Maintenance Recommendations for Resilient Flooring

The following are general guidelines for maintaining Armstrong commercial flooring products. They are based on general experience using established methods and cleaning materials. It is important that these guidelines are read carefully as many of the products offer the end user maintenance options. Ultimately, the local site conditions will determine what specific maintenance procedures and frequencies are needed. It is the responsibility of the maintenance provider to establish the maintenance program(s) that meet the demands of the space(s) and needs of the facility.

All resilient floor coverings require maintenance. How frequently the floors must be maintained depends largely on the factors described below. Following regular and well-planned maintenance programs protects the floor by reducing wear, preserves the floor’s attractive appearance and ultimately increases its service life.

How to Determine/Tailor A Maintenance Program
Before establishing a maintenance program, there are a number of factors which must be considered in order to determine the most appropriate, cost-effective methods to use. It is critical that the maintenance methods for each floor and area be chosen only after careful evaluation and regard to the following:

- **Type of flooring**
  It is important to know the type floor before cleaning. Rubber or linoleum could be confused with vinyl or luxury vinyl tile (LVT) could be confused with wood or laminate.

- **Resources/Equipment/Chemicals/Personnel/Budget**
  Are well-trained maintenance personnel available?
  Are the appropriate pieces of equipment (scrubbers, buffers, mops, pads, etc.) available?
  Are the appropriate chemicals available?
  What is the budget?

- **End User’s Expectations**
  What is the desired gloss (high or low gloss)?
  What is considered an acceptable level of appearance by the owner, customers, staff or end-user?

- **Type of Facility & Location of Flooring**
  Entryways, lobbies and pivot-point areas may require more protection and more frequent cleaning than lower traffic areas in other parts or upper levels of the building.
Volume and Type of Traffic and Soil
Traffic types and volumes in entryways and corridors will vary greatly from those found at nurse’s stations or in examination rooms. Dirt and grit carried in from the outside can differ significantly from the soils and chemical spills found in a laboratory or emergency room.

Special Traffic/Footwear
Areas subjected to frequent rolling loads provide a different environment than a children’s play area or corridor in an elementary school.

Color/Design of Flooring
Color and pattern can have a significant impact on a floor’s appearance and, when properly chosen, may help mask soiling and staining. Mid-tones are better choices than light or dark colors. Busier/high contrast patterns will hide better than solid/monolithic ones.

LUXE PLANK: Better and Best Collections only

LUXE PLANK tiles are manufactured with a protective, UV-cured, urethane finish that provides improved maintenance characteristics and maintenance options for the end-user. This high-performance finish is not strippable by normal maintenance procedures.

For Best Results
- When performing wet maintenance always use proper signage and prohibit traffic until the floor is completely dry.
- Do not wet wash, machine scrub, or strip the floor for at least four days after installation. This is to prevent excess moisture from interfering with the adhesive bond.
- Do not use scrubbing or buffing machines that exceed 300 revolutions per minute (rpm)
- The use of stripping chemicals containing high butyl content such as mop-on/mop-off, no-scrub and no-rinse strippers is not recommended on Luxe Plank installations because they may affect the adhesive bond.
- Do not use excessive amounts of liquid during maintenance.
- Do not use brown or black pads, equivalent brushes or stiff-bristled, highly abrasive brushes on Armstrong resilient flooring.
- The use of scrubbing brushes is recommended to reach into the textured surface to remove dirt, particles and residues.
- Exercise caution when using a wet vacuum along walls, around perimeters, toe kicks, etc. as suction may lift product off of substrate.
- Use a proper walk-off mat program to control and reduce the amount of loose grit and soil coming into the building.
- It is important to protect the floor during the installation and construction phase. If other on-site work is continuing, consider using a protective covering such as plain, undyed kraft paper to guard against damage to the new floor. When moving heavy fixtures or appliances over the flooring on casters or dollies, the flooring should be protected with 1/4" or thicker plywood, hardboard or other underlayment panels.
Preventative Maintenance - Grit Control

Controlling grit and soil is crucial to prolonging the attractive appearance of any floor. Grit or soil is any material—including dirt, stones, sand and clay—that is deposited onto the floor by normal commercial traffic. The best way to control grit is by using appropriate walk-off mats.

Recommended walk-off mats should:
- Have a high-friction, open surface design to knock grit particles from the bottoms of shoes and then trap the particles.
- Be used at every entrance, inside and outside, should be at least as wide as the doorway and 8’ to 12’ long.
- Have a backing that won’t stain the floor.
- Be cleaned regularly, vacuumed, shaken and/or hosed off frequently.

While walk-off mats will retain a substantial amount of this grit and soil, some will still find its way into the building. Regular vacuuming, sweeping and dust-mopping will help to further control this type of grit.

NO POLISH, NO BUFFING MAINTENANCE OPTION

A. Initial Maintenance and Preparation for Commercial Traffic
   1. Sweep, dust mop or vacuum the floor thoroughly to remove all loose dust, dirt, grit and debris.
   2. Damp mop the floor with a properly diluted neutral (pH 6 to 8) detergent solution such as Armstrong S-485 Commercial Floor Cleaner.
   3. If necessary, scrub the floor using a rotary machine or auto scrubber with a properly diluted neutral detergent solution such as Armstrong S-485 Commercial Floor Cleaner and the appropriate scrubbing brush (aggressiveness equivalent to 3M red pad for light scrub, 3M blue pad or equal for a deep scrub).
   4. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.

B. Daily / Regular Maintenance
   1. Sweep, dust mop or vacuum the floor daily to remove dust, dirt, grit and debris that can damage the floor and become ground into the surface.
   2. Spot mop as needed. Any spills should be cleaned up immediately.
   3. Damp mopping of the floor should be performed on a regular or daily basis, depending upon traffic and soil levels in the area. Use a properly diluted neutral detergent solution such as Armstrong S-485 Commercial Floor Cleaner.
C. Periodic Maintenance

1. When needed, machine scrub the floor with a properly diluted neutral detergent solution (such as Armstrong S-485 Commercial Floor Cleaner) and the appropriate scrubbing brush (aggressiveness equivalent to 3M red pad for light scrub, 3M blue pad or equal for a deep scrub).
2. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.

ALTERNATIVE MAINTENANCE OPTIONS

Recognizing that some end users may prefer other maintenance options or the end use application may demand it, these products may also be maintained using floor polish (finish) or without polish using spray buffing procedures as described below.

1. Polish Option
   - After completing Steps 1 and 2 under Initial Maintenance above, scrub the floor using a rotary machine or auto scrubber with a properly diluted neutral detergent solution such as Armstrong S-485 Commercial Floor Cleaner and a scrubbing brush (aggressiveness equivalent to 3M red pad or equal). This will promote polish adhesion.
   - Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.
   - Apply 3 to 5 coats of high-quality commercial floor polish such as Armstrong S-480 Commercial Floor Polish. In areas where the flooring will be exposed to heavy traffic and/or staining agents, the application of a stain resistant sealer (such as Armstrong S-495 Commercial Floor Sealer) prior to the application of polish is recommended.
   - Regular and Periodic Maintenance should be performed as described above in Sections B and C.
   - As needed, additional coats of floor polish should be applied. Additional coats should only be applied after scrubbing as described above in Section C Periodic Maintenance.

2. Spray Buff Option
   - After completing Steps 1 and 2 above under Initial Maintenance, scrub the floor using a rotary machine or auto scrubber with a properly diluted neutral detergent solution such as Armstrong S-485 Commercial Floor Cleaner and a scrubbing brush (aggressiveness equivalent to 3M red pad or equal).
   - Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.
   - Spray buff using a rotary machine (175 to 300 rpm) with the appropriate pad and spray buff solution.
   - Regular and Periodic Maintenance should be performed as described above in Sections B and C.
   - Spray buffing should only be conducted after scrubbing as described above in Section C Periodic Maintenance.
NOTE: For the above two options, at some point it may become necessary to remove polish build-up by stripping the floor. The use of high-quality maintenance products such as Armstrong commercial floor care products and adherence to a well-planned maintenance program will greatly reduce the need for stripping. Should stripping become necessary, follow the procedures outlined below.

D. Restorative Maintenance - Stripping

NOTE: The use of stripping chemicals containing high butyl content such as mop-on/mop-off, no-scrub and no-rinse strippers is not recommended on Luxe Plank installations because they may affect the adhesive bond.

1. Mix stripping solution to the appropriate dilution, depending on floor finish build-up. Blockade areas to be stripped. Apply liberal amounts of solution uniformly on floor with mop. Let stripping solution soak for the appropriate amount of time recommended by the stripper manufacturer. Keep areas to be stripped wet. Rewet if necessary.
2. Machine scrub the floor (300 rpm or less) with a scrubbing brush (aggressiveness equivalent to 3M blue pad or equal) to break up the polish film. Do not allow stripping solution to dry on the floor.
3. Remove dirty stripping solution with a wet vacuum or mop. TIP: Drizzling fresh, clean rinse water onto the dirty stripping solution will assist with more thorough removal.
4. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.
5. Based on the selected maintenance option above, do one of the following:
   - If maintaining with the **Polish Option** apply 3 to 5 coats of high-quality commercial floor polish such as Armstrong S-480 Commercial Floor Polish.
   - If maintaining with the **Spray Buff Option**, spray buff using a rotary machine (175 to 300 rpm) with the appropriate pad and spray buff solution.