



# MAINTENANCE

*FOR HIGH PERFORMANCE  
FLOOR COATINGS*

**GUIDE**



Photograph and installation by Big Red Decorative Concrete



Photograph and installation by Knox Concrete

High Performance flooring systems (i.e. Epoxy, Polyurethane, Polyaspartic, Quartz, etc.) are used in many environments requiring surface textures varying from aggressive skid/slip resistance to moderate skid/slip resistance to smooth, non-textured finishes. A smooth floor coating finish will be slippery when wet, but it is very easy to keep clean using normal floor maintenance methods: sweeping, buffing, mopping, etc. A moderate or aggressive textured floor coating finish offers safety against slip/fall accidents but may require a modification to existing cleaning procedures, depending on what type of soil and/or contaminants are involved. Self-contained mechanical scrubbers are the most efficient and cost effective commercial cleaning method for these areas. Spray cleaning with hose is effective in areas that have drains. Agitation and scrubbing with a deck brush or stiff-bristled push broom works well in small areas.

Most contaminants will not penetrate or encrust themselves in a smooth coated surface but the more textured the finished surface is, the more challenging it will be to access and remove dirt and other contaminants from the floor surface. Prompt cleaning will make removal of dirt, grease and other elements easier and will help prevent staining by some strong chemicals. We recommend the use of mild, non-caustic cleaners, which rinse freely.

Two-component polymer floor coatings like epoxies, polyurethanes, polyaspartics and others are known for their hard, durable, chemical and scratch-resistant properties. However, it's important to remember that these long-lasting coatings, like all materials, do have tolerance limits. For cleaning purposes, keep in mind that aggressive, caustic cleaners can stain and otherwise affect the appearance of the floor coating's finish. And, although two-component polymer coatings are scratch resistant, no floor coating is scratch proof. Over time, aggressive abrasion from cleaning machines can also dull an otherwise glossy finished floor coating.

Felt pads should be placed under furniture legs, desks, and other movable objects which will be in direct contact with the coated surface to prevent the polymer floor coating from being chipped, scratched or marred. Furniture should be lifted when rearranging, rather than dragging it across the coated surface, to avoid marring, scratching or gouging the floor coating. Chair mats should be used under all chairs with wheels.



Photograph and installation by Sundek of San Antonio

- **SunQuartz / SunFlek Flooring**

- Cleaning should be accomplished using a non-filming detergent such as SUNKLEEN or a citrus-based cleaner. Avoid abrasive cleaners that may dull the surface. Smoother texture floors may be mopped. Slip-resistant floors must be cleaned using a stiff-bristled broom or a floor machine with a medium brush. Paint thinner may be used for spot cleaning, however, do not pour the thinner directly onto the surface. Instead, moisten a clean cloth rag with the thinner and rub the affected area. Immediately rinse the thinner from the floor surface. Periodic resin recoating may be done to restore the new appearance. Epoxy and polyurethane may be used with high solids polyurethane usually providing the more scratch resistant finish. This should be done in strict accordance with the manufacturer's written instructions.

- **SunChip Flooring**

- Cleaning should be accomplished using a non-filming detergent such as SUNKLEEN. Avoid abrasive cleaners that may dull the surface. Floors may be mopped or scrubbed with a floor machine with a soft brush. Fantastic or 409 may be used if required and mild solvents such as paint thinner may be used for spot cleaning. Floors with a polyurethane finish are not normally waxed; however, waxing is permissible if desired. Periodic reglazing with polyurethane will completely renew the surface. This should be done in strict accordance with the manufacturer's written instructions.

- **Epoxy, Polyurethane and Polyaspartic Finishes**

- Cleaning should be accomplished using a non-filming detergent such as SUNKLEEN. Avoid abrasive cleaners that may dull the surface. Floors may be mopped or scrubbed with a floor machine with a soft brush. Exterior floors may be washed with 2000-2500 psi pressure washer. Pressure washing with hot water is not recommended. Fantastic or 409 may be used if required and mild solvents such as paint thinner may be used for spot cleaning. Periodic recoating will completely renew the surface. This should be done in strict accordance with the manufacturer's written instructions.



## **SunKleen**

SunKleen penetrates through the greasy soil and breaks the bond at the surface. It will pay for itself in its virtually unlimited application by replacing many obsolete degreasers with one all purpose concentrate.

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