



Maintenance, Repair & Recoat Guide for LATICRETE® Polyaspartic Flooring

TDS 420

LATICRETE® polyaspartic floors are high performance resinous systems that offer unique design options while maintaining a durable and resistant finished. However, it is important to note that no resinous flooring material is self-cleaning or absolutely stain-resistant. Regular and routine maintenance of LATICRETE polyaspartic flooring is required to assure that the coating system will continue to provide the service for which it was intended. Within this document, you can find details on the following maintenance information, which will help maintain the flooring for many years:

- **Dirt and Grime**
- **Cleaning Agents & Flooring Maintenance Tools**
- **Cleaning Procedure (Residential & Commercial)**
- **Periodic Inspection Recommendations**
- **Snow Removal / Ice Control (where applicable)**
- **Coating Repairs and Recoat**

DIRT AND GRIME

Given that dirt & grime remains on the surface, they tend to act as abrasives, which can eventually mar the finish in heavy traffic environments. As such, it is important that LATICRETE® polyaspartic floors be properly maintained on a regular basis to remove excess dirt & grime.

CLEANING AGENTS

Do not use actual soap because it will create a film that can be difficult to remove with rinsing. A film left behind after cleaning causes two issues: (1) the film will become slippery when wet and (2) this film attracts dirt and debris, which actually causes the floor to look unclean soon after it has been washed. Floor stripping agents, citrus-based cleaners and corrosive chemical degreasers are not recommended as they can damage a floor if they are applied and left to sit for an extended period of time. A simple mixture of a pH neutral cleaner (e.g. STONETECH® STONE & TILE CLEANER) diluted is recommended for regular maintenance.

FLOORING MAINTENANCE TOOLS



- **Mops:** If you have traction additives or a rougher surface such as a quartz floor, be sure to use a rayon mop instead of a cotton one. Rayon mops use synthetic fibers, which are less likely to get hung up on the surface and leave fiber residue.

- **Dry Mop:** A mop that is dry or lightly damp can be used for periodic dust removal

- **Bucket:** A 3- gallon standard mop bucket with a wringer can be used to distribute the pH neutral cleaner (STONETECH® STONE & TILE CLEANER) or rinse water.



- **Soft-Bristled Brush:** For more difficult to remove stains, a soft bristled brush may be used to agitate dirt and debris. Be sure to use a brush with soft bristles as hard bristles may mar the surface over time.



- **Foam Squeegee:** Use a foam squeegee after you mop to remove any excess water. Water left on the surface of the material can become a slip/ fall hazard.



- **Wet-Vacuum:** A Wet-Vac can be used for removing excess water after rinsing.



- **Floor Scrubber:** For larger commercial floors it may be necessary for a commercial floor scrubber to be used in order to clean properly in a more time effective manner. Note: Blue scrubbing pad should be the most aggressive pads used during this process.



- **Powered Pressure Washer:** High pressured water can also be used applications where there is an area for the water to evacuate. Pressure must not exceed 800 PSI (5.5 MPa) at nozzle. Please check with your local regulations to help determine which type of cleaning solutions can be used in these types of applications.

RESIDENTIAL CLEANING PROCESS

1. Sweep entire floor to remove any loose dirt and grime with a dry mop and/or soft bristled broom. Although LATICRETE® polyaspartic floors cannot be penetrated, these substances can act as abrasives. If they are not regularly removed, over time they can wear or mar the floor.
2. For every-day use, use STONETECH® STONE & TILE CLEANER as directed. Mixing ratios may vary for heavier soiled applications.
3. Apply cleaning agent with a squeegee or rayon mop and let stand for a few minutes so it can react with the surface.
4. Thoroughly mop surface with wet mop to remove any stains. For heavy soiled areas, a soft bristled brush may also be used to scrub the surface.
5. Rinse floor with clean water and use wet vacuum or squeegee to remove the excess water. A second rinsing is also recommended to ensure that no residue is left behind. Proper attention must be paid to removing the resultant emulsion of the cleaning solution and soil.
6. Once dirty water has been removed, the floor must be allowed to dry prior to returning to service.
7. If using high-pressure water blast, pressure must not exceed 800 PSI (5.5 MPa) at nozzle.
8. Dispose of contaminated water while paying special attention to local regulations governing the introduction of certain chemicals into surface water drains and sewer systems.

COMMERCIAL CLEANING PROCEDURE

1. Sweep entire floor to remove any loose debris and dirt with a dry mop and/or soft bristled broom. Although LATICRETE® polyaspartic floors are impermeable, these substances can act as abrasives. If they are not regularly removed, over time they can wear or mar the floor coating.
2. When using a commercial floor scrubber, a blue scrubbing pad should be used, nothing more aggressive. Dilute the cleaning product according to manufacturer's recommendations.
3. For heavily soiled areas, a double-pass process may be used. In this process, the diluted mixture is laid down at a consistent rate with the pads spinning with the vacuum/squeegee remaining off during the first pass. This will leave a layer of the dilution on the surface, allowing for appropriate dwell time so that the cleaning agent can properly break up oils and debris. Make a second pass with the squeegees turned on in order to effectively remove the cleaning agents from the floor.
4. Rinse floor with clean water and use wet vacuum or squeegee to remove. A second rinsing is also suggested in some cases to ensure that no residue is left behind. Proper attention must be paid to removing the resultant emulsion of the cleaning solution and soil.
5. Once dirty water has been removed, the floor must dry prior to returning to service.
6. If using high-pressure water blast, pressure must not exceed 800 (5.5 MPa) PSI at nozzle.
7. Avoid the use of strong solvents, especially hydrocarbon type solvents.
8. Dispose of contaminated water while paying special attention to local regulations governing the introduction of certain chemicals into surface water drains and sewer systems.

RECOMMENDED INSPECTIONS

LATICRETE® polyaspartic flooring system are highly durable but if subjected to extreme and (or) repetitive abrasive conditions can cause wear or other physical damage to occur. Periodic inspections will provide a basis for the proper maintenance work to be performed to assure a long life expectancy of the coating system. The following is a suggested maintenance schedule:

- **Weekly:** physical inspections should be done in harsh environments in which the resinous flooring system is exposed to excessive wear or traffic.
- **Monthly:** physical inspections should be done in environments, which have normal traffic to determine if there are any areas of excessive wear or physical damage to the coating.
- **Semi-annually:** make a thorough physical inspection. Such inspections should include (but are not limited to):
 - 1. Inspect the sealant in joints for proper adhesion. Also, determine if there are any cohesive failures or physical damage to the sealant from traffic.
 - 2. Inspect the joints for evidence of leaks where possible.
 - 3. Inspect areas where there beams or columns for evidence of stress cracking or excessive movement.
 - 4. Inspect the entire structure's movement joints for cracks, which show evidence of a difference in plane of the materials.
 - 5. Inspect drains or scuppers to assure there is nothing clogging or blocking them, to avoid ponding water on the surface.
 - 6. Inspect coating surface to determine if there are any substantial structural cracks in the substrates, which have caused the coating to crack.

SNOW REMOVAL / ICE CONTROL

- The use of metal blades should be avoided at all times to prevent physical damage to the coating system.
- Snow blowers (with rubber blades) and snow brooms are recommended, as opposed to heavy snow removal equipment.
- Ice should be removed with chemical deicing materials. Avoid deicing salts if possible.

COATING REPAIRS AND RECOAT

Minor repairs may be made by owner's maintenance team, however it is suggested that major repairs be completed by the original approved applicator. The following should be done if physical damage to the coating is found or if the existing coating has exceeded its recoat window:

1. Remove loose damaged coating materials to expose a sound substrate.
2. Thoroughly sand with a 60-grit sandpaper or screen the exposed substrate and existing coating surrounding the area.
3. Perform a thorough solvent wipe with a cloth, which has been wet with acetone xylene. (Acetone tends to have a less offensive odor)
4. Allow solvent to evaporate approximately (1 hour at 75 °F (24 °C) @ 50% R.H.).
5. Apply Coating system to original specifications.
6. Install the coating system to the original film thickness, extending each coat onto the existing coating.
7. Allow the repaired area to cure for 24 hours minimum before opening area to traffic.

In addition to these general maintenance and cleaning procedures, it should be noted that spills of petroleum distillates, hydrocarbon type solvents, lighter fluid, oil, gas and alcohols be cleaned up as soon as possible. Also, hot coals from charcoal grills must not be allowed to drop on the deck coating to prevent punctures.