



Epoxy Flooring GENERAL CLEANING & MAINTENANCE GUIDE

Floors usually take the most abuse of any surface in the building. Floor maintenance is a process that is dependent upon the flooring system itself, the traffic conditions, and the type of dirt and debris to which it is exposed. Epoxy Floor coatings are easily maintained because of their physical and chemical tough finishes.

In recognition of the need for regular floor maintenance, the following recommendations will help keep your epoxy flooring looking new. The recommended cleaning products and maintenance program is based on the type of floor you have.

RECOMMENDED CLEANING CHEMICALS

Area Description		Recommended Cleaner
FOOT TRAFFIC	public areas, health care, dining room/cafeteria, lab, institutional, retail, foot traffic area	Neutral slip resistant floor cleaner
LIGHT TO MODERATE SERVICE AREAS	animal care, automotive service center, commercial kitchen/food prep area, patio	Cleaner/Degreaser
MODERATE TO HEAVY SERVICE AREAS	bottling plant, factory floor, loading dock, manufacturing/industrial, vehicular traffic area, stadium	Heavy-Duty Cleaner/Degreaser
ESD/CONDUCTIVE FLOORS	clean room, computer room, electronics production and assembly, quality control lab, surgery	Neutral Floor Cleaner
FOOD AND BEVERAGE PLANTS	dairy plant, meat & poultry plant, food processing plant, brewery, winery, and beverage plants	Cleaner / Degreaser

CLEANING PROCESS

The best method to clean epoxy floors is a five-step process using the recommended cleaning product. The process varies between small and large floors and between smooth and textured floors.

The five steps are:

- 1) Sweeping – Always sweep the floor thoroughly before cleaning.
- 2) Application – The means to put the cleaning product on the floor surface.
- 3) Agitation – Movement of the cleaning product, with a piece of equipment, on the floor surface, to aid in the release of foreign material.
- 4) Dwell Time – Letting the cleaning product stand on the surface to allow time for emulsifying foreign material.



5) Removal – Removing the cleaning product from the surface of the floor.

SMOOTH FLOORING SURFACES			TEXTURED FLOORING SURFACES	
SMALL AREA		LARGE AREA	SMALL AREA	LARGE AREA
SWEEPING	broom or dust mop	floor sweeper	broom	floor sweeper
APPLICATION	synthetic mop or deck brush	automatic floor scrubber	deck brush or foamer/sprayer	automatic floor scrubber or foamer/sprayer
AGITATION	mop or deck brush	automatic floor scrubber	deck brush or rotary floor machine	automatic floor scrubber or rotary floor machine
DWELL TIME	5 – 10 minutes	5 – 10 minutes	5 – 10 minutes	5 – 10 minutes
REMOVAL	mop or wet vac	automatic floor scrubber	squeegee or wet vac	automatic floor scrubber

MAINTENANCE/DAMAGE PREVENTION

Generally, epoxy floors are installed with several basic types of finish coats, including epoxy, polyurethane, and acrylic.

Acrylic and polyurethane floors have exceptional mar and scratch resistance, while epoxy finishes are more complex and will scratch when subjected to abrasive dirt.

Temporary Protection:

Epoxy flooring systems typically require 7 or more days to fully cure and reach their optimum wear and chemical resistance properties, depending upon curing conditions. During this period, the surface should be protected by restricting traffic and / or covering the floor with protective paper, or plywood. Be aware that some types of composite or Masonite boards can leach a dye when wet. These materials are not recommended as floor protectors in wet environments.

Refinishing:

Some owners prefer to refinish their Epoxy flooring systems if they become worn in heavy traffic areas or when equipment is relocated in lieu of a regular maintenance program. This is simple operation with most floors, involving surface preparation, plus additional finish coats to restore the original new appearance.

NOTES:

- Never use a mop to clean a floor that is greasy or oily.
- When using a deck brush, choose a medium/stiff bristle.
- Using a rotary floor machine, use a white, tan, or red 3M pad or similar pad.
- When removing the solution with a squeegee, use a soft, neoprene squeegee.
- Do Not use a water spray to remove the cleaning solution from the floor. It will over-dilute the solution, causing greases and oils to fall back onto the floor surface.



- Through proper training and education, unnecessary wear of the floor, such as forklift spin and skid marks, can be avoided.
- Spills should be cleaned up immediately as a safety precaution and prevent staining of the floor.
- Surfaces should be adequately protected when moving heavy equipment across the floor.

Contact us for detailed information on refinishing. Periodic refinishing can, in some instances, be less expensive than a regular maintenance program.

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