

Good maintenance and cleaning on a regular basis is essential to ensure allnex floor finishes are performing as specified, providing a “fit for purpose” durable, environmentally safe and hygienic floor finish.

First Clean

The new floor finish should be allowed to fully cure prior to any wet cleaning, if 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 new floor scratching.

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

Janitorial Suppliers

allnex construction products work closely with several cleaning companies, however, we recommend but do not promote the use of specific brands as we have no control over their manufacture, distribution or handling characteristics.

Most conventional floor cleaning materials are suitable for use on new and existing allnex floor finishes.

Preferably a pH neutral sanitizer/detergent is recommended to ensure the long lasting durable properties of the finish are maintained.

Prolonged use of highly alkaline or chlorine base cleaners should be avoided unless all the residue from the cleaner can be fully removed prior to drying out.

Many companies are available to advise, demonstrate and supply cleaning equipment, cleaning chemicals and sterilization aids.

allnex have found Advanced International Cleaning Systems to be a good source of information for specific cleaning advice on niche or particular issues. www.advanceclean.co.nz

Cleaning Temperatures

There is a limit to cleaning water temperatures:

- Sureshield / Nuthane / Surechem VE / Architectural Terrazzite: 75°C;
with occasional short exposure at higher temperatures for cleaning hard stubborn staining, dirt removal.
- Supascreed: 55°C
- Surecote: 40°C

Caution

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

Frequency of Cleaning

All floors 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.

1.0 Industrial Flooring

Method

Smooth Finishes

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.

Manual Cleaning

1. Sweep and/or vacuum up dust and debris
2. Apply preferably using a mop and bucket the detergent, diluted to manufacturers recommendations
3. Leave on floor for approximately five minutes
4. If and when required scrub the floor with a soft deck scrubber
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

Textured / Slip Resistant Finishes

Textured finishes will require more attention to remove heavy soiling from the base of the textured surface.

Manual Cleaning

Carry out manual cleaning as above, 1-7

Mechanical Cleaning

1. Sweep and/or vacuum up dust and debris
2. Apply using a deck scrubber or similar the detergent, diluted to manufacturers recommendations
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. 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 Machine

There is a very wide choice of cleaning equipment available, varying from single headed scrubber 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.

Note

Do not seal or polish floor coatings.

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

When scrubbing use nylon brushes or blue pads only.

Power washing techniques should not be utilized where seal coats are applied to a screed floor, as too much power may delaminate the surface seal.

Safety Aspects in Relation to Slip Resistance

Good regular maintenance and cleaning is extremely important, not only for hygiene but also to prevent any build of fatty or oily lubrication deposits which will rapidly decrease any designed slip resistance, an aggregated non-slip floor can become slippery if dirt, greases, fats, etc get ingrained.

Removal of Whitening / Blooming

These effects 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.

Removal:

Wipe the effect 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 carry out repairs as soon as is practical.

Easy repair is a major advantage with the allnex construction 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.

2.0 Architectural Terrazzite

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 allnex Crystal Seal, Aquaclear or Revathane for wet areas.
- Once sealed the cleaning contractor must install a full polish system, a multicoat 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.

Recognised Polish System

- ADVANCE International cleaning systems
 - Basecoat: Pioneer Eclipse Sealer, first step sealer
 - Top-finish: Pioneer Eclipse Equinox, Sta Brite 20
 - Maintainer: Pioneer Eclipse Extend Auto-burnish
 - 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 as they will attack or discolour the marble composition or metal strips.

Repairs

Any damage is to be reported to allnex or the Architectural Terrazzite Installation Contractor as soon as practical for necessary repair.

Cleaning Methods – Smooth Finishes

Conventional smooth floor cleaning procedures as detailed above are recommended to maintain, clean and enhance the life expectancy of the Architectural Terrazzite.

3.0 Protective Wall Finishes

allnex wall liners are very 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 wall 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.

Walls may be low water pressure cleaned but not water-blasted.

Fibreglass bund liners such as Situclad are very 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 house-keeping and maintenance.

4.0 Smooth Vinyl Floor Finishes

These finishes are treated and generally require manual cleaning techniques as described in 1 above, they do not require a polish, however, older vinyl finishes if required can be re-polished, Advance Cleaning systems has a choice of options;

- (a) Premium system:
Strip the existing floor polish ,followed by Pioneer Equinox First Step sealer (2 coats) followed by Pioneer Equinox Sta-Brite 20 (3 coats).
- (b) Medium system:
Strip the existing floor polish, followed by Prime Seal (2 coats) followed by Super vision (2 coats).
- (c) Basic system:
Strip the existing floor polish, followed by Supervision (2coats).
This is often used if a floor has been damaged during installation.

5.0 Safety Vinyl Flooring

allnex R11 Safety Floor Vinyl

Machine Cleaning

1. Sweep and /or vacuum up dust and debris
2. Load an approved detergent and dilute to manufacturers recommendations.
3. Apply solution and allow activating for approximately five minutes.
4. Machine scrub using synthetic brushes and /or blue pads.
5. Wet vacuum away all residue
6. Thoroughly rinse with hot clean water to ensure that the surface PH of the floor is neutral (PH7)
7. Allow surface to dry before re-use

Manual Cleaning

1. Sweep and /or vacuum up dust and debris
2. Apply preferably using a mop and bucket the approved detergent, diluted to manufacturers recommendations
3. Leave on floor for approximately five minutes
4. If and when required scrub the floor with a deck scrubber
5. Wet vacuum or mop residue
6. Thoroughly rinse with hot clean water to ensure that the surface PH of the floor is neutral (PH7)
7. Allow surface to dry before re-use

Note

Do Not Seal or polish safety flooring

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

When scrubbing use nylon brushes or blue pads only.

For further advice or information do not hesitate to contact the allnex technical team.

Free Ph: 0508 88 22 88
E-mail: cs.constructionnz@allnex.com
Website: www.allnexconstruction.com

Date: Aug 2019
Replaces Sept 2015

Allnex Construction Products, a Division of Allnex New Zealand Ltd

Auckland - 14 Industry Road Penrose phone: 095836544. Hamilton - 18 Somerset Street Frankton phone: 07-847-8658
Wellington - 19A Jamaica Drive Grenada North phone: 04-240-0305. Christchurch - 112 Carlyle Street Sydenham phone: 03-366-6802
Customer Service: 0508-882-288 cs.constructionnz@allnex.com
www.allnexconstruction.com

The logo for allnex, featuring the word "allnex" in a bold, lowercase, sans-serif font. The letters "a", "l", "l", "n", "e", and "x" are white, while the "i" and "x" have a multi-colored underline consisting of purple, blue, green, and red segments.

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