



# EQUUS MONOPUR FLOOR SYSTEMS

Care and Maintenance of Monopur Polyurethane Flooring Systems



# CARE AND MAINTENANCE OF MONOPUR POLYURETHANE FLOORING SYSTEMS

## 1.0 INTRODUCTION

A proper cleaning and maintenance programme will ensure that a new floor retains its appearance and will extend the working life.

There are four phases involved in this programme

### 1. **Curing Time**

A period of seven days should normally be allowed after application of the finish, before any wet cleaning process is carried out. During this curing period, floors can only be suction cleaned or lightly swept with a soft broom. For curing times, please refer to the relevant system data sheet.

### 2. **Initial Clean**

On maintenance or renovation projects this should be carried out as soon as possible after the installation has occurred or, on new-build projects, as close as possible to the handover date. This clean prepares the floor for immediate use and is a benchmark for all future maintenance.

### 3. **Routine Maintenance**

The extent and frequency of routine maintenance will depend on number of factors – type and level of activity within the area; the required level of hygiene; the floor system to be cleaned, together with its overall size and texture and the type of contamination on the surface.

### 4. **Periodic Maintenance**

This will be necessary, from time to time, so as to restore the surface of the floor to its original state or to its condition and appearance following the initial clean.

## 2.0 EQUIPMENT

The equipment used for the care and maintenance of your Monopur floor system should match the area involved, and should include wherever possible, mechanically, or electrically driven equipment.

### 1. **Sweeping**

This is an integral part of all cleaning procedures. Surface dirt and loose debris are unsightly and can be very abrasive under traffic. They must be removed regularly using:

- Brooms, brushes or suction cleaners for small or difficult areas only.
- Dust control mops for light dry dust and debris (only on smooth finishes).
- Mechanical sweepers for larger areas and 'ride on' sweepers for very large floor areas/ open spaces.

### 2. **Cleaning**

This can range from damp mopping of small, lightly soiled areas to heavy duty machine scrubbing for the removal of ground-in dirt or compacted oil and grease. To be effective, the equipment which is used must be appropriate for the size and nature of the task. When selecting the equipment, consider the type of surface to be cleaned, whether smooth or textured.

- Mopping equipment for small relatively clean areas.
- Rotary scrubbing machines, for deep cleaning in confined or restricted access areas (used in conjunction with mopping equipment).
- Wet suction machines, which may be used with both mopping equipment and rotary machines for picking up cleaning solutions and detritus.
- Combined scrubbers/driers, for use in larger open areas.

### 3. Polishing

If a decorative finish has been applied to the flooring system, to sustain the gloss finish, it may be necessary to complete the routine maintenance by high-speed burnishing of the polish film, to achieve the required standard. This will require the regular use of suitable rotary machines.

### 4. Water Temperature

Unless otherwise advised on system data sheets, the water temperature for cleaning should not exceed 55°C.

## 3.0 INITIAL CLEAN | All Floors

1. Remove all loose dust and debris using equipment appropriate for the area.
2. Carefully scrape off any compacted dirt, grease, sticky labels etc. Please take extreme care when using a scraper as the surface could be damaged, particularly with a textured non-slip system.
3. Mix and apply a detergent solution (diluted according to the degree of soiling & manufacturers recommendations) to an area of 10-15m<sup>2</sup> using suitable mopping equipment. Allow a few minutes for the detergent to break down soiling and grease, keeping the floor wet the entire time.
4. Machine scrub the area using a rotary machine and suitable floor pad (or of scrubbing brush on textured surfaces). Complete a cleaning trial first prior to commencing with the entire area. On heavily soiled areas or for best results, machine scrub in two directions (ie North/ South followed by East/West). Clean the edges and corners with an edging tool and appropriate pad. High pressure water cleaning can be used but must be trialled first as some machines with very high pressure may damage the floor.
5. Pick up slurry using a wet vacuum machine.
6. Rinse the area thoroughly with fresh water and pick up the rinse water.
7. Repeat this procedure in the adjacent area, working systematically over the whole floor.
8. Allow the whole floor to dry before commissioning the area.

*N.B For larger areas steps 3-5 inclusive may be carried out using a combination scrubber/drier, following which rinsing with fresh water may still be necessary.*

## 4.0 ROUTINE MAINTENANCE | All Floors

1. Remove all loose dust and debris using equipment appropriate for the area.
2. Carefully scrape off any compacted dirt, grease, sticky labels etc. Please take extreme care

when using a scraper as the surface could be damaged (especially on textured non-slip surfaces).

3. Mop the floor using multi-purpose detergent (dilution may vary according to degree of soiling) and suitable mopping equipment (small area).
4. Using a combined scrubber/drier with diluted multi-purpose detergent according to the degree of soiling, working systematically through the area (large area)

## 5.0 MINIMUM CLEANING SCHEDULE | Monopur Floor Systems – High Traffic Pedestrian Areas

1. **During operating hours ...**  
Dry brush the surface of the floor to remove grit and dust, which can increase under traffic conditions, thus abrading the surface.
2. **If a spill occurs ...**  
It must be addressed to prevent spreading to other areas (on the feet of staff, trolley wheels etc.) and to prevent the soiling becoming ground into the surfaces. Areas affected by spills should be treated locally with a compact scrubber drier using a solution of a neutral detergent.
3. **Every night...**  
All floors should be cleaned using a solution of a neutral detergent in conjunction with the preferred methods described below-

## 6.0 RECOMMENDED CLEANING METHODS | Summary

Area	Preferred Method
Small sized areas (eg stairs and intermediate landings around mounted plant)	Use a solution of neutral detergent.  Clean using a deck scrubber. Do not allow the surface to dry out.  Use a wet vacuum to remove dirty water (rinse and repeat if necessary) and allow to dry.
Medium sized areas and landings (eg top and bottom of stairs, small rooms)	Use a solution of low foam neutral detergent.  Clean using a compact scrubber drier (eg. 8” or 12” diameter).
Large open areas (eg concourses)	Use a solution of low foam neutral detergent.  Clean using a large scrubber drier (eg 18” or 24” diameter or twin disc).
Edges of floor areas	Use a solution of neutral detergent.  Clean using a deck scrubber. Do not allow the surface to dry out.  Use a wet vacuum to remove dirty water (rinse and repeat if necessary) and allow to dry.

## 7.0 ABNORMAL SOILING / Process Fluid or Chemical Spills

### 1. Abnormal Soiling

This may require a machine double pass with detergent scrub left on the floor in the first pass to increase the efficiency of the detergent action before a second scrub/vacuum pass

### 2. Process Fluid and/or Chemical Spill

A Monopur floor system has good chemical resistance to a wide range of fluids and chemicals. However, it is imperative that spills or leaks are cleaned up immediately. It may be possible to dilute and lose to waste or otherwise spread absorbent and sweep up for disposal. At all times be guided by applicable Health and Safety protocols.

#### Equus Southern

Unit 6/100 Fitzgerald Ave  
Christchurch

Ph: 03 353 2434

southern@equus.nz

#### Equus Central

45 Hutt Rd, Petone  
Wellington

Ph: 04 576 0333

central@equus.nz

#### Equus Northern

211 Archers Rd, Wairau Valley,  
Glenfield, Auckland

Ph: 09 415 4314

northern@equus.nz

#### Find us on:

**masterspec** 

**ARCHIPRO**