

Commercial floor maintenance



Bona products have been protecting and maintaining timber floors worldwide for over 90 years. An important part of the Bona system is the ongoing care and maintenance of the floor. The information noted below will assist in allowing a suitable programme of works to be drawn up for the maintenance of timber flooring in commercial areas. It is general in nature as the frequency and type of maintenance required will be controlled by the nature of the business, the type of use and the traffic levels experienced.

It is impossible to be able to give a specific day-by-day maintenance schedule but the information given will assist professional cleaning contractors to be able to determine a suitable programme in conjunction with the property / business management. All such programmes should be subject to regular review and be changed to reflect differing demands upon the flooring.

Prevention

Matting should be as large as possible. Tests by a matting manufacturer showed that a 2 metre matting system removed 42% of all dirt from shoes entering a building. Clearly if this is removed and retained it cannot damage the flooring or have to be cleaned from the floor.

External access will usually have a 'strip & tuft' type mat, or grill, to remove and allow the grit etc. to drop away from the surface. This is then combined with a second mat to absorb and remove any moisture and fine dust which remains. Internal entrances, such as in a mall location, will normally only have the second type of mat. Failure to remove moisture and dirt can lead to the finish on the surface of heavily trafficked areas adjacent to entry points being literally sanded away.

The size and positioning of the mat is crucial. If it is too small or simply covers the width of the doorway then it is unlikely to be efficient. As an example, shop design 'forces' customers to move towards the stock and often means therefore that people move sideways from the entrance so a mat system has to take this into account.

Other preventative measures include the use of felt protective feet on all furniture legs / bases, lifting equipment rather than dragging it across the surface, avoiding the use of adhesives tapes to hold down cabling and ensuring wheeled trolleys are free from grit.

Bona[®]

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Cleaning

It is suggested that the following points are considered with regard to the ongoing maintenance process:

- Dust and grit should be removed from all floors on a daily basis. On larger floors this may be achieved using a scissor mop whereas smaller areas may be more suited to a vacuum cleaner. Dirt and grit will potentially cause scratches if trafficked across a floor and fine surface dust can significantly affect the slip resistance of a floor, particularly when the floor is new or has been recently finished.
- Cleaning should be carried out wherever possible using a machine based system i.e. auto scrubber, buffing machine, etc. In most situations the use of a Tan pad is acceptable to be able to clean a floor. It is possible however that where heavier deposits of material are seen that a more coarse Red pad may be required on occasions. Smaller areas may be cleaned using a mop and bucket but it is very difficult to clean effectively in a large high use area with this method. It may be possible to use this method for cleaning during very low traffic periods or alternatively where 'spot' cleaning is required. N.B. It is essential that the mop is well wrung out and that the minimum of water is applied to the floor during the cleaning process. Excessive continuous use of aggressive pads, such as red pads, may physically damage or dull the surface of the floor.
- All spillage, breakages etc. should be cleaned up as soon as possible. This is particularly important where glass or crockery is present. In the same way as it is possible to scratch steel with a sharp edge then it is possible to cut and scratch a coated timber surface. Both the finish and the timber can be damaged.
 - Regular maintenance should include cleaning of the feet of furniture, wheeled trolleys, etc. to ensure that grit and other materials are not trapped beneath them which could damage the floor. Protective covers on furniture 'feet' should be replaced as soon as they appear to be ineffective or have been 'lost'
- Floors where spillage of food etc. occurs may need to be cleaned occasionally using Bona Remover to remove stubborn deposits and the build-up of grease and other deposits. A similar build up can be seen on multi-use function halls where the deposition of body fat, from sweat, and other spillage can occur. Such materials may cause the surface of the floor to become slippery. The removal process usually would only be required infrequently, perhaps 3 – 6 month intervals, dependent upon the use of the floor and the efficiency of the cleaning / maintenance process.
- Cleaning should be carried out only using a neutral detergent with a low solids content, such as Bona Cleaner, so as to reduce the possibility of residues from the cleaner building up on the floor.

Maintenance

Bona Freshen Up should be used in preference to polish to maintain commercial floors. The use of polish prevents the floor from being overcoated with additional applications of finish in the future meaning the floor has to be sanded back to bare wood if further works are required. This means a greater down time, higher costs and a shorter life for the floor.

Bona Freshen Up is designed to restore an even sheen to the floor whilst giving added protection to the surface against future traffic. Bona Freshen Up may be used with Bona Traffic HD & Traffic and other polyurethane based coatings. Most importantly, floors maintained using Bona Freshen Up can be refurbished in the future without having to be sanded back to bare timber.

Additional applications of Bona Freshen Up can be made as required until it is felt that the floor has too many deeper scratches which cannot be restored by the application. N.B. the sheen level may increase with repeated use of Bona Freshen Up on low sheen floors.

Bona Freshen Up **must not be used** with Bona Naturale or Bona Traffic Anti Slip. With these finishes it is not possible to use a maintenance product, other than a cleaner. The use of Bona Freshen Up, polish or other similar products will affect the slip resistance performance of the products and will also significantly change the appearance of Bona Naturale.

Refurbishment

Ideally a refurbishment programme should be put into place with all floors finished with Bona products. This is built around regular cleaning to remove normal soiling, the use of Bona Freshen Up if appropriate and the application of additional coats of finish as required.

The floor should be examined frequently initially to determine whether maintenance levels are sufficiently high and keeping the floor in a good condition with refurbishment being planned as required dependent upon traffic levels. The frequency of the addition of applications of finish is directly related to the traffic levels and the efficacy of the maintenance procedures in place.

As noted earlier, it is not possible to extend the time between additional applications of finish with the use of Bona Freshen Up where Bona Traffic Anti Slip or Bona Naturale have been used. It should be expected therefore that the refurbishment regime for floors coated in these products will include more frequent recoating works.