

## **GENERAL CLEANING & MAINTENANCE GUIDE**

Floors usually take the most abuse of any surface in the building. Floor maintenance is a process which is dependent upon the flooring system itself, the traffic conditions, and the type of dirt and debris to which it is exposed. Our floor coatings are easily maintained because of their physical and chemical tough finishes.

In recognition of the need for regular floor maintenance, the following recommendations will help keep your floors looking like new. The recommended cleaning products and maintenance program is based on the type of floor you have.

### **Recommended Cleaning Chemicals**

<b>Area Description</b>		<b>Recommended Cleaner</b>
<b>FOOT TRAFFIC</b>	public areas, health care, dining room/cafeteria, lab, institutional, retail, foot traffic area	Neutral slip resistant floor cleaner
<b>LIGHT TO MODERATE SERVICE AREAS</b>	animal care, automotive service center, commercial kitchen/food prep area, patio	Cleaner/Degreaser
<b>MODERATE TO HEAVY SERVICE AREAS</b>	bottling plant, factory floor, loading dock, manufacturing/industrial, vehicular traffic area, stadium	Heavy-Duty Cleaner/Degreaser
<b>ESD/CONDUCTIVE FLOORS</b>	clean room, computer room, electronics production and assembly, quality control lab, surgery	Neutral Floor Cleaner
<b>FOOD AND BEVERAGE PLANTS</b>	dairy plant, meat & poultry plant, food processing plant, brewery, winery and beverage plants	Cleaner / Degreaser

### **Cleaning Process**

The best method to clean your new floor is a five-step process, using the recommended cleaning product. The process varies between small and large floors and between smooth and textured floors.

The five steps are:

- Sweeping – Always sweep the floor thoroughly before cleaning.
- Application – The means to put the cleaning product on the floor surface.
- Agitation – Movement of the cleaning product, with a piece of equipment, on the floor surface to aid in the release of foreign material.
- Dwell Time – Letting the cleaning product stand on the surface to allow time for emulsifying foreign material.
- Removal – Removing the cleaning product from the surface of the floor.

	<u>SMOOTH FLOORING SURFACES</u>		<u>TEXTURED FLOORING SURFACES</u>	
	SMALL AREA	LARGE AREA	SMALL AREA	LARGE AREA
<b>SWEEPING</b>	broom or dust mop	floor sweeper	broom	floor sweeper
<b>APPLICATION</b>	synthetic mop or deck brush	automatic floor scrubber	deck brush or foamer/sprayer	automatic floor scrubber or foamer/sprayer
<b>AGITATION</b>	mop or deck brush	automatic floor scrubber	deck brush or rotary floor machine	automatic floor scrubber or rotary floor machine
<b>DWELL TIME</b>	5 – 10 minutes	5 – 10 minutes	5 – 10 minutes	5 – 10 minutes
<b>REMOVAL</b>	mop or wet vac	automatic floor scrubber	squeegee or wet vac	automatic floor scrubber

**NOTES:**

- Never use a mop to clean a floor that is greasy or oily.
- When using a deck brush, choose a medium/stiff bristle.
- When using a rotary floor machine, use a white, tan or red 3M pad or similar pad.
- When removing solution with a squeegee, use a soft, neoprene squeegee.
- Do Not use a water spray to remove cleaning solution from the floor. It will over-dilute the solution, causing greases and oils to fall back onto the floor surface.
- Through proper training and education, unnecessary wear of the floor, such as forklift spin and skid marks, can be avoided.
- Spills should be cleaned up immediately as a safety precaution as well as to prevent staining of the floor.
- Surfaces should be adequately protected when moving heavy equipment across the floor.

**Maintenance/Damage Prevention**

Columbus Commercial Floor Coating floors are installed with several basic types of finish coats including epoxy, polyurethane and acrylic.

Acrylic and polyurethane floors have exceptional mar and scratch resistance while epoxy finishes are harder and therefore, will scratch when subjected to abrasive dirt.

*Old or New, We Make Beautiful Floors That Last a Lifetime*

# COLUMBUS GARAGE FLOOR COATING

- EST. 2009 -

# COLUMBUS COMMERCIAL FLOOR COATING

## Our Recommendation



**APPLICATION AREAS**

- Efficiently removes oily deposits, soot, metal working fluids, animal and vegetable fats, lubrication compounds, other soils common to industrial production areas



### PRODUCT DATA SHEET

#### KEY FEATURES AND BENEFITS

- Non-flammable
- Highly dilutable
- Cleans quickly and efficiently
- Biodegradable
- Safe on most metals
- NSF A1, A4 Registration Number 133963

#### PACKAGING

- 3.8 L/1 Gallon
- 20 L
- 208 L
- 1000 L

#### DIRECTIONS

Dilute to desired strength. The product can be used in most types of parts washers or applied with mop, brush, sponge or spray. If necessary use stiff brush or cloth to loosen tough dirt.

#### DESCRIPTION

Chesterton KPC 820 is much more than a simple "green" cleaner - it is a powerful performer that works in heavy industry as well as light commercial and institutional facilities. Chesterton® KPC 820 is the premium product of choice when searching for an environmentally compliant solution to your plant's degreasing needs. It is an oil and grease cutting liquid, completely miscible in water. Containing no chlorinated solvents, caustics, butyl compounds, phosphate or petroleum distillates, When used at elevated temperatures, the cleaning action is accelerated. The heaviest grime can be removed easily at temperatures of 60°C – 82°C. To meet individual cleaning requirements and determine needed solution strengths, field evaluation is necessary. The heaviest industrial grime may require a more concentrated solution, while light soils can be removed with as little as a 1 – 2% concentration.

#### TYPICAL PHYSICAL PROPERTIES

Appearance	Green clear transparent liquid
Odor	Mild/sweet
Flash Point	None
Specific Gravity	1.04
Solubility in Water	Complete
pH (Concentrate)	9.9
Boiling Point	100°C
Fire Point	None
Freezing Point	0°C (32°F)
Freeze Thaw Stability	Passed 6 cycles

#### RECOMMENDED MINIMUM CONCENTRATIONS (IN WATER)

General Cleaning	5%
Heavy Grime	15%
Light Cleaning	3%
Machining Fluids	3%
Waxy Films	30%
Soot, Diesel Fuels	5%

Before using this product, please refer to Safety Data Sheet (SDS).

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