

## Technical Bulletin #3 Key Flooring Systems

### General Care and Maintenance Instructions

#### I. GENERAL INFORMATION

**Key Resin Flooring Systems** are designed to produce dense, long-term, seamless floor protection resistant to wear, chemical attack, and dirt penetration. **Key Resin** floors can be generally maintained with a routine program similar to any good-housekeeping procedures. Thorough sweeping and mopping to remove loose particles and soil along with prompt removal of grease and other contaminants will prevent most **Key Resin Flooring Systems** from early deterioration. Seamless floors are easier to maintain than their counterparts in the resilient flooring industry because they are seamless and therefore do not provide cracks and crevices to entrap contaminants.

**Key Resin Flooring Systems** demonstrate superior resistance to wear and abrasion. In time, however, high traffic areas become noticeable. It is possible to renew **Key Resin Flooring Systems** to their original appearance by cleaning and resealing with the appropriate finish as dictated by the system in place. Prior to this application, the Floor System must be prepared by stripping all waxes, sealers, and other contaminants. It is also important to specify which Flooring System was installed to maintain optimal performance of the System when resealing. Contact your **Key Resin Representative** for further information. Specific considerations for **Key Resin Company's Systems** have been outlined below.

#### II. DAILY MAINTENANCE

- A. **Daily Sweep Key Resin Flooring Systems.** Routine sweeping, then mopping with common household detergents or soaps, followed by thorough rinsing, prevents damage to the finish from the grinding effect of minute abrasive particles common to work areas.
- B. Treated mops may be used to remove abrasive particles.
- C. Promptly remove grease and other contaminants.
- D. Promptly **Rinse Off** all chemical solutions that may attack the surface.

#### III. WEEKLY MAINTENANCE

**All Key Resin Floors** should be mopped on a regular basis with a neutral detergent or soap, and thoroughly rinsed. Water should be changed frequently, and mops rinsed often.

**Smooth Floors** are readily cleaned in this manner unless they are subject to heavy traffic and steel or hard rubber wheels that can leave marks that require extra attention. In addition, non-skid surfaces can be resistant to ordinary mopping. Severe spillage or routine major contamination also requires special cleaning protocols.

The key to getting a **Textured Floor** clean is to scrub it with a bristle brush or mechanical

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scrubber that will dislodge dirt and grease from the depressions of the textured surface.

#### IV. PROBLEM AREAS

Severe problem areas may be treated as follows:

- A. **Grease:** Greasy deposits are best attacked with tri-sodium phosphate or a commonly available bio-degradable degreaser. Contact your **Key Resin Representative** for specifics.
- B. **Dairy Products** should be removed immediately as they may cause staining to some surfaces.
- C. **Tire Marks:** Scrub thoroughly with a stiff bristle brush using the same bio-degradable degreaser as mentioned above.
- D. When attacking **Stubborn Dirt or Stains**, allow the cleanser to work for you by allowing it to stand an extra moment or so on the problem area before thoroughly rinsing with clean water.
- E. It is imperative that strong chemicals be rinsed from the surface of any floor as soon as possible.

#### IV. WAXING AND POLISHING

**Key Resin Floors** typically need not be waxed or polished, however, should wear areas appear in heavy traffic areas, waxing or polishing with a standard commercial product may enhance the finish. One exception is **Key Epoxy Terrazzo** is polished during the final steps of the installation process.

#### V. RENEWING AND REFINISHING

**Key Resin Floors** are designed to withstand heavy wear and tear. However, should visible wear occur in high traffic areas you may wish to restore the floor by resealing it. Before applying any permanent material to the floor:

- A. Remove all wax and other contaminants. A light sanding of the surface is recommended.
- B. Consult your **Key Resin Representative** to determine the appropriate sealer that will be compatible with the existing floor.
- C. Follow the instructions provided by **Key Resin Company** in preparing and re-coating the surface.

#### VI. CLEANING & MAINTENANCE OF CONDUCTIVE & ELECTRO-STATIC DISSIPATING SYSTEMS

It is especially important to continually maintain conductive and electro-static dissipating flooring systems in a clean, film free condition to maintain the floor's effectiveness. Use of

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harsh detergents that may attack the finish of the floor, or improper rinsing, resulting in residue remaining on the floor, may directly affect the ability of the floor to perform as designed. If hard water is used, a softener may be needed to prevent scum. Conductive and/or ESD floors should never be sealed or waxed, an insulative layer will be formed that will make the surface non-conductive.

Consult your **Key Resin Representative** for special considerations that may apply to your conductive or static-dissipating floor.

## VII. TERRAZZO FLOORS

**Key Resin Company** endorses the care and maintenance procedures recommended by the National Terrazzo and Mosaic Association for the **Key Epoxy Terrazzo System**. Copies of these recommendations are available on request through your **Key Resin Representative**.

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