

# CARE & MAINTENANCE GUIDE

## SUSTAIN & FLEX RUBBER FLOORING

# Z023

### I. General

- A. These guidelines apply to the following products.
  - 1. Sustain Cork Rubber
  - 2. Flex Solid Rubber
  - 3. Sustain and Flex Sport Products (6.0mm & 9.0mm)
- B. **Zandur Rubber flooring products, come from the factory with a protective coating on the surface which must be removed prior to use. If this is not removed, the floor will attract dirt and be difficult to maintain.**
- 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 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 next step.
- D. Initial cleaning process.
  - 1. Dilute Zandur #12 Deep Cleaner 1 part to four 4 parts water.
  - 2. Mop cleaner on floor liberally and allow to soak for 15 minutes scrubbing with a blue scrubbing pad after 7 minutes and then again at 15 minutes. Scrub edges with pole scrubber with blue pad.
  - 3. Floor must be kept wet during soaking time. Do not allow cleaner to dry on the floor.
  - 4. Scrub floor using a low rpm buffing machine or auto scrubber and a blue scrubbing pad. Scrub edges by hand with pole scrubber and blue 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
- E. Upon completion of the above processes choose one of the following maintenance programs for your specific product.

**Option A: Apply Finish to Floor.** Suggested for applications where maintenance will be done without the use of an auto-scrubber. Not intended for use where heavy rolling loads are present.

- 1. **FINISHING** Apply 4 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. 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 when finish coats have built up or if it is in poor condition..
    - iv. Proper regular maintenance will significantly increase the length of time before the floor needs to be coated again.
  - b. Apply Diversey Carefree Matte according to manufacturers instruction. Prior to application on the entire floor, perform a test by applying finish to a small area. Verify that finish lays flat and does not bead up. If finish beads up, this indicates that initial maintenance was not properly performed. Finish will not adhere if initial maintenance is not done properly.
  - c. Apply four **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.
  - d. Allow each coat to dry prior to application of each additional coat (appx 30-60 minutes).



- e. Traffic is permitted once finish is dry, HOWEVER, heavy rolling loads must be avoided for 48-72 hours or delamination or damage to finish may occur.

**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

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.
- B. Damp mop floor with a cleaner such as Diversey Profi cleaner mixed to the recommended dilution.
- C. Repeat process until all dirt is removed. Then mop with warm clean water to remove 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. Spray Buffing/Autoscrubber

- A. Using industry standard practices, the use of an auto-scrubber and spray buffing is an acceptable procedure. Use products and processes recommended for solid rubber flooring.

#### OPTION C. Other Processes.

- A. If your facility uses, or desires to use a different process or chemicals, please contact Zandur technical services for approval.

### IV. Routine Maintenance of Round or Square Studded products

- 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.*
  - 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. Typically, this process is done no more than once per year for high traffic installations.

    - 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.
  - c. Allow stripper to act on the floor for 15 minutes and use a buffer or auto scrubber with a soft 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.** Proper pads are available directly from Zandur. 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 caster chairs to prevent premature wear and abuse of floor.

#### VII. Specifics on Sport and Fitness Applications

- A. Free Weights
  1. Zandur sport is available in standard and HD versions. The difference being that the HD product offers additional protection of the sub-floor against damage from dropping free weights. Additionally, while not eliminating the potential for indentation, the HD version will reduce the potential of indentations occurring if weights are accidentally dropped on an unprotected floor. Weights are limitless in terms of actual weight and shape of the object, therefore Zandur does not warrant that the product cannot be indented.
  2. For applications where weights will commonly be dropped on the floor, a drop-off mat is required. This will provide additional protection of floor and sub-floor against damage and will help mitigate sound transfer.
- B. Equipment moving
  1. For equipment that is moved regularly, be sure wheels and/or casters are properly maintained, smooth and that they rotate freely. Casters or wheels must be sufficient in diameter and width so as to distribute weight evenly on floor and prevent pin pointed pressure. "Roller-Blade" type wheels are not recommended as they do not distribute weight across the width of the wheel.
  2. Wheels or casters shall be made of 90 durometer or lower rubber and have rounded edges. Plastic wheels are not recommended.
- C. Equipment Glides/Feet
  1. Heavy equipment with steel bases or feet can permanently indent flooring as many times the feet are not attached such that they are level. Additionally, if the sub-floor is not level, the feet will not sit flat on the floor. To prevent indentations, Zandur recommends placing a soft rubber pad under each foot of the equipment to help distribute weight evenly.
  2. Never slide equipment across floor. This can scratch and gauge and permanently damage any resilient flooring product.

#### VIII. References

- A. Documents are available at [zandurdocs.com](http://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**