

MAINTENANCE GUIDE

RUBBER FLOORING

Z023

I. General

- A. These guidelines apply to the following products.
 - 1. Sustain Cork Rubber
 - 2. Flex Solid Rubber
 - 3. Fuze Recycled Rubber
 - 4. Axiom Solid Rubber
- B. Zandur Rubber flooring products, with the exception of Axiom come with a waxy residue on the surface which must be removed prior to use. If this is not removed using the process below, the floor will attract dirt and dust.
- C. Recommended cleaners and finishes are available from Zandur. Contact your local sales group or Zandur for further information.

II. Post Installation Maintenance

- A. Do not mop, scrub, buff or expose floor to any liquids until the floor has cured for a minimum of 72 hours after installation. Floor may be swept or vacuumed during this time.
- B. If dried adhesive is found on the floor, use a water dampened rag and a piece of blue scrubbing pad and rub the adhesive off the floor. Denatured alcohol may be used sparingly to remove adhesive, however Zandur is not responsible for damage as a result of use.
- C. Damp mop floor if necessary to remove all remaining dust, dirt and debris from the floor. Continually change water to ensure it is clean. Floor must be free of loose dirt and grit prior to performing the next step.
- D. Initial cleaning process.
 - 1. **Sustain Cork Rubber, Flex Rubber and Fuze Recycled Rubber Flooring**
 - a. Dilute Zandur #12 Deep Cleaner 1 part to four 4 parts water.
 - b. Mop cleaner on floor liberally and allow to soak for 5 minutes.
 - c. Floor must be kept wet during soaking time, however do not allow cleaner to puddle on the floor.
 - d. Scrub floor using a low rpm buffing machine or auto scrubber and a blue scrubbing pad. Vacuum excess liquid from floor with a wet vac or auto scrubber and rinse with clean water a minimum of two times or until rinse water is no longer dirty
 - 2. **Axiom Rubber Flooring**
 - a. Because Axiom comes pre-finished from the factory, do not use #12 Deep Cleaner for initial cleaning or damage to the factory finish will occur.
 - b. Mop floor with Diversey Stride Neutral cleaner. Scrub floor with a Red buffing pad on a low rpm buffing machine or auto scrubber.
 - c. Vacuum excess liquid with a wet vac or auto scrubber.
 - d. Rinse floor with clean water a minimum of two times or until rinse water is no longer dirty.
- E. Upon completion of the above processes choose one of the following maintenance programs for your specific product.

Option A: Apply Finish to Floor Sustain, Flex and Fuze products only.

- 1. **FINISHING** Apply 2 coats of Diversey Over and Under Sealer and 2 coats of Diversey Carefree Matte as specified below.
 - a. Application Notes:
 - i. Re-application of floor finish should occur when finish begins to show signs of wear.
 - ii. The re-coating process can be performed overnight and is immediately ready for traffic when dry.



- iii. Existing finish does not need to be stripped prior to re-application of finish. Stripping is only necessary immediately after product installation or when finish coats have built up.
- iv. Proper regular maintenance will significantly increase the length of time before the floor needs to be coated again.
- b. Apply Diversey Over and Under floor sealer according to manufacturers instruction. Apply two (2) thin coats using a clean cotton blend mop. Work mop in a figure 8 pattern across the floor. When a coat is applied properly, the floor should only look wet. During application, finish should not be puddled or appear white. If that occurs, too much finish is being applied. Thin coats provide the best results in terms of scuff resistance and durability.
- c. Once sealer coats are dry (30-60 minutes), apply two to four THIN coats of Diversey Carefree Matte finish using a clean cotton blend mop.
- d. Traffic is permitted once finish is dry.

OPTION B. Leave the floor unfinished. This process may be used on all Zandur rubber flooring. It is best suited for installations where daily maintenance using an auto scrubber occurs including education, healthcare and hospitality. This process should not be used on floors in areas subjected to regular spilling of potential staining agents and/or excessive liquids.

OPTION C. Spray Buffing. This process may be used on all Zandur Rubber Flooring Products. We recommend Diversey Wi-Wax or comparable products. Apply as per manufacturers recommendation.

OPTION D. Other processes. Should maintenance crews wish to use another process, please contact Zandur to verify suitability.

III. Routine Maintenance – Sustain, Flex, Fuze and Axiom

Every installation is subject to different conditions including type of use and traffic level. Therefore, Zandur recommends establishing a regular maintenance program based specifically on your facility needs. This maintenance program must include the processes and procedures as specified in this document. Proper routine maintenance will ensure that the floor is clean of dirt or grit which can cause premature wear or damage. When floors have been finished, maintenance must include procedures to identify when it is time to re-finish the floor. Regular maintenance must include the following:

OPTION A. Standard Process Using Mop and Detergent

- A. Sweep or vacuum floors to remove dust and debris. Zandur recommends a cotton dust mop.
- B. Damp mop floor with a cleaner such as Diversey Profi or Stride Neutral cleaner mixed to the recommended dilution.
- C. Repeat process until all dirt is removed. Then mop with warm clean water to remove any cleaning residue.
- D. To restore luster and remove any scuffs or scratches, scrub and buff the floor as follows:
 - 1. Damp mop with recommended cleaner and scrub with red or blue pad on buffing machine. Ensure that floor is not flooded with water, however there must be enough water to ensure that buffer is not on a dry floor. Use a wet-vac to remove excess water then rinse with warm water. Prior to buffing or scrubbing entire floor, test process in out of the way area to ensure that the proper process is used and that tile surface is not being damaged.

OPTION B. Z-CLEAN Water Only Process

- A. Sweep or vacuum floors to remove dust and debris. Zandur recommends a cotton dust mop. Failure to remove dust and debris may damage floor.
- B. Use a purple Z-Clean pad on a buffing machine or auto scrubber.
- C. Mop floor with warm water or apply water with auto scrubber.
- D. Buff/Scrub floor. Floor **MUST** be wet under pad or premature wear or damage may occur.
- E. Remove water from floor. Repeat if necessary.
- F. Once complete, rinse pad with warm water and dry. Pad may be used repeatedly until color no longer remains in the pad.



IV. Routine Maintenance of Round or Square Studded products – Sustain, Flex and Fuze

- A. Floors with a **round stud or square stud** must be scrubbed using a soft bristle scrubbing brush to ensure dirt and grit is cleaned from the surface texture. Prior to buffing or scrubbing entire floor, test process in out of the way area to ensure that the proper process is being used and that tile surface is not being damaged.

V. Infrequent Maintenance

- A. Floors finished with acrylic coating. *If you are unsure if your floor is coated, perform test in small area to verify that a finish is being removed.* Do not use this process on Axiom Rubber Flooring.
 - 1. Stripping

Stripping is necessary only when floor finish becomes built up after repeated application or for initial post installation maintenance. It is not required prior to each application of floor finish. At most this process is done once per year for very high traffic installations. Do not attempt to strip Axiom rubber flooring. If you are unsure as to what type of flooring you have, please consult with Zandur.

 - a. Prior to stripping the entire floor, perform the following procedure in a test area to verify that flooring material is not discolored or damaged in any way.
 - b. Sweep and vacuum the floor. Following the manufacturer's instructions, apply Diversey Linosafe Stripper to the floor at a dilution rate of 1 part stripper to 4 parts water. Strip only a small section at a time.
 - c. Allow stripper to act on the floor for 5 minutes and use a buffer or auto scrubber with a green or blue pad to scrub the floor. Use a hand scrubber with a green pad to scrub around edges of floor. **DO NOT USE A BLACK OR BROWN PAD.** Remove residue with a wet vac and rinse floor with water using a clean mop. Allow the floor to dry for 2-4 hours.
 - 2. Re-Application of Finish
 - a. Frequency – Once per year or less (only required when finish takes on a worn look). Properly maintained floors will require stripping very infrequently.
 - b. Refer to section IIE, Option A for instructions.

VI. Additional Information

- A. Scuffs may be removed from floor using a clean soft cloth and a neutral spray cleaner.
- B. Furniture foot pads should be used under heavy fixtures to avoid permanent indentations. Do Not Use chairs or tables with pointed legs. Ensure furniture/chair glides are in good condition and are sufficient in size to displace weight.
- C. Use of entry mats is suggested to prevent excess moisture and grit from coming in contact with floor. Do Not leave water saturated mats on floor or water damage may occur. Ensure entry mats are of sufficient quality so as not to stain or discolor the floor.
- D. Limit floor exposure to extreme light by using window treatments.
- E. Should damage occur to the floor, tiles may be replaced. Contact Zandur for instructions.
- F. Mats should be used under casters to prevent premature wear and abuse of floor.

VII. References

- A. Documents are available at zandurdocs.com or by contacting Zandur at 888.397.2656

If floor is not performing as expected or desired, please contact Zandur technical services immediately at 888.397.2656