

Commercial timber 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.

It is not possible to be able to give a specific day-by-day maintenance schedule but the information noted below will assist professional cleaning contractors to be able to determine a suitable programme. 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.



Prevention

Ideally matting should be as large as possible and consist of 2 separate areas. The first area removes and allows grit, etc. to drop away from the surface whilst the second area absorbs and removes moisture and fine dust that remains. Failure to remove moisture and dirt can lead to the surface of heavily trafficked areas adjacent to entry points being damaged.

Matting should be at all doorways including service entrances. Research has shown that between 70 - 90% of dirt, dust and grit enter a building via foot or wheeled traffic and that removal can cost in excess of 60% of the maintenance budget.

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



Cleaning

It is suggested that the following points are considered with regard to the ongoing maintenance process. It should be noted that a very high standard of cleaning is required where slip-resistant finishes have been used to ensure that their performance is not compromised:

- 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.

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- 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.
It is very difficult to clean effectively in a large high use area using a mop although it may be possible for cleaning during very low traffic periods or alternatively where 'spot' cleaning is required. Excessive continuous use of aggressive pads, such as red pads, may physically damage or dull the surface of the floor.
In small areas, speciality retail stores for instance, cleaning using the Bona Spray mop may be appropriate with infrequent cleaning using a machine based system.
- 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 Deep Clean or Bona Remover to remove stubborn deposits and the build-up of grease and other deposits. In multi-use function halls the deposition of body fat, from sweat, and other spillage can also occur. Such materials may cause the floor to become slippery. The removal process is 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 low solids neutral detergent, e.g. Bona Cleaner, so as to reduce the possibility of residues from the cleaner building up on the floor.

Maintenance

Bona Freshen Up is designed to restore an even sheen to the floor whilst giving added protection to the surface. It should be used in preference to polish as the use of polish prevents the floor from being overcoated with additional applications of finish in the future.

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 Traffic HD Anti-slip, Bona Traffic Natural or other matt finishes. 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 Bona Traffic HD Anti-slip and will also significantly change the appearance of matt finishes.

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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 HD or Bona Traffic Natural have been used. It should be expected therefore that the refurbishment regime for floors coated in these products will include more frequent recoating works.

Information on overcoating may be found in the Bona Overcoating information datasheet; available at www.bona.com.au

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