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Architectural Concrete Solutions

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## GENERAL GUIDELINES

## Maintenance Schedule

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Using proper procedures and products to clean and maintain Bomanite floor surfaces is critical in preserving their durability, slip resistance and aesthetic value. The different Bomanite systems require different maintenance products and procedures. The following is a reference that lists the more common Bomanite flooring and paving systems and their general maintenance guidelines. It is critical that the right product be used on the right surface, as specific types of floors require specific types of care. The following is only a guideline, as the specific maintenance required for any given surface depends on many factors, such as local environmental conditions and amount of use.

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### **MAINTENANCE PROCEDURES FOR SPECIFIC FLOORING AND PAVING SURFACES**

There are three critical factors in the proper maintenance of concrete floors and paving surfaces:

- The use of specific chemicals and procedures designed for the particular surface.
- Correct application of the treatment products according to manufacturer's specifications.
- Routine cleaning and spot cleaning of incidental spills.

### **POLISHED CONCRETE FLOORING**

- **VitraFlor** – uncolored and polished concrete
- **Modena** – polished and engineered cementitious toppings
- **Patène Teres** – chemically stained and polished concrete
- **Renaissance** – integrally colored and polished concrete
- **Belcolore** – color hardened and polished concrete

#### ***Everyday Maintenance***

1. Dust mop floor with untreated dust mop.
2. Mix one ounce Eagle Neutral Cleaner with one gallon cold water to use as a cleaning solution.
3. Scrub floor using an automatic scrubber with soft scrub brushes or daily cleaning pads.

#### ***Yearly Maintenance***

1. Review the conditions of the polished floor for signs of permanent staining or loss of gloss.
2. Consult the Bomanite installer as to whether an application of a stain resist is required.
3. Have a light application of a Bomanite stain resistant impregnator applied if necessary.

#### ***Polished Concrete Cautions, Limitations and Tips***

The best way to keep polished concrete floor looking its best is to understand its limitations. This product is designed to be used in an industrial setting with no maintenance except regular cleaning. However, it is not indestructible.

- Use a qualified floor maintenance contractor in commercial and retail applications whenever possible. For information on a qualified applicator in your area, contact Eagle products at (800) 633-0519/(770) 773-3875 or visit their web site at [www.eaglefloorsolutions.com](http://www.eaglefloorsolutions.com)
- Use neutral cleaners only. Over a period of time, acidic cleaners will etch the surface of the polished concrete and alkali cleaners can whiten the surface.
- Clean up all spills immediately. Acidic spills such as lemon juice will etch the surface, and alkali spills such as detergents can discolor the surface.

- Bomanite polished concrete meets or exceeds the recommended federal coefficient of friction guideline of 0.5, but can be slippery when standing water is present. To quickly remove isolated spills, use caution signs containing battery driven fans.

### **CONCRETE FLOORING**

- **Bomacron/Bomanite** – imprinted and/or textured color hardened or integrally colored concrete
- **Bomanite Thin-Set** – imprinted and engineered cementitious topping
- **Micro-Top by Bomanite** – hand applied decorative cementitious topping
- **Bomanite Self Leveler** – fluid applied decorative cementitious topping
- **Patène Arctectura** – chemically stained colored concrete
- **Bomanite HD Mortar** – integrally colored epoxy toppings and coating
- **Bomanite Florspartic 100** - polyaspartic aliphatic polyurea sealer/finish coating

#### ***Everyday Maintenance***

1. Dust mop floor with untreated dust mop.
2. Mix one ounce Eagle Neutral Cleaner with one gallon cold water in an automatic scrubber.
3. Scrub floor using an automatic scrubber with soft scrub brushes or daily cleaning pads.

#### ***Weekly Maintenance***

1. Dust mop floor with untreated dust mop.
2. Mix four ounces Eagle Reclaim with one gallon of cold water in automatic scrubber.
3. Scrub floor using an automatic scrubber with soft scrub brushes or daily cleaning pads.
4. Burnish floor with propane burnisher using a hair-blend burnish pad.

#### ***Clean and Recoat Floors (4 – 6 months after initial application)***

1. Dust mop floor with untreated dust mop.
2. Mix two ounces Eagle Neutral Cleaner with one gallon with cold water in an automatic scrubber.
3. Scrub floor with automatic scrubber, scrub brushes or blue/green scrub pad using the double scrub method: Scrub first pass without using the vacuum or squeegee to give the chemical extra time on floor to loosen the embedded dirt in the floor finish; scrub a second time with vacuum on and squeegee down on floor.
4. Apply two coats Eagle Stoneworks or LS 430 using a rayon or rayon-blend finish mop.
5. Burnish floor with propane burnisher with hair-blend pad.
6. Apply two coats Eagle Impressions using a rayon or rayon-blend finish mop.
7. Burnish floor with propane burnisher with hair-blend pad

#### ***Additional Clean and Recoat (as needed in traffic areas)***

Using the same methods as above, clean the floor and apply one coat of Eagle Impressions to main traffic areas.

#### ***Strip Floor (every 24 – 30 months)***

1. Set a safety perimeter to keep others from tracking in stripper.
2. Dust mop floor with untreated dust mop.
3. Mix Eagle Vengeance 1:6 (21 ounces per gallon) with cold water.
4. Apply stripper mixture to floor in a heavy application and allow to set for 10-15 minutes. Keep floor wet at all times.
5. Strip floor with propane strip machine or automatic scrubber with strip brushes or black strip pads. Use hand tools and accessories to detail small areas and corners.
6. Collect solution using automatic scrubber and rinse floor with automatic scrubber using Eagle Neutral Cleaner mixed at a rate of one-ounce-per gallon of water.
7. Rinse floor with cold water.
8. Apply three coats Eagle Impressions using rayon or rayon-blend mop. Allow to dry between coats.
9. Burnish floor with propane burnisher with hair-blend pad.

#### ***Concrete Flooring Cautions, Limitations and Tips***

The best way to keep a Bomanite concrete floor looking its best is to understand its limitations. A Bomanite concrete floor is a highly decorative floor that may be done in a variety of textures and colors. Correct care is critical to maintain any topical colorants or high points of texture.

- Use a qualified floor maintenance contractor in commercial and retail applications whenever possible. For information on a qualified applicator in your area, contact Eagle Products at (800) 633-0519/(770) 773-3875 or visit their web site at [www.eaglefloorsolutions.com](http://www.eaglefloorsolutions.com)
- Perform a regular visual inspection of the Bomanite floor to identify heavy traffic areas that require frequent or additional maintenance.

- Never use abrasive cleaners, acidic cleaners, household dust treatment, oil soaps or furniture polish as these products may make the surface slick or dull the finish. Never use vinegar or ammonia and water as a cleaning solution as long-term use could potentially cloud the floor's finish. It is best to use an exclusive mop that has come in contact with neutral cleaners only and not other abrasive or aggressive cleaners.
- Use walk-off mats at door entries and below counter areas to avoid excessive wear of the sealer/finish caused by dirt and debris. Keep in mind that mats can create a "trip and fall" hazard if not placed and maintained properly. Take care to ensure that mats are in good condition, have no folded up corners and can be easily distinguished from the surrounding floor.
- Place a tough "scrape" mat just outside the entrance, where pedestrians can scrape ice, snow and mud off their shoes before entering. Be sure this mat has high mat bristles with enough space between the bristles to allow water and ice to fall below the bristles and not collect on top. Sweep or clear this mat on a regular basis, depending on snow or ice accumulation.
- Do not apply tape to concrete floors as it can remove the finish and/or leave adhesive residue.
- High points of the imprinted texture on an interior floor can be subject to aggressive wear due to the relatively small surface area. This should be taken into consideration when developing a maintenance schedule for the surface. Additional floor finish may be required on a regular basis.
- Standing water or spills on a floor create serious slip and fall hazards. A plan for their immediate removal should be in place. Bomanite concrete flooring meets or exceeds the recommended federal coefficient of friction guideline of 0.5, but can be slippery when standing water is present. Floors should never be left wet. Use a "dry mop" procedure to clean up water and/or spills. A dry mop procedure is one where a slightly damp or dry mop (depending on the substance spilled) is used to clean up water or other spills, with the point being to remove the spill without leaving the floor wet. A wet mop simply spreads water and most spilled substances, but does not remove them. To quickly remove isolated spills, use caution signs containing battery driven fans.
- If solvents or chemicals are spilled on the sealed surface, wipe up immediately. Resealing of those areas may be necessary.
- If a Bomanite epoxy, two-component urethane or polyurea floor coating has been utilized, the maintenance required may be substantially reduced from that required by a typical acrylic sealer. Consult your Bomanite installer about the specifics of your floor and the maintenance expectations prior to proceeding with a maintenance program.
- Use casters or specially made glides to more evenly distribute the weight of the furniture and prevent indentations and scratches from furniture. Select from glass, polished metal or other non-staining casters or glides. Glides are offered in neutral colors and varying square and round sizes at stores that sell office furniture.
  - ➔ For tables and heavy furniture or appliances not frequently moved: Casters or glides should be two inches in diameter or wider. NOTE: Some factory installed rolling-type casters or wheels on furniture and appliances can damage even concrete flooring. The responsibility for damage caused by using these casters rests solely with the furniture or appliance manufacturers.
  - ➔ For desk chairs and other rolling furniture: Broad surface, non-staining casters or large diameter wheels (two inches or larger) should be used. Wide, flat and soft non-staining rubber composition tread wheel casters or flat glides are recommended. Small diameter or narrow, hard wheel casters, particularly with a crowned tread and without ball swivels can unnecessarily and unduly mark the floor.
  - ➔ For straight leg chairs, small cabinets, barstools: Flat, polished metal glides that have bearing surfaces one inch in diameter or wider should be used. These glides should have rounded edges and a flexible pin to maintain flat contact with the floor. Small metal domes should be removed from the bottoms of all chair legs and replaced with the correct glides as mentioned.
  - ➔ Consult your Bomanite Licensed Contractor regarding the moving of heavier furniture such as pianos and hospital beds, and sharp edged items such as floor speakers, file cabinets, etc.

## **CONCRETE PAVING**

- **Bomacron/Bomanite** – imprinted and/or textured color hardened or integrally colored concrete
- **Micro-Top by Bomanite** – hand applied, decorative cementitious topping
- **Patène Artectura** – chemically stained colored concrete
- **Bomanite Thin-Set** – imprinted, engineered cementitious topping
- **Bomanite Florspartic 100** - polyaspartic aliphatic polyurea sealer/finish coating

## ***Everyday Maintenance***

1. Clean incidental spills and oil contamination as those occur.
2. Sweep or hose abrasive materials such as sand and gravel off the concrete.
3. Blow or sweep leaves that may leave topical stains when wet.
4. Blow or sweep fertilizers off the concrete to avoid staining.

### **Monthly Maintenance**

1. Pressure wash or scrub and hose off any abrasive materials, dirt, mildew, etc.
2. Mix neutral cleaner at two ounces per gallon and apply to the concrete surface.
3. After scrubbing with a stiff brush, rinse thoroughly with a hose or pressure washer.

### **Clean and Recoat (one year after initial application)**

1. Contact your local Bomanite Franchise Partner to arrange for recoat application.
2. Utilize the Monthly Maintenance procedure to prepare the concrete.
3. Apply two light coats of the original Bomanite acrylic sealer by spray or roller.
4. Allow to dry completely between coats and for an additional 6-24 hours prior to traffic.

### **Additional Recoat (as required or a minimum of every three years after initial application)**

Using the same methods as above, verify that all corrective coloring or repairs (if necessary) are completed at this time.

### **Concrete Paving Cautions, Limitations and Tips**

The best way to keep a Bomanite paving installation looking its best is to understand its limitations. A Bomanite paving installation is a highly decorative product that may be done in a variety of textures and colors. Correct care is critical to maintain any topical colorants or high points of texture.

- High points of the imprinted texture on an exterior application can be subject to aggressive wear due to the relatively small surface area. This should be taken into consideration when developing a maintenance schedule for the surface. Caution should be used when running snow removal or steel bladed equipment over the concrete.
- Bomanite concrete paving meets or exceeds the recommended federal coefficient of friction guideline of 0.5, but can be slippery when water is present. The use of a skid reducing aggregate in subsequent reseal applications can be used to minimize this issue.
- If solvents or chemicals are spilled on the sealed surface, wipe up immediately. Resealing of those areas may be necessary.
- The use of chemical deicers on Bomanite paving is not recommended (unless previously treated with Bomanite Moisture Block or Bomanite Con-Shield). If you do choose to use a deicer, it must be applied after the first winter. Never, under any circumstances, use rock salt or other deicer containing ammonium nitrate or ammonium sulfate, as these materials will damage the Bomanite. Using plain sand is recommended to promote the breakup of ice and to provide additional traction.
- Do not use an acid-based cleaner on a Bomanite surface. Use neutral cleaners combined with water washing only. Contact your Bomanite Licensed Contractor for information and assistance with removing stubborn stains.

### **WARRANTY**

All Bomanite products are warranted to be of uniform quality within manufacturing tolerances. Since control is not exercised over use, no warranty, expressed or implied, is made as to the effects of such use. Seller and manufacturer obligations under this warranty shall be limited to refunding the purchase price of that portion of the material proven to be defective. The user assumes all other risks and liabilities resulting from use of Bomanite products.

***Additional product information, technical bulletins and CSI formatted specifications are available online at [www.bomanite.com](http://www.bomanite.com) or through one of our Bomanite Licensed Contractors. For additional assistance with specifications or technical issues, contact The Bomanite Company.***