

Cleaning and Maintenance Guide

A regularly scheduled maintenance and cleaning program will maximise the performance of Microcote HPU.

The wide variety of internal and external applications with different hygiene, aesthetic and anti-slip requirements makes it impossible to provide a definitive guide for all applications.

The following general guidelines will assist with development of an appropriate cleaning and maintenance program.

CLEANING EQUIPMENT:

The following is a suggested list of cleaning tools for surfaces coated with Microcote HPU™:

- Automatic Scrubbers – including rotocleaners and brush machines.
- Pressure washers – 1,200 p.s.i
- Pads – White Pad for daily cleaning. Red pad for weekly or monthly cleaning.
- Brushes – Nylon non-abrasive.
- Brooms – Medium/Stiff Bristle.
- Mops – Synthetic for non-slip floors, microfibre for smooth floors.
- Wet Vacuums

CLEANING PRODUCTS:

General Cleaning – A neutral biodegradable cleaner such as Microcote Enzyme Cleaner, Research Products Neutraclean or similar. Refer to manufacturer's instructions for dilution and application procedure.

De-greasing – An alkaline biodegradable degreaser such as Research Products Breakaway for manual washing, Research Products Crossfire for machine scrubbing or pressure washing or similar. Refer to manufacturer's instructions for dilution and application procedure. Always neutralise or rinse with clean water after use.

Scuffs & Stains – An Alkaline biodegradable cleaner such Research Products Crossfire with machine scrubbing. Refer to manufacturer's instructions for dilution and application procedure. Always neutralise or rinse with clean water after use.

CLEANING FREQUENCIES:

Cleaning frequencies are dependent on many factors including use, traffic levels, hygiene requirements, etc.

Removal of abrasive debris, liquid or chemical spills is essential for safety and long-term performance.

Frequent machine cleaning of anti-slip floors is critical to maintaining slip resistance. Where machine cleaning is not practical daily use of Microcote Enzyme floor maintainer is recommended.

Internal smooth floors – Daily dust and wet mop or auto scrub with white pad. Weekly or monthly auto scrub with red pad.

Internal anti-slip floors – Daily wet mop with synthetic mop or auto scrub with non-abrasive brush.

Commercial kitchen and food preparation – Daily scrub or pressure wash with hot water and biodegradable degreaser.

Warehouse and External floors – Periodic auto scrub with non-abrasive brushes or pressure wash. Frequency will depend on use and presence of harsh and oily contaminants.

External anti-slip floors – Regular auto scrub with non-abrasive brushes or pressure wash.

DAMAGE PREVENTION:

- Training and education can minimise unnecessary wear of floors from forklift spin and skid marks.
- Spills should be cleaned up immediately as a safety precaution as well as to prevent staining of the floor.
- Entrance matting and regular removal of soil and abrasive contaminants with minimise surface abrasion.
- Regular cleaning and maintenance of trolley wheels will minimise scuffs and scratching.
- Chairs should be fitted with non-marking slides to prevent scratching. Carpet or felt glides are recommended. Hard plastic is not recommended. Rubber or nylon wheels are recommended for trolleys and caster chairs.
- Protect the coated floor when moving heavy equipment and avoid dragging equipment across the floor.

REPAIRS & REAPPLICATIONS:

When an area is not meeting expectations, or a scratch has occurred, a repair or reapplication can be conducted.

On most surfaces spot patching is barely visible, however take advantage of tile lines, pour/expansion joints or weld lines where possible.

microcote HPU

Damp mop or wash the section to be coated to remove dust and debris. If a larger area and on a floor, prepare the surface by wet sanding with a 120 mesh screen. If it is a small area, a palm sander or sanding pads can be used with 120 mesh screens or 220 grit paper. The screen should be flipped and/ or changed every 30m².

After screening the area, using clean water, rinse the area. A neutral cleaner can be used to help neutralize the pH. If repairing a scratch, after screening, the scratch should feel smooth. If a light layer of water is applied over the scratch and no visible scratch is present the scratch should be nothing should be visible after applying the product. When doing a vertical surface, you can either power wash the surface to provide adequate profile, or lightly sanding 220 grit sandpaper. Make sure to clean the surface after sanding to remove all debris.

STRIPPING AND PRODUCT REMOVAL:

It may be necessary to remove the product entirely in some circumstances and this can be done both mechanically (sanding, grinding or shot blasting) or chemically with an environmentally friendly urethane stripper. Acid etching can also be effective on some surfaces.

The choice of method will depend on the substrate and should be tested to ensure the substrate is not damaged. Generally softer substrates such as vinyl, rubber and linoleum should be chemically stripped. Stone, terrazzo and tiles can be sanded, metal sanded or shot blasted and concrete sanded, ground or shot blasted.

The process using a urethane stripper is:

- Screen the floor to open up the pores
- Apply the stripper and let it sit for a minimum of 1 hour to a maximum of 4 hours.
- Periodically mist water over the area with stripper applied
- Check areas of the floor using a putty knife and scrape the floor with no pressure. If the coating does not remove easily, let the stripper sit longer.
- If the coating removes easily, scrub the floor with a roto machine and a black pad or nylogrit stripping brush
- Apply a mixture of water and acrylic stripper to the floor while scrubbing. This solidifies the material being stripped, making it easier to wet vac.
- Wet vac the floor and remove all remaining stripper
- Wet screen the floor with water and a 120 mesh screen or black pad to remove any remaining material. If there are multiple coats of product on the floor, you may need to reapply the stripper again.
- If not, rinse and neutralize the floor.

If stripping off concrete or other hard substrates, you can be more aggressive with the stripping products and process.

Always test the proposed method to ensure no damage to the substrate.