

# Floor Maintenance & Safety Manual



# Roxset SE Floor Maintenance Manual

Thank you for choosing the Roxset SE flooring system. Your new floors have been designed to provide your business with many years of trouble free service even in the most challenging conditions including wet and heavy traffic areas that require a high degree of hygiene and surface protection.

This manual has been compiled to assist in the maintenance and care of your new floor to provide you with longest possible service life.



## Floor Care

Generally, a good cleaning regime is the only maintenance floors require. This maintenance service program would include:

### Cleaning

- Ensure all debris is picked up from the floor
- Apply hot water and cleaning foam and allow time for chemicals to act as per manufacturers instructions
- Scrub surface to ensure residue build up does not occur; and
- Rinse floor and allow to dry

### Cleaning Equipment

- Foam gums
- Vacuum Scrubber
- High pressure washer; including rotating hooded attachment; and
- Brooms, brushes, scourers, squeegees, etc

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We recommend Ecolabs process 125c for this procedure. It is important to ensure floors are thoroughly rinsed. Floors showing white deposits have been left to drain without chemicals being thoroughly rinsed.

We recommend that on an occasional programmed basis (where the current cleaning regime is allowing a build-up of hardened surface debris, proteins etc) that the surface be wet down with hot water and treated with a caustic solution (taking note of environmental and manufacturers precautions). Let the caustic solution stand thirty to sixty minutes prior to scrubbing and rinsing down.

Rust spots can be removed with commercially available formulas. Ensure treated areas are thoroughly washed down to remove any chemical residue from this cleaning process.





## Activities to Avoid

In order to maximise the life of your floor we advise you to avoid the following:-

- Direct flame will char surface, overhead welding will mark unprotected floor areas.
- Boiling oil will blacken and bubble areas in direct contact, steam outlets and large volumes of pressure heated water will lead to surface degradation.
- Direct contact from liquid nitrogen, CO2 "snow" and other similar low temperature agents will provide a destructive thermal shock leading to surface breakdown.
- Highly concentrated acids will degrade surface.
- Dragging sharp edged heavily loaded metal objects across floor will cause scouring of the surface.
- Protect floors from solvents particularly when newly laid.
- Long term chemical surface contamination from chemical build-up will lead to marking of the floor and possible break-down of floor surface.
- Organic dyes are difficult to remove and exposed areas should be suitable protected.
- Continual dropping of weighty objects on concentrated point, ie, meat hooks will damage the floor.
- If a decision is made to lay a floor over old softened concrete please ensure if this area is to see constant fork lift traffic that the fork tyres cannot impact the floor. Such impact may lead to the concrete under the coating shearing and eventually leading to a surface failure; and
- Should a raised floor become apparent whether through incorrect design or a modification to that particular area please ensure it is not exposed to exposed to continuous heavy traffic (sets up pressure wave) action must be taken to avoid floor "break back".
- Monitor freezer doorway to ensure heater thresholds are operational. This will provide protection against "ice heave" to coatings at the doorway.

## Repairs

Should a repair become necessary please refer the issue to our office. After an inspection (where practical) we will make the necessary arrangements for one of our experienced applicators to effect the repair.

When drilling or placing new fixtures into the floor for equipment placement, modification, etc, all such fitments are required to be epoxy set to ensure water does not penetrate to concrete sub-base.

Cracks from concrete movement transferring through coating need to be filled in the short to medium term to avoid water penetration and possible hydrostatic pressure damage from forklift traffic.

Our coatings are installed under a wide range of circumstances and workplace regimes.

If you have any questions or concerns regarding your Roxset installation please do not hesitate to contact us on:

Remember, clean floors are safer & last longer

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**Roxset**  
 HEALTH AND SAFETY FLOORING  
 SLIP RESISTANT • ULTRA CLEAN • IMPERVIOUS