

CARE & MAINTENANCE GUIDE

RUBBER FLOORING & TREADS

SUSTAIN, SOPHROS, FLEX, TECHNE

Z023

I. General

- A. Post Installation and Pre-Use (sections II and III) maintenance procedures must be performed prior to use so that post production residues which may affect slip resistance are removed.
- B. Zandur does not recommend the use of any maintenance products other than those listed below. If you prefer to use alternative products, contact chemical manufacturer for guidance.
- C. If floor is to be exposed to any potential staining materials, contact Zandur PRIOR to use for recommendations on how best to protect and maintain the floor.
- D. Any maintenance product must be tested to verify compatibility on a sample piece of material or out of the way area to ensure chemical does not damage the flooring material. Flooring is not warranted against damage from incompatible or improperly used maintenance products or improper processes.

Note: Always erect caution signs as required to limit access to area being cleaned to avoid falls.

II. Recommended Supplies and Products

IMPORTANT: Maintenance and disinfecting products are designed for specific uses and materials. Rubber is considered a “resilient” surface versus a “hard” surface (such as stone or ceramic). Use of maintenance products labeled for use on hard surfaces often use a different chemistry for cleaning which can discolor and damage resilient flooring. Products containing citric acid or peroxide based chemistry shall not be used on rubber flooring. Proper cleaners will have a pH between 6.5 to 8.0 after dilution. As always, contact Zandur technical services prior to use of a non-approved product for guidance.

Initial Maintenance	North America	UK and EU
Cleaner	Zandur #14 - XL North APC Cleaner	Taski Jontec Best
Floor Scrubber Pad	3M 5300 Blue	3M 5300 Blue
Edge Scrubbing Pad	3M 8242 Blue Doodlebug Pad	3M 8242 Blue Doodlebug Pad

General Maintenance		
Cleaner	Zandur #14 / XL North APC Cleaner	Taski Jontec 300
Cleaner & Maintainer	Taski Wi-Wax	Taski Stride 3000
Finish (optional)	Zandur - XL North Rubber Floor Finish	Taski Jontec Matt

Deep Cleaning		
Cleaner	Zandur #14 - XL North APC Cleaner	Taski Jontec Best
Stripper (to remove site applied finish)	Zandur #12 - XL North Floor Stripper	Diversey Linosafe Stripper

III. Post Installation Maintenance

- A. Unless specified otherwise, material should not be exposed to any liquids until adhesive has cured for a minimum of 72 hours after installation. Some installation systems do not require a cure time. Refer to manufacturer information. Floor may be swept or vacuumed during this time.
- B. If dried adhesive is found, use a water dampened rag and rub the adhesive off the surface. Denatured alcohol may be used sparingly to remove adhesive; however, Zandur is not responsible for damage as a result of use.
- C. Sweep surface to remove excess loose dirt and debris.



- D. Damp mop to remove all remaining dust, dirt and debris. Use mop or extractor to remove excess liquid. Rinse floor after cleaning. Continually change rinse water to ensure it is clean.

IV. Maintenance prior to initial use. May be combined with post installation maintenance.

- A. Sweep or vacuum surface to remove dust and debris.
- B. Damp mop or scrub floor with a general purpose cleaner. Zandur recommends #14 Cleaner (XL North APC cleaner). Dilute Zandur #14/XL APC cleaner 4 oz per 1 gallon cold water (1 part cleaner to 32 parts water) Initial maintenance: 2 oz per 1 gallon cold water (1 part cleaner to 64 parts water). **Caution must be exercised if using a buffer or scrubber as dirt and grit that is present can become embedded in pad and scratch the surface.**
- C. Use extractor or wet vac to remove water or proceed below and rinse and let dry.
- D. Rinse surface with clean water. A properly rinsed surface is indicated when rinse water is virtually clear of any dirt. **DO NOT allow cleaning water to dry on surface.**

V. Select General Maintenance Regimes: Select one of the following maintenance regimes which best suits the application.

OPTION A. No Finish. Floors & Treads. This process may be used on all Zandur rubber flooring and is the only recommended option for stair treads. It is best suited for installations where daily maintenance using an auto scrubber occurs including education, healthcare and hospitality as well as for gym applications. This process should not be used on floors in areas subjected to regular spilling of potential staining agents and/or excessive liquids.

OPTION B. Auto-scrubbing with Spray-Buff Product. This process may be used on all Zandur Rubber Flooring Products with the exception of Techné. Select products approved for use on rubber floors and perform a trial to ensure satisfaction of results prior to performing process on entire floor. Apply as per manufacturers recommendation.

OPTION C. Apply Finish to Floor. Finish is not required for Zandur rubber flooring in normal applications; however, it may be recommended in certain applications to provide resistance to specific chemicals that can stain or react with the flooring. Finishes may also be used to increase gloss levels where desired. Contact Zandur for recommendations. **DO NOT** use site applied finish in the following locations:

- Where heavy rolling loads are present.
- Ski resort or other spaces where regular high point loads are present.
- Weightlifting areas where weights are regularly dropped on floor (heavy point loads)
- On skate and Spike resistant flooring.

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

VI. Routine Maintenance of Round or Square Studded products

- A. Floors and Treads with a **round stud** should be occasionally scrubbed using a soft bristle scrubbing brush to ensure dirt and grit is cleaned from the surface texture. Prior to scrubbing entire surface, test process in an out of the way area to ensure that the proper process is being used and that surface is not being damaged. Use products and dilutions recommended under routine/daily maintenance section.

VII. ESD Flooring.

- A. ESD flooring requires no special maintenance regimes. The use of ESD finishes that are compatible with rubber flooring, may be used, however testing and verification of such finishes must be done to verify compatibility and effect on ESD properties. Testing and verification would be performed by end user or finish supplier. Zandur will accept no liability as the effect of finishes on ESD properties or in event of damages or failure caused by application and/or use of such finishes.



VIII. Finishing (Optional) Apply 4 coats of XL North Matte Finish as specified below.

- A. Application Notes:
 - 1. Re-application of floor finish should occur when finish begins to show signs of wear.
 - 2. Re-coating process can be performed overnight and is immediately ready for traffic when dry.
 - 3. Existing finish of the same kind does not need to be stripped prior to re-application.
 - 4. If stripping is required, contact Zandur BEFORE use of any stripper to verify compatibility.
 - 5. Proper regular maintenance will significantly increase the length of time before the floor needs to be coated again.
- B. Apply finish 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.

IX. Infrequent Maintenance

- A. **Stripping** - Stripping is necessary only when a floor finish becomes built up after repeated application or for deep cleaning heavy build up. If a finish is used on the floor, stripping 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.
 - 1. **USE ONLY ZANDUR APPROVED STRIPPER.** Zandur recommends XL North Rubber Floor Stripper. Use of strippers made for vinyl floors will damage any rubber. Use only strippers designed specifically for rubber flooring.
 - 2. Prior to stripping the entire floor, perform the following procedure in a test area to verify that flooring material is not discolored, softened or damaged in any way. This process only works with acrylic finishes which are designed to be stripped using this process.
 - 3. Sweep and vacuum the floor to remove all dirt and debris. Following the manufacturer's instructions, apply diluted stripper using a mop. For XL North Rubber Floor Stripper, dilute as follows with cold water:
 - i. Normal Stripping – 32 ounces stripper to 1 gallon water.
 - ii. Heavy Stripping – 64 ounces stripper to 1 gallon water.
 - 4. Apply sufficient diluted stripper so that floor remains wet. DO NOT allow stripper to dry on floor. Re-apply additional if needed.
 - 5. 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 15 minutes after application. Use a hand scrubber with a blue pad to scrub around edges of floor. DO NOT USE A BLACK OR BROWN PAD. Proper pads are available directly from Zandur.
 - 6. Remove residue with an extraction machine or wet vac.
 - 7. **Rinse floor with water using a clean mop.** Remove rinse water with an extraction machine or wet vac. Improper rinsing can result in damage to the floor.
 - 8. If finish is being applied, allow floor to dry 2-4 hours.
 - 9. If no finish is being applied, buff with a white buffing pad is suggested.
- B. **Re-Application of Finish**
 - 1. Frequency – Once per year or less (only required when finish takes on a worn look). Properly maintained floors will require stripping very infrequently.

X. 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.
- G. Scratches in floor may be repaired using a recommended spray buff/floor maintaining product.

XI. Specifics on Sport and Fitness Applications

- A. Free Weights
 - 1. For applications where weights will commonly be dropped on the floor, a drop-off mat is recommended. This will provide additional protection of floor and sub-floor against damage.
- 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 pinpointed 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. Do not use plastic glides. Flat, metal glides with rounded edges are recommended.
 - 2. 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.
 - 3. Never slide equipment across floor. This can scratch and gauge and permanently damage any resilient flooring product.

XII. 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