoid dirt

The cleaning frequency and intensity depends on use. Dirt that is removed at entrances and doorways cannot contaminate the general floor surfaces, thus there will be a decrease in cleaning costs and an increase in service life. The use of special cleaning grids and mats can help to reduce the content of dirt and contamination. Cleaning areas should be planned and thought through prior to the construction of e.g. production plants.

→ Abrasive dirt contamination collected in these areas = **increased floor life span.**

ATTENTION!

Do not use preservation agents that leave a film on antistatic / conductive industrial flooring systems e.g. cleaning agents that contain wax, as the conductive properties will diminish. We recommend only the use of neutral or slightly alkaline (pH 9 - 10) cleaning agents for these systems. We highly recommend that a specialist cleaning contractor is contacted in this regard.

2. Floor maintenance (first time)

When a new flooring system has been applied and properly cured (usually 5 - 7 days) it is important that it should receive a protective polish / sealer in order to keep surface damage to a minimum. If properly applied, the polish / sealer will offer additional surface protection and facilitate general maintenance and cleaning activities. Your cleaning contractor can advise you.

→ Removal of dirt is easier = **cost reduction**

2.a Regular maintenance system

Loose dirt and gravel should whenever possible be removed **immediately** in order to avoid it spreading to other areas; this is best achieved by using a wet cloth / sponge. Depending on what the floor is used for, special floor cleaners should be used as often as required in order to maintain the aesthetics, e.g. daily / weekly / monthly.

2.b Intermediate cleaning system

Intermediate cleaning should be done by using the appropriate vacuum equipment, and to clean the floor more thoroughly, use water in combination with suitable cleaning pads. This will help to avoid mechanical damage and abrasion. Persistent or heavy local contamination should be removed by using a professional concentrated cleaning agent, however, follow the instructions for use carefully.

3. Reconditioning cleaning system

This process involves the complete removal of the original protective film that was applied after the application of the flooring system, (see 1. above) plus any subsequent contamination, and then reapply the protective film / coat as before. The frequency of this process will obviously depend upon the area of application and the degree of dirt and contamination. The removal of the old protective film is processed by using an industrial cleaning machine equipped with **non-abrasive** - pads or brushes, also proprietary cleaning aids. The right pads are available from your dealer. After basic cleaning, the surface must be rinsed with clear water. After the cleaned surface has dried well, a new initial care is applied.

→ After each reconditioning cleaning, a new sealer / protective film **must always** be applied (not on antistatic / conductive industrial flooring systems; see notice at point 1.)!



4. Epoxy flooring surfaces

In certain conditions, epoxy based flooring systems over a period of time develop a white film on the surface. This is known as a carbamate effect, and is caused by the presence of moisture and is not always immediately obvious. It has no effect on the technical performance characteristics of the material. This visual white film may be removed by using weak acidic cleaners e.g. acetic acid based cleaners.

5. Specialities for design floors / decorative flooring and water-based sealers / topcoats

- Avoid permanent exposure to humidity / moisture (ponding water) which will lead to turbidity of the surface. Plasticizers migrating from rubber tires or doormats may cause discolouration / markings.
- Discolouration and a change of the surface properties may also be caused by chemicals, detergents and / or organic dyestuffs (ask for advice!).
- To avoid permanent marks on the surface furniture and other heavy objects must be equipped with furniture glides. Using caster chairs or other objects with high point load the surface must be protected by special floor protection mats (e.g. polycarbonate office chair mats).
- The entrance area should be provided with a sufficiently sized cleaning area (see section 1.). Cleaning areas reduces the abrasion and dirt ingress significantly.

6. Notice

We recommend to contact the technical service of the following manufacturers of cleaning products:

Diversey Deutschland GmbH & Co. OHG
D - 68219 Mannheim

Tel: +49 (0)621 - 8757-0
www.diverseydeutschland.de

ECOLAB Deutschland GmbH
D - 40789 Monheim am Rhein

Tel: +49 (0)2173 - 5990
www.ecolab.eu

FALA-Werk Chemische Fabrik GmbH
D - 30916 Isernhagen

Tel: +49 (0)511 - 97386-0
www.fala.de

Wetrock GmbH
D - 51381 Leverkusen

Tel: +49 (0)2171 - 398-0
www.wetrok.de

Witrock & Uhlenwinkel GmbH & Co. Vertriebs KG
D - 28309 Bremen

Tel: +49 (0)421 - 87157-0
www.igefa.de



For years, coating systems based on EP and PUR have been used in the industrial sector and proven in commercial use. In many cases the optics (colour flakes etc.) were not neglected, which inspired various planners to develop floor coatings of this kind in areas in which optical - aesthetic requirements are rated higher than the pure functionality. For this reason, we would like to draw your attention again to the following:

1.) Due to the absence or inadequacy of dirt-trapping zones, abrasive substances (e.g. stones, sand, road salt, etc.) get on the surface and become in conjunction with mechanical load caused by running and / or usage traffic destructive tools. Scratches and scores are the result. The same applies also on surfaces commonly used in residential construction such as marble, granite, tiles, parquet flooring, laminate, etc., but for floor coatings based on single and multiple component reactive systems, these phenomena often becomes visible (depending on the colour) optically more strongly.

2.) Improper and unprofessional handling of chemicals or other liquids can, depending on the duration of exposure, can lead to a superficial discolouration or in extreme cases even to a destruction of the entire coating system. If even supposedly harmless substances or objects (e.g. iodine, blood, rusty nails, walnuts, birch leaves, colouring agents, alcoholic beverages, tyres / rubber mats containing plasticizers or antioxidants etc.) remain on a surface, superficial discolourations or attacks may occur, which can only be removed by the use of mechanics, but not by means of cleaning agents. The same applies to other floor coverings such as tiles, linoleum, rubber or PVC.

"The dogs bite the last one" - at least the vernacular says. That this statement is not completely incorrect, becomes clear when looking at the last layer of a coating system - the sealing. For all types of coatings, the top layer / sealant is a special case as it can be used both as a directly loaded wear layer and at the same time as a protective layer for the system underneath. Unfortunately, there is no "solution" for all situations in life. In view of this fact, it can make sense, depending on the selected system, to include an additional transparent layer as wear protection in order to protect the decorative layer for as long as possible. Another way to protect and to increase the wear resistance of the surface is the use of AB-SG (solid glass beads) in combination with suitable topcoat. Various topcoats can also be equipped with a special plastic granulate (T), in order to achieve the often desired slip resistance and to increase wear resistance. In order to meet the constantly increasing demands of the industry regarding chemical resistance and cleanability, we generally recommend for industrial applications highly cross-linked systems with a glossy surface, such as AB-PUR® 725 or AB-ZEROPUR® 872 in combination with AB-SG (solid glass spheres) or as T - version. However, if a matt, silk matt or silk gloss appearance is to be achieved (micro-fine - rough surface), the increased soiling of the surface requires in any case a higher cleaning and maintenance effort.

The client / user should always be aware of possible discolourations caused by plasticizers, antioxidants or organic dyes, as matt, silk matt and silk glossy surfaces (due to the micro-fine / open-pore structure) facilitate the penetration of the respective media. Before the first use (any kind of coating) it is advisable to carry out a professional maintenance.

Before any application it is therefore of great importance to check the coating system and to discuss all necessary cleaning and initial and follow-up care with the planner and client in detail. Please refer to our cleaning and maintenance instructions for manufacturers references and contact data. Please note our general guidelines for preparation and processing with the corresponding special instructions.

Important Note:

2.00/07.01.19. The information contained herein is of a general nature and is provided in good faith and we accept no liability for errors or omissions, because we have no influence on the production and application of the cleaners. Our advice, verbal, written or based on tests, does not exempt the applicator / cleaning contractor from testing the suitability of the products for the intended use.

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