



# CLEANING AND MAINTENANCE



## **CLEANING AND MAINTENANCE FOR ELEVATOR INTERIORS.**

This package is designed to give instructions on the cleaning and maintenance of the many products used in the modernization of elevator interiors. The material contained within will provide general information, only, and may not apply to the customer's specific requirements. If additional information is required, do not hesitate to call.

### **1.0 Ceilings:**

- 1.1 Painted Surfaces;
  - use clean, damp, non-abrasive cotton cloth and a mild liquid detergent or household cleaner.
  - rinse with clean water using a clean non-abrasive cotton cloth.
  - dry surface using a clean non-abrasive cotton cloth.
  
- 1.2 Aluminum Eggcrate Louvers;
  - vacuum excess dust from louvers.
  - clean as per Section 1.1.
  
- 1.3 SS Drop Ceilings.
  - See.....Section .2.3 or 2.4

### **2.0 Wall Treatments:**

- 2.1 Plastic Laminate (General Purpose Fire Rated);
  - clean as per "painted surfaces", Section 1.1.
  
- 2.2 Safety Mirrors and Glass;
  - use clean non-abrasive cotton cloth and any commercial or household glass cleaner.
  - initial cleaning will require three (3) to four (4) repetitions to remove residue left over from the manufacturing process.

- 2.3 Stainless Steel Products, including Titanium Brass (with the exception of Mirror Finish);
  - use clean non-abrasive cotton cloth, moistened with any type of stainless steel polish e.g. Majestic , Sheila Shine etc.
  - polish stainless steel **following the grain direction** of the steel, insuring an even coat of polish is applied to all areas of the stainless steel.
  - wipe off any excess polish **following the grain direction**, using a non abrasive cotton cloth.
- 2.4 Mirror Finish Stainless Steel;
  - clean as per Safety Mirror & Glass.....Section 2.2
- 2.5 Brass Finishes:
  - **“with” Lacquered Top Coating:**
    - use non-abrasive cotton cloth moistened with water.
    - gently, wipe down surface following the grain direction.
  - **“without” Lacquered Top Coating**
    - use non-abrasive cotton cloth moistened with a commercial brass polish.
    - Use polish as per the manufacturer’s recommendations.
- 2.6 Wood Finishes (Stained & Lacquered);
  - Clean as per painted surfaces .....Section 1.1
- 2.7 Back Painted Stainless Steel
  - Clean as per painted surfaces .....Section 1.1
  - Finish with an even coat of lemon oil as required, using clean non-abrasive cotton cloth.
- 2.8 Glazed and Unglazed Tile;
  - See Section 3.80 & 3.90

### **3.0 FLOORING:**

#### **3.1 RUBBER FLOORING:**

##### First Cleaning After Commercial Installation:

- 3.1.1 After installation, wait 48 hours before proceeding with the stripping. During manufacturing this product is covered with a releasing agent. This releasing agent **MUST** be removed.
- 3.1.2 To remove the releasing agent, use a polisher (150 to 175 R.P.M.) with fiber or nylon brushes. Prepare a mixture of Blue Label and water (5 cups Blue Label per 4.5 litres of warm or cold water). Spread it evenly over the floor and wait 15 to 20 minutes before proceeding with the stripping.
- 3.1.3 Once this is completely done, use a vacuum or a mop to absorb the residue.

- 3.1.4 Rinse with a solution of cold water and ordinary vinegar (1 ounce of vinegar per 4.5 litres of water.) Use a vacuum or mop to absorb the water. **IMPORTANT:** If the first stripping is not done correctly the releasing agent will remain on the floor and the coats of Platinum Label sealer will not adhere.
- 3.1.5 Apply two thin coats of Platinum Label sealer with a sponge or waxing mop. Let dry before applying a second coat.
- 3.1.6 Proceed to spray buff with a solution of 20 % Platinum Label and 80 % cold water into a vaporizer. Use a polisher (175 R.P.M.) with a fiber of nylon brush.

#### Regular Cleaning;

- 3.1.7 Remove surface dust and soil particles by daily sweeping or vacuuming. If necessary, clean with a wet mop, using Green Label floor cleaner (follow instructions on label). Do not use powder or high-sudsing detergent. For heavily soiled floors, proceed to spray buff using a mixture of 20% Green Label and 80% cold water in a vaporizer. Clean with a fiber or nylon brush or an autoscouring machine equipped with washing brushes.
- 3.1.8 Then proceed to spray buff with a solution of 20 % Platinum Label and 80 % cold water into a vaporizer. Use a polisher (175 R.P.M.) with a fiber of nylon brush. Marathon Classic rubber flooring contains built-in waxes. The more the floor is buffed, the better the appearance. If a high gloss is desired apply Silver Label floor finish at full strength which will give the rubber flooring a brighter sheen than its normal wax finish.
- 3.1.9 Hard-set finishes will scratch or powder under heavy traffic. A thorough cleaning and stripping is necessary for the acrylic finish such as Silver Label to bond with the tile surface. These installations and care recommendations are provided as assistance only. We do not assume responsibility for actual work performed. The warranty extends only to the quality and performance of the Marathon Classic rubber flooring.

#### Periodical Cleaning:

- 3.1.10 If the floor must be thoroughly cleaned, follow the recommendations given under "First Cleaning" section A.

#### Precautions:

- 3.1.11 To avoid scratches, do not clean with floor pads or any other industrial equipment.

- 3.1.12 Do not apply thick coats of sealer. Ensure that the tile surface is completely protected by the sealer.
- 3.1.13 To spread the sealer, use an applicator, preferably a roller or mop.
- 3.1.14 Do not operate machine over 175 R.P.M. Do not use high speed machines on rubber floorings.
- 3.1.15 Further technical information may be obtained from Amtico. Fax 1-800-810-5731

## 3.2 MAINTENANCE OF VINYL TILE & VINYL SHEET FLOORS.

### 3.2.0 Initial Maintenance After Installation:

- 3.2.1 Sweep or vacuum floor thoroughly.
- 3.2.2 Damp mop with a solution of a neutral detergent such as Armstrong S-485 Floor Cleaner - carefully wiping up black marks, etc.
- 3.2.3 Apply two coats of a high quality commercial floor polish such as Armstrong S-480 Floor Polish ( except for Safeguard, Crosswalk, Step Master, Crowne Disc Rubber Tile).
- 3.2.4 Do not wash the floor for at least four to five days after installation (prevents excess moisture from interfering with adhesion).

### 3.3.0 Preparation of Vinyl Composition Tile

- 3.3.1 Five or more days after installation, scrub the floor using a neutral detergent such as Armstrong S-485 Floor Cleaner and a scrubbing pad or brush as recommended for the type of floor being maintained.  
**NOTE:** The use of black or brown pads or their equivalent brushes are not recommended on any Armstrong Floors.
- 3.3.2 When the floor is thoroughly cleaned, rinsed and dried, apply three to five coats of a high quality commercial floor polish such as Armstrong S-480 Floor Polish. Certain situations may require the application of one or two coats of sealer. Allow drying time between coats of sealer and/or finish. Do not allow traffic on the floor for several hours (overnight if possible).  
**NOTE:** Unless badly soiled or scratched, Armstrong vinyl composition tile with Fast Start finish does not require stripping but must be scrubbed prior to the application of polish.

### 3.4.0 Preparation Of Vinyl Sheet Flooring

3.4.1 Five or more days after installation, scrub the floor (Medintech and Medintech Tandem must be stripped) using a neutral detergent such as Armstrong S-485 Floor Cleaner and a scrubbing pad or brush as recommended for the type of floor being maintained.

**NOTE:** The use of black or brown pads or their equivalent brushes are not recommended on any Armstrong Floors.

**NOTE:** If the floor is badly soiled or scratched, strip it using the same procedure but substitute a high quality floor stripper such as Armstrong S-490 Floor stripper and a stripping pad or brush as recommended for the type of floor being maintained.

**NOTE:** Use only brushes to maintain Safeguard or Translations. Do not use pads.

3.4.2 When the floor is thoroughly scrubbed or stripped, rinsed and dried, apply three to five coats of a high quality floor polish such as Armstrong S-480 Floor Polish (may be preceded by one or two coats of sealer), allowing ample drying time between coats. Do not allow traffic on the floor for several hours (overnight if possible).

### 3.5.0 Continuing Regular Maintenance:

3.5.1 Sweep or dust mop daily. Removal of gritty dirt is extremely important. Use walk-off mats.

3.5.2 Damp mop as necessary with a neutral detergent such as Armstrong S-485 Floor Cleaner. Remove black scuffmarks, chewing gum etc at this time.

3.5.3 Maintain as flooring type and maintenance system dictates. Spray buffing may be done with a neutral detergent solution such as S-480 Floor Polish.

3.5.4 As necessary (depending on traffic), apply additional coats of a high quality commercial floor polish such as Armstrong S-480 Floor Polish. This procedure may not be required often if spray buffing is done regularly.

### 3.6.0 Stripping:

3.6.1 When stripping is necessary, follow procedures described above in Preparation for Commercial Use and those found on the label of a high quality floor stripper such as Armstrong S-490 Floor Stripper.

3.6.2 Careful and thorough maintenance by well-trained personnel can significantly reduce the stripping schedule.

**NOTE:** The use of black or brown pads or their equivalent brushes are not recommended on any Armstrong Floors.

**NOTE:** The use of no-scrub and/or no-rinse strippers is not recommended on tile

floors less than two years old because they may affect the adhesive system.

### 3.7.0 Stain Prevention

3.7.1 Most staining substances that contact Armstrong resilient flooring can be cleaned up easily. All spills should be removed promptly. A good coating of Armstrong S-480 Floor Polish will help the floor resist staining and will enhance the floor's appearance. Polishes can be stripped if staining does occur.

## **CARING FOR CERAMIC TILE.**

### 3.8.0 Regular Cleaning Procedures and Materials, Ordinary Use.

#### 3.8.1 Glazed Tile.

3.8.2 Walls: Wipe with a clean, damp cloth or sponge. For soil that clings, use either a window-cleaning agent or an all-purpose liquid cleaner; spray cleaners for the stubborn spots.

3.8.3 Floors: Mop on mild solution of soapless detergent in water. Rinse thoroughly.

### 3.9.0 Unglazed Tile. (Ceramic, mosaic, porcelain, quarry, pavers)

3.9.1 Walls: Wipe with a clean, damp cloth or sponge. Use a diluted solution of soapless detergent for clinging dirt.

3.9.2 Floors: Mop on mild solution of soapless detergent in water. Rinse thoroughly.

### Heavy-Duty Use, or for Thorough Cleaning of Accumulated Dirt.

#### 3.9.3 Glazed Tile.

3.9.4 Walls: First, try concentrated all-purpose liquid cleaner. Then try paste-scouring powder applied with a sponge; rub in gently to avoid scratching the glaze; use a fibre-scouring pad, not steel wool. Rinse and dry with a soft cloth.

3.9.5 Floors: First, try concentrated solution of soapless detergent, scrubbing vigorously with a brush, rinse and dry with soft cloth or sponge mop. Commercial tile cleaner may be needed for truly stubborn dirt in heavily trafficked areas.

#### 3.9.6 Unglazed Tile . (Ceramic, mosaic, porcelain, quarry, pavers)

3.9.7 Walls: Use household scouring powder on a wet sponge, or all-purpose liquid cleaner on household cleaning pad. Rinse and wipe dry.

3.9.8 Floors: Use concentrated all-purpose cleaner, or paste of scouring powder mixed with water, brushed or mopped onto floor; allow to stand about five minutes, then scrub vigorously with scrubbing brush. Rinse and wipe dry.

## **4.0 MAINTENANCE FOR HARD FLOOR SURFACES – TERRAZZO, TILE, MARBLE, GRANITE AND SLATE.**

### **4.1 Treating New Installation:**

#### **4.1.1 *Dust Removal and Wet Cleaning***

- Remove heavy soil with push broom
- Remove fine dust with non-oily dust mop or heavy-duty vacuum cleaner.
- Prepare a cleaning solution as recommended by the manufacturer's instructions.
- Apply and allow solution to stand for an adequate period to loosen soil.
- Machine scrub with fibre scrubbing brush or scrubbing pad on floor machine. Do not use steel wool on hard surface flooring.
- Pick up and remove soiled solution from surface with a wet pick-up vacuum or wet mop.
- Rinse with clean, warm water.
- Rinse second time with clean, warm water.
- Pick up rinse water with wet vacuum, wet mop or automatic scrubber.
- Allow floor to dry for four hours or overnight depending on humidity prior to allowing traffic.

#### **4.1.2 *Sealing:***

- Prepare the surface as outlined in A.1.
- When the floor is dry, apply acrylic type water base sealer or silicone impregnator, for maximum protection of the floor and grouting. Depending on the porosity of the floor surface, a second coat may be required.
- Apply seal coat using manufacturer's suggested method.

#### **4.1.3 *Finishing:***

- To protect the seal and for ease of maintenance, apply floor finish following the manufacturer's suggestion method.

### **4.2 Recommended Care and Maintenance:**

#### **4.2.1 *Daily maintenance:***

- Dust mop with clean non-oily dust mop of size to suite floor area.
- Remove dust particles from mop frequently by vacuum.
- Remove any wet spillage immediately by damp mopping.
- Damp mop entire floor surface using a neutral (ph-7) detergent.



#### 4.2.2 *Periodic maintenance:*

- Wet mop the surface with a detergent or neutral type cleaner solution
- Agitate with floor machine and scrubbing brush attachment or wet mop.
- Remove dirty cleaning solution from floor with wet vacuum or damp mop. Then damp mop with clear, warm water.
- Let floor dry before allowing traffic.

### 4.3 RECONDITIONING:

- Remove dust and wet clean as outlined in A.1 above.
- Remove existing floor finish and sealers using detergent stripper\* according to manufacturer's recommendations.  
\*CAUTION: May cause skin damage, follow manufacturer's recommendations in the material safety Data Sheet.

Prior to cleaning the floor surface, it is imperative that the wash mop, scrubbing pad and water be thoroughly clean and the water changed frequently.

#### 4.3.1 GLAZED TILE:

Sealer or floor finish is not required on this type of tile with epoxy or polymer modified grouts. Portland cement grouts may require a sealer. Follow manufacturer's recommended procedures to apply sealer to portland cement grouted glazed tile floors.

#### 4.3.2 SLATE:

Follow directions as specified in item A.1. Following the rinse inspect the floor, should there be a milky film evident use a 5% solution of phosphoric sulphamic acid to clean the floor. Follow this by neutralizing the surface by rinsing the floor thoroughly with clean water. When the surface is dry, apply a coat of seal or silicone impregnator following the manufacturer's recommendations.

**For preventive maintenance an entrance mat is the most basic requirement.**

**It is important to follow manufacturer's strict written instructions.**

**A. STAINLESS STEEL**

Since Stainless Steel does not oxidize or require a protective lacquer coating, it should be routinely cleaned with warm soapy water (mild detergent) and a soft cotton cloth. Wiping should always follow any visible grain direction of the finish and be applied without any pressure. A Stainless Steel cleaner designed for appliances may be used. Any persisting stains like sugar, tomato juice, citrus based products, mustard, marinara sauce, fingerprints, oil, etc. should be removed with a small amount of lacquer thinner or mineral spirits while wiping without pressure with a soft cotton cloth. This should be followed by wiping with a mild, (non-ammonia) commercial glass cleaner and immediately blow dried to prevent streaking. (Citric acid permanently discolors stainless steel and should not be allowed to remain on a stainless steel finish).

USE OF ABRASIVE CLEANERS, POWDERS, SCOURING PADS, STEEL WOOL PADS, SANDPAPER, ETC. WILL PERMANENTLY DAMAGE STAINLESS STEEL. ACID OR ALKALINE CLEANERS, SOLVENTS, OVEN CLEANERS, AMMONIA, ACIDIC OR VINEGAR BASED CLEANERS MAY ETCH, OXIDIZE OR OTHERWISE DAMAGE STAINLESS STEEL.

DAMAGE TO STAINLESS STEEL FINISH DUE TO IMPROPER USE OF CLEANING PRODUCTS OR USING NON-RECOMMENDED CLEANING PRODUCTS IS **NOT** COVERED BY WARRANTY.

**B. CLEAR LACQUER, EPOXY OR URETHANE CLEAR COATED COPPER ALLOYS AND ALUMINUM.**

All clear coatings are sensitive to scratching and abrasion. Therefore, the same instructions and cautionary measures for Stainless Steel apply to safeguard the integrity of clear coatings.

Clean with warm soapy water and a soft cotton cloth. Rinse with warm water and dry with soft cloth. The only mild solvent, which can be used successfully on most clear coatings, is mineral spirits, followed by a wipe with a mild glass cleaner containing little or no ammonia. Do not use abrasive powders or liquids, ammonia, steel wool pads, abrasive cloths, paper towels, flammable fluids, oven cleaners, acidic or vinegar based cleaners.

If the clear coatings are accidentally or intentionally removed, scratched or otherwise compromised, the underlying metal will tarnish in the exposed area. In this case, professional metal maintenance is required.

UNDER NO CIRCUMSTANCES SHOULD SOLVENTS SUCH AS LACQUER THINNER, M.E.K. OR ANY OTHER ACID CAUSTIC LIQUIDS BE USED WHICH WOULD BE ABLE TO DISSOLVE OR ETCH SUCH CLEAR COATINGS. AN AUTOMOTIVE OR APPLIANCE WAX SPECIALLY DESIGNED FOR CLEARCOAT SURFACES MAY BE USED.

DAMAGE TO CLEAR LACQUER, EPOXY OR CLEAR COATED FINISHES DUE TO IMPROPER USE OF CLEANING PRODUCTS OR USING NON-RECOMMENDED CLEANING PRODUCTS IS **NOT** COVERED BY WARRANTY.