

MAINTENANCE OF PAINTED CONCRETE FLOORS

CONCRETE FLOORS

Industrial floors are constantly punished by car tyres, traffic, steel wheel trolleys, chemical spills, cleaning programs and many other causes of wear and tear. All floors (even those in unused areas) readily accumulate dirt, dust, airborne pollution and abrasive soil particles that damage floor coatings with time.

Frequent cleaning to remove abrasive particles, and quick response to spills will make a huge difference to the life of your floor coatings. This Tech Note covers cleaning and maintenance of Dulux® Luxafloor® products.

MAINTENANCE GOOD HOUSE KEEPING KEEP DIRT OUT!

The presence of abrasive sand particles from common soil is a significant cause of wear and tear on floor coatings, therefore taking simple steps to minimise soil ingress into the building is a good investment.

To reduce dirt entering the building, the following steps may be taken:

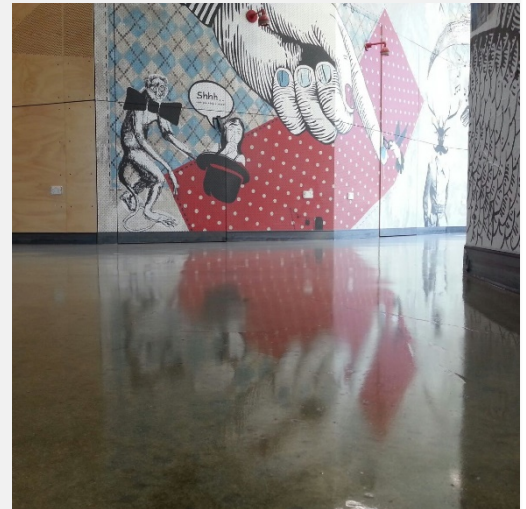
- Set garden beds well back from entry points and keep them neat and well maintained to prevent soil and leaves accumulating near entrances.
- Sweep external paths and steps often.
- Place large welcome mats inside entrances and vacuum them daily.
- Vacuum and mop lobbies and foyers daily.

KEEP FLOORS CLEAN

Floor cleaning must be carried out as often as necessary to ensure the floor coating is clean and free of dirt and spills. The floor coating must be inspected frequently to ensure any maintenance and repairs are carried out without delay, before the concrete is exposed and at risk of attack by chemicals and liquids.

It is the responsibility of the facility manager to implement a floor maintenance plan that includes the type(s) of equipment, methods, cleaning chemicals, training, frequency of cleaning and standards of cleanliness expected.

Power-scrubbing machines are fitted with pads. Choice of pad type depends type of work – stripping, scrubbing or buffing. Ensure the correct pad type is selected and specify brand and pad type in your maintenance program.



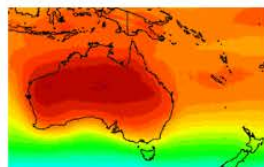
Curtin University's glossy Luxafloor CP reflects the colourful artwork



Silt Café Tasmania's Luxafloor ECO₂ seals the concrete floor against food spills



Como Secondary College's Luxafloor Rollcoat offers a smooth, easily cleanable finish



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MAINTENANCE SCHEDULE

These general steps should be part of the maintenance schedule:

1. Sweep or vacuum to keep the floor free of any loose debris
2. Remove oily deposits with a propriety floor cleaner, in strict accordance with the manufacturer's instructions and all safety warnings. Use mop and bucket for small areas or an industrial scrubber fitted with suitable pads for larger areas. Clean a test area first to ensure the scrubber pads will not damage the coating.

REPAINTING FLOORS

A previously painted concrete floor can be repainted if the existing coating is sound and well adhered, and compatible with the new coating.

To check the adhesion of the existing coating, cut an "X" through the coating (about 3cm x 3cm) to the substrate. Press a length of high quality tape very firmly onto the "X". Pull off the tape at a 45-90° angle in one swift motion. If the coating comes off, then the existing coating has poor adhesion to the concrete floor, and must be completely removed before recoating. If no paint is removed, then repeat the test on several areas across the floor. Only if the coating is well adhered in all areas you may proceed with coating.

An effective maintenance floor coating system is:

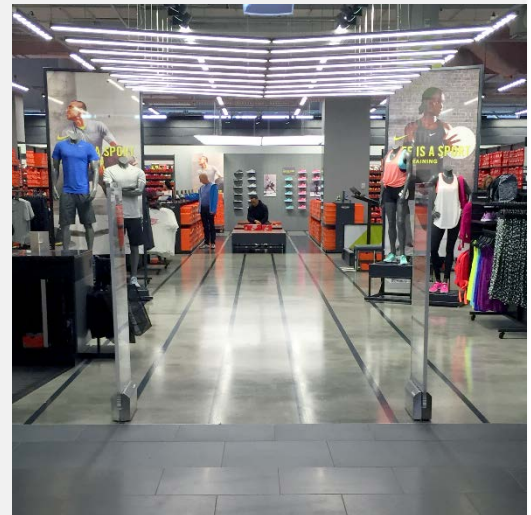
2 coats: Dulux Luxafloor® LGE (Low Gloss Epoxy)

The addition of Luxafloor Aggregate Stir-In Coarse into the second coat, according to the Luxafloor Aggregates data sheet, can achieve a slip rating of R10.

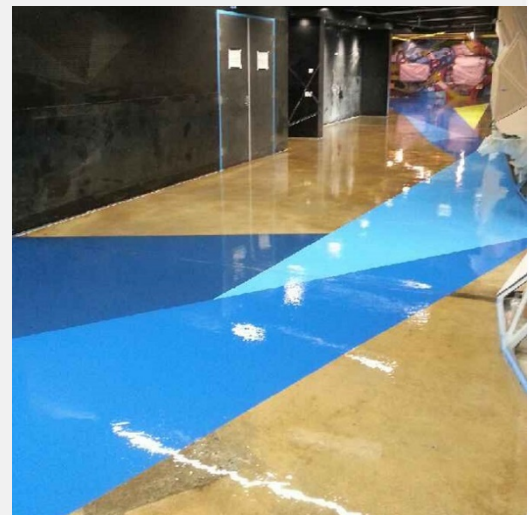
Alternatively, a slip rating of R12 can be achieved by the use of Luxafloor Aggregate Broadcast No. 36 on the wet second coat according to the Luxafloor Aggregates data sheet.

Please note that the slip resistance of the coating system diminishes as the floor wears, so it is important to regularly retest the slip resistance according to AS 4663— 2013 "Slip resistance measurement of existing pedestrian surfaces" if slip resistance is important in your facility.

For other types of coating systems, please contact Dulux Protective Coatings.



Retail outlets get heavy wear and require constant cleaning



Universities and schools are also high wear areas



A simple cross hatch adhesion test reveals poor adhesion

For other types of coating systems, please contact the Dulux Protective Coatings Technical Consultant in your state.