

HP Spartacote, Inc.

Commercial Flooring Maintenance



HP Spartacote® polyaspartic floor coating systems are nonporous, making them easier to clean because dirt and contaminants remain on the surface. Maintenance of HP Spartacote flooring must be completed at regular intervals to assure that the coating system will continue to provide the service for which it was intended. It is important to note the following when cleaning HP Spartacote polyaspartic floors:

Maintenance:

1. Dirt and Grime
2. Cleaning Agents
3. Cleaning Procedure
4. Periodic Physical Inspections
5. Snow removal and ice control (where applicable)
6. Repairs to high torque areas and other exposure points

Dirt and Grime

Given that debris remains on the surface, they tend to act as abrasives and will eventually mar the finish in heavy traffic environments. As such, it is important that HP Spartacote floor be properly maintained on a regular basis.

Cleaning Agents

Do not use actual soap because it will create a film that is difficult to remove with rinsing. A film left behind after cleaning causes two issues:

1. the film will become slippery when wet and
2. this film attracts dirt and debris which actually causes the floor to look unclean soon after it has been washed.

Floor stripping agents, citrus-based cleaners and corrosive chemical degreasers are also not recommended as they can damage a floor if they are applied and let to sit for an extended period of time. A simple mixture of a PH neutral cleaner such as Simple Green® diluted with water is recommended for regularly scheduled maintenance.

Cleaning Procedure:

1. Sweep entire floor to remove any loose debris and dirt with a dry mop and/or soft bristled broom. Although HP Spartacote® floors are impermeable, these substances will act like abrasives. If they are not regularly removed, then they will wear the floor over time.
2. When using a commercial floor scrubber, a blue scrubbing pad should be used, nothing more aggressive. Dilute the cleaning product according to manufacturer's recommendations. **For heavily soiled areas, a double-pass process may be used. In this process, the diluted mixture is

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laid down at a consistent rate with the pads spinning with the vacuum/squeegee remaining off during the first pass. This will leave a layer of the dilution on the surface, allowing for appropriate dwell time so that the cleaning agent can properly break up oils and debris. Make a second pass with the squeegees turned on in order to effectively remove the cleaning agents from the floor.

3. Rinse floor with clean water and use wet vacuum or squeegee to remove. A second rinsing is also suggested in some cases to ensure that no residue is left behind. Proper attention must be paid to removing the resultant emulsion of the cleaning solution and soil.
4. Once dirty water has been removed, the floor must dry prior to returning to service.
5. Dispose of contaminated water while paying special attention to by-law regulations prohibiting the introduction of certain chemicals into surface water drains and sewer systems.
6. Avoid the use of strong solvents, especially hydro-carbon type solvents.
7. If using high pressure water blast, pressure must not exceed 800 PSI at nozzle.

Inspections

The coating system is subject to extreme abrasive conditions as well as to physical damage from general. Periodic inspections will provide a basis for the proper maintenance work to assure a long life expectancy of the coating system.

1. Monthly - Make a physical inspection to determine if there are any areas of excessive wear or physical damage to the coating.
2. Semi-annually - Make a thorough physical inspection. Such inspections should include (but are not limited to):
 - a) Inspect the sealant in joints for proper adhesion. Also determine if there is any cohesive failure or physical damage to the sealant from traffic.
 - b) Inspect the underside of the joints for evidence of leaks where possible.
 - c) Inspect the areas where beams are resting on columns for evidence of stress cracking or excessive movement.
 - d) Inspect the entire structure from the underside for cracks which show evidence of a difference in the plane of the materials on each side of the crack.
 - e) Inspect drains or scuppers to assure there is nothing clogging or blocking them, to avoid ponding water on the surface.
 - f) Inspect coating surface to determine if there are any substantial structural cracks in the substrates which have caused the coating to crack.

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Snow Removal / Ice Control:

1. The use of metal blades should be avoided at all times to prevent physical damage to the coating system.
2. Snow blowers (with rubber blades) and snow brooms are recommended, as opposed to heavy snow removal equipment.
3. Ice should be removed with chemical deicing materials.

Coating Repairs:

- A. Minor repairs may be made by owner's maintenance team, however it is suggested that major repairs should be completed by the original approved applicator.
- B. For Physical damage to coating system.
 - a. Remove loose damaged coating materials to expose a sound substrate.
 - b. Thoroughly sand with a 60-grit sandpaper or screen the exposed substrate and existing coating surrounding the area.
 - c. Perform a thorough solvent wipe with a cloth which has been wet with xylene solvent.
 - d. Allow solvent to evaporate (1 hour at 75 °F. 50% R.H.).
 - e. Apply Coating system to original specifications.
 - f. Install the coating system to the original film thickness, extending each coat onto the existing coating.
 - g. Allow the repaired area to cure for 24 hours minimum before opening area to traffic.

In addition to these general maintenance and cleaning procedures, it should be noted that spills of petroleum distillates, hydrocarbon type solvents, lighter fluid, oil, gas and alcohols should be cleaned up as soon as possible. Also, hot coals from charcoal grills must not be allowed to drop on the deck coating to prevent punctures.