

MAINTENANCE OF PAINTED CONCRETE FLOORS

CONCRETE FLOOR MAINTENANCE

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.

GOOD HOUSE KEEPING – KEEP DIRT OUT!

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.

FLOOR COATING MAINTENANCE SCHEDULE

Carry out floor cleaning as often as necessary to ensure the floor coating is 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.

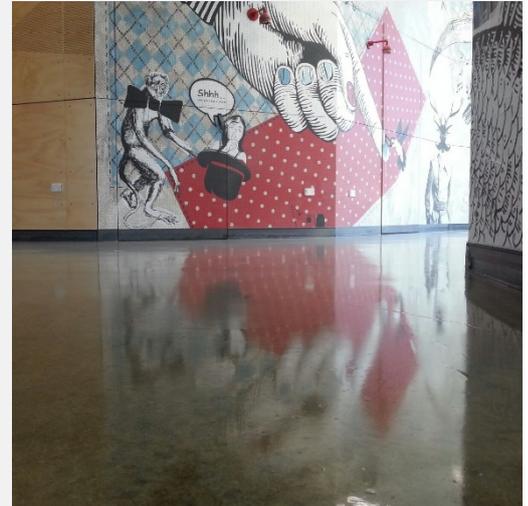
It is the facility manager's responsibility to implement a floor maintenance plan that includes the type(s) of equipment, cleaning methods, cleaning chemicals, training, frequency of cleaning and standards of cleanliness expected, as well as all necessary training.

It must be noted that **ammonia-free** cleaning chemicals are preferred for epoxy floors, as the ammonia may accelerate the yellowing of the epoxy resin.

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 for larger areas.
3. Clean a test area first to ensure the scrubber will not damage the coating.

Manufacturers offer a range of scrubbing pads for different types of cleaning, from light polishing to heavy abrasive cleaning; for example, black – stripping, green – scrubbing, and red & blue – buffing. Ensure the correct pad type is selected and specify both the brand and pad type in your maintenance program.



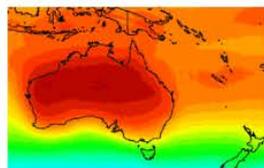
Curtin University's glossy Luxafloor CP reflects the colourful artwork



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



Manufacturers colour-code their scrubbers to distinguish different grades



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Check the manufacturer’s literature and perform a check on an inconspicuous area first. Record the product code, and if the scrubber is found suitable, ensure this is specified in the maintenance schedule. Likewise, any cleaning chemicals.

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.

Effective maintenance floor coating systems include:

SAMPLE MAINTENANCE COATING SYSTEMS		
COAT	PRODUCT	DFT (µm)
1 st Coat	Luxafloor [®] LGE – Thin by 10 - 15%	100 µm
2 nd Coat	Luxafloor [®] LGE	100 µm
1 st Coat	Luxafloor [®] LGE – Thin by 10 - 15%	100 µm
	While still wet scatter Broadcast Aggregate No. 36 at 50g/m ²	
2 nd Coat	Luxafloor [®] LGE	100 µm
1 st Coat	Luxafloor [®] LGE – Thin by 10 - 15%	100 µm
2 nd Coat	Luxafloor [®] LGE	100 µm
3 rd Coat	Luxafloor [®] PTX – Mix in Stir-In Aggregate Coarse @ 30g/L	100 µm

A slip rating of R12 can be achieved by the use of Luxafloor Aggregate Broadcast No. 36 cast onto the wet second coat according to the Luxafloor Aggregate data sheet.

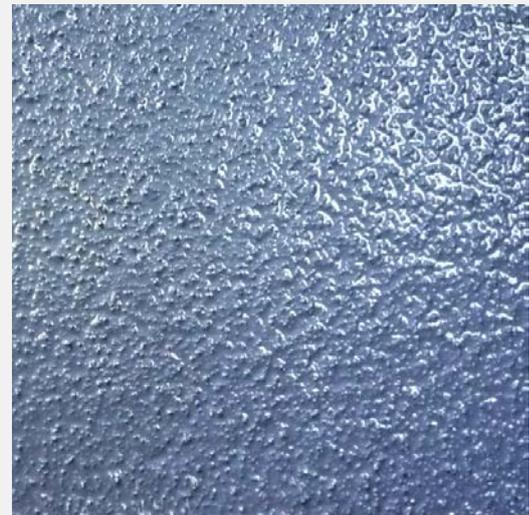
Please note that the slip resistance of the coating system diminishes as the floor wears, so it is important to regularly retest the slip resistance according to AS 4663–2013 "Slip resistance measurement of existing pedestrian surfaces" if a particular slip resistance rating is a mandatory OH&S compliance in your facility.

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

For more information about our floor coatings, please contact the Dulux Protective Coatings Technical Consultant in your state.



Adhesion tests clearly show strength of adhesion of the existing coating to the substrate. If there is any doubt, complete removal is the best option.



The coarser a floor, the greater the slip resistance, but only if the floor can be kept clean and free of greasy deposits.



Recoating a floor maintains safety and asset value.