



CLEANING AND MAINTENANCE

DESCRIPTION:

Most conventional cleaning materials are suitable for use on DGL Bondlast Construction Products Flooring and Protective Lining Systems. Good maintenance and cleaning on a regular basis is essential to ensure DGL Bondlast floor and protective lining systems are performing as specified, providing a “fit for purpose” durable, environmentally safe, and hygienic finish.

Even a non-slip floor can be slippery if dirt, greases fats, etc. get ingrained and is not cleaned on a regular basis. Prolonged use of highly alkaline or chlorine base cleaners should be avoided unless all residue from the cleaner can be removed soon after use.

Preferably a neutral pH sanitiser/detergent is recommended to ensure the long-lasting durable properties of industrial floors and protective lining systems are maintained.

The recommendations or instruction of the selected cleaner/detergent manufacturer is to be followed. If in doubt, please contact DGL Bondlast Construction Products for advice.

JANITORAL SUPPLIERS:

DGL Bondlast Construction Products work closely with several cleaning companies, however we cannot promote the use of specific brands as we have no control over their manufacture, distribution, or handling characteristics.

Many companies are available to advise, demonstrate and supply cleaning equipment, cleaning chemicals and sterilization aids. DGL Bondlast have found Advanced International Cleaning Systems to be a good source of information for specific cleaning advice on niche or particular issues.

CLEANERS:

The following cleaner has been found to be suitable for use and is readily available to your Cleaning Firm.

Supplier	Product	Requirement
Advance	Neutral Cleaner	Cleaning
Advance	Pedigree	More Severe Cleaning
Advance	Action Scrub Alkaline; or Punch Plus degreaser Strike Force Cleaner	Heavy Duty Industrial Cleaner

For advice on other specific cleaners or systems please forward all technical product literature to DGL Bondlast Construction Products.

CLEANING TEMPERATURES:

Product	Max Temperature
Aquaglaze UV Rapidcote Revathane Glaze Surecote 200 Terraflake Terratuff Traxite Colourfine	40°C
Supascreed Surecote System 500 Fibreclene Situclad VE Situclad WCS Traxite VE	55°C
Architectural Terrazzite Architectural Terrazzite ZV Nuthane Sureshield Sureshield ZV Surechem VE	75°C

Caution:

Steam cleaning is not recommended on floors by untrained operators.

Steam cleaning or hot water above 55° should never be used with epoxy-based materials

FIRST CLEAN:

The new floor or protective finish should be allowed to fully cure prior to any wet cleaning, and where possible a period of seven days should be allowed post application, during this time protection of the floor is essential and dry vacuuming, soft bristle sweeping should be carried out to remove surface dirt and debris, thereby avoiding surface scratching.

On new build projects as close as is practical to hand over; floors and protective Finishes should be thoroughly cleaned to provide the client with the “as new” standard of aesthetic to be maintained.

FREQUENCY OF CLEANING:

All floors and protective lining systems will need cleaning periodically to remove dirt and contamination to prevent hazards such as slippery patches, mould, bacterial growth, or chemical attack, as well as to simply improve appearance and durability. The activities in the area will determine the objectives of the cleaning regime and frequency of the cleaning. In general, all spill and splashes should be treated immediately, especially if it is a corrosive material.

SAFETY ASPECTS IN RELATION TO SLIP-RESISTANT FLOORING:

Good regular maintenance cleaning is extremely important, not only for the hygiene but also to prevent any build of fatty or oily lubrication deposits, which will rapidly decrease slip resistance.

1.0. INDUSTRIAL FLOORING:

Cleaning Method

Conventional floor cleaning procedures are normally adequate to maintain a clean and hygienic surface.

The use of dirt traps in doorways to eliminate grit which may scratch the floor is a good practice

System Step	Manual Cleaning - Smooth Finishes
1	Sweep and /or vacuum up dust and debris.
2	Apply using a mop and bucket; with the detergent diluted to manufacturer’s recommendations.
3	Leave on floor for approximately five minutes.
4	If and when required scrub the floor with a deck scrubber <i>This step is generally only required on surfaces containing non- slip media or if there is a build -up of dirt on the surface that cannot be removed with the conventional mop system.</i> <i>When scrubbing use nylon brushes or blue pads only.</i> <i>Care must be taken to not scratch the surface.</i>
5	Wet vacuum or mop residue.
6	Thoroughly rinse with warm clean water to ensure that the surface PH of the floor is neutral (PH7).
7	Allow surface to dry before re-use.

System Step	Manual Cleaning – Textured Slip-Resistant Finishes
1	Sweep and /or vacuum up dust and debris.
2	Apply using a mop and bucket; with the detergent diluted to manufacturer’s recommendations.
3	Leave on floor for approximately five minutes.
4	If and when required scrub the floor with a deck scrubber <i>When scrubbing use nylon brushes.</i> <i>Care must be taken to not scratch the surface.</i>
5	Wet vacuum or mop residue.
6	Thoroughly rinse with warm clean water to ensure that the surface PH of the floor is neutral (PH7).
7	Allow surface to dry before re-use.

System Step	Mechanical Cleaning – Textured Slip-Resistant Finishes
1	Sweep and /or vacuum up dust and debris.
2	Apply the detergent diluted to manufacturer’s recommendations using a deck scrubber or similar.
3	Leave on floor for approximately five minutes.
4	Mechanically scrub the floor using a combination scrubbing drying machine to remove all dirty water.
5	Wet vacuum or mop residue.
6	Thoroughly rinse with warm clean water to ensure that the surface PH of the floor is neutral (PH7).
7	Allow surface to dry before re-use.

Choice of Equipment | Scrubbing Machinery

There is a very wide choice of cleaning equipment available, varying from single headed scrubbers and separate vacuums to combined scrubber-driers which scrub and dry in one operation. Final choice of equipment depends on the areas to be cleaned, access in and around equipment and furniture and must be made by the client or client’s representative.

Alternatives to manual / mechanical cleaning

Textured surfaces can be cleaned using a low-medium pressure water jet and suitable foam detergent applicator system, swilling the head of dirty water to in ground drainage.

Removal of Whitening / Blooming

These affects may occur when water or condensation runs onto a floor prior to it being fully surface cured. The surface water or condensation stops the curing process (only in the very top surface, the rest is cured) and that floor surface may immediately turn white or turn white at a later stage.

Wipe the affected area with Solvent HA to remove the whitened/uncured surface.
Solvent HA is a flammable solvent. ***Do not flood the floor; just wipe with dampened rags.***
Allow the rags to air dry in an isolated area prior to disposal, do not screw the rags into balls and throw away as the solvent may react leading to a fire risk.

If solvent wiping does not remove the bloom, then if possible leave to see if natural trafficking and cleaning removes the effect over time or once solvent cleaned re-coat the affected areas.

Maintenance

Inspect for damage regularly, for impact damage, chips etc. damage which could lead to water or chemical ingress recall the installation contractor to conduct repairs as soon as is practical.

Easy repair is a major advantage with the DGL Bondlast Construction Products systems, damaged areas can be cut out and re-trowelled back to grade using new materials quickly and with little disruption.

For an even effect, replacing or resealing floor sections or segments may be the preferred option.

Any damage should be reported to the DGL Bondlast Contractor for necessary repair as soon as is practical.

Good maintenance/cleaning on a regular basis is essential to ensure the DGL Bondlast Resin Flooring System is providing a durable and environmentally safe and hygienic floor finish.

2.0 ARCHITECTURAL TERRAZZITE and ARCHITECTURAL TERRAZZITE ZV ORIGINAL INSTALLATION FINISHING:

- Fine grind and double grout the floor to achieve a finish free of pinholes.
- Before any foot-traffic is allowed, seal the floor with two coats of DGL Bondlast, Crystal Seal, Aquaglaze UV or Revathane for wet areas.
- Once sealed the cleaning contractor must install a full polish system, a multi-coat system of sealers and finish coats.
- Ongoing polish involves the application of liquid polishes (maintainer) while power buffing (burnishing).

Note
Buffing on its own will lead to a loss of polish, a dull finish and subsequently surface damage.
Architectural Terrazzite floors require sealers and top finishes to protect the marble-based finish, they must be maintained as a lack of these polishes can lead to a dull floor, scratching and loss of life.
Slip resistance is conferred by the properties of the polish system.

ADVANCE International Cleaning Systems	
System Step	Product
Basecoat	Pioneer Eclipse Sealer: First Step Sealer
Top-finish	Pioneer Eclipse Equinox, Sta Brite 20
Maintainer	Eclipse Extend Auto-burnish Cleaner
Cleaner	Pioneer Eclipse Neutral Cleaner

Refer to specific product recommendations.

Dependent upon traffic volumes plan daily, weekly, quarterly, or annual polish cutbacks to maintain the as new appearance and life of the new floor.

Do not use strong acidic, alkaline, or chlorine-based cleaners on Architectural Terrazzite or Architectural Terrazzite ZV as they will attack or discolour the marble composition or metal strips.

Repairs

Any damage is to be reported to DGL Bondlast Construction Products or the Architectural Terrazzite or Architectural Terrazzite ZV Installation Contractor as soon as practical for necessary repair.

3.0. PROTECTIVE LINING SYSTEMS:

Fibreclene | Situclad WCS | Situclad VE | Situclad VE/VE Glass Flake.

DGL Bondlast Protective Lining Systems are extremely hard, smooth, non-porous surfaces, and are designed so dirt does not tend to bond, they are generally cleaned with ease using a neutral cleaner using spray, wipe, and rinse techniques.

As the surfaces are designed to be smooth do not use abrasive cleaners nor highly alkaline cleaners as damage to the gloss surface can lead to premature wear.

Linings may be low water pressure cleaned, but not water blasted. Fibreglass bund liners such as Situclad are durable to sun, water and exposure to the approved chemicals. Life expectancy due to sun and water is in general greater than 5 years. Life expectancy due to chemical exposure depends on the duration, chemical concentration, chemical temperature, and clean-up time of the spill.

It is important to understand that bund liners are maintenance finishes, if a spill occurs, then the product if designed correctly will protect the substrate and resist damage during the clean-up.

If traces of chemicals are left after a spill; then the concentration can often increase causing damage and if damage does occur, then maintenance to renovate the liner back to the original condition is essential as the finish may not be able to cope with a second event. Therefore, the life expectancy and performance of protective finishes is determined by good housekeeping and maintenance.

****Note****

- Do not** use cleaning detergents containing pine oil.
- Remove** heavy soiling immediately.
- Use clean** warm water for rinsing, replace water regularly.
- Dirty equipment;** particularly dirty mops do not clean they merely redistribute the dirt.

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