

Landing Tile & Stair Treads

Following are guidelines for maintaining Armstrong Flooring's Landing Tile and Stair Treads. They are based on general experience using established methods and cleaning materials. It is important that these guidelines are read carefully. Ultimately, local site conditions will determine what specific maintenance procedures and frequencies are needed. It is the responsibility of the maintenance provider to establish the maintenance program(s) that meet the demands of the space(s) and needs of the facility.

All resilient floor coverings require maintenance. How frequently the floors must be maintained depends largely on the factors described below. Following regular and well-planned maintenance programs protects the floor by reducing wear, preserves the floor's attractive appearance and ultimately increases its service life.

- **How to Determine/Tailor A Maintenance Program**

Before establishing a maintenance program, there are several factors which must be considered in order to determine the most appropriate, cost-effective methods to use. It is critical that the maintenance methods for each floor and area be chosen only after careful evaluation and regard to the following:

- **Type of flooring**
It is important to know the type floor before cleaning. Rubber or linoleum could be confused with vinyl or luxury vinyl tile (LVT) could be confused with wood or laminate.
- **Resources/Equipment/Chemicals/Personnel/Budget**
Are well-trained maintenance personnel available?
Are the appropriate pieces of equipment (scrubbers, buffers, mops, pads, etc.) available?
Are the appropriate chemicals available?
What is the budget?
- **End User's Expectations**
What is considered an acceptable level of appearance by the owner, customers, staff or end-user?
What is the desired gloss (high or low gloss)?
- **Type of Facility & Location of Flooring**
Entryways, lobbies and pivot-point areas may require more frequent cleaning than lower traffic areas in other parts or upper levels of the building.
- **Volume and Type of Traffic and Soil**
Traffic types and volumes in entryways and corridors will vary greatly from those found at nurse's stations or in examination rooms. Dirt and grit carried in from the outside can differ significantly from the soils and chemical spills found in a laboratory or emergency room.
- **Special Traffic/Footwear**
Areas subjected to frequent rolling loads provide a different environment than a children's play area or corridor in an elementary school.
- **Color/Design of Flooring**
Color and pattern can have a significant impact on a floor's appearance and, when properly chosen, may help mask soiling and staining. Mid-tones are better choices than light or dark colors. Busier/high contrast patterns will hide better than solid/monolithic ones.

Maintenance Recommendations for Resilient Flooring

Preventive Care and Maintenance

Controlling grit and soil is crucial to prolonging the attractive appearance of any floor. Grit or soil is any material – including dirt, stones, sand and clay – that is deposited onto the floor by normal commercial traffic. The best way to control grit is by using appropriate walk-off mats.

Recommended walk-off mats should:

- Have a high-friction, open surface design to knock grit particles from the bottoms of shoes and then trap the particles.
- Be used at every entrance, inside and outside, should be at least as wide as the doorway and 8' to 12' long.
- Have a backing that won't stain the floor.
- Be cleaned regularly, vacuumed, shaken and/or hosed off frequently.

While walk-off mats will retain a substantial amount of this grit and soil, some will still find its way into the building. Regular vacuuming, sweeping and dust-mopping will help to further control this type of grit.

Furniture Rests (feet, glides, casters, etc.)

Proper selection and care of furniture rests is important in the maintenance and appearance retention of all types of floor coverings. Following are some guidelines to consider:

- The contact area should be large enough to distribute the load evenly without damaging the floor.
- The contact area should be smooth and flat to provide full contact and free of small protrusions, irregularities, roughness, depressions, mold lines, embedded dirt, and grit, etc.
- All edges should be slightly rounded to prevent damage if briefly turned on edge.
- Rests should be manufactured from non-staining materials.
- Rests should be properly maintained. Worn, damaged and missing furniture rests should be replaced.

Furniture, appliances, equipment, etc., should be properly leveled so that all rests are always fully and firmly on the floor at all times.

Other Maintenance Tips for Best Results

- It is important to protect the floor during the installation and construction phase. If it becomes necessary to move any heavy fixtures or appliances over the flooring on casters or dollies, the flooring should be protected with 1/4" or thicker plywood, hardboard or other underlayment panels. If other on-site work is continuing, consider using a protective covering such as plain, undyed Kraft paper to guard against damage to the new floor.
- The use of aggressive strippers such as mop-on/mop-off, no-scrub and no-rinse strippers is not recommended on tile floors less than two years old because they may affect the adhesive bond.
- Do not wet wash, machine scrub, or strip the floor for at least 48 hours after installation. This is to prevent excess moisture from interfering with the adhesive bond and/or seam treatments.
- When performing wet maintenance, always use proper signage and prohibit traffic until the floor is completely dry.
- Do not use excessive amounts of liquid during maintenance.
- Do not use brown or black pads, equivalent brushes or stiff-bristled, highly abrasive brushes on any Armstrong resilient flooring.
- Do not use scrubbing machines on stair treads.
- Do not perform any wet maintenance procedures for 48 hours following the installation of stair treads or landing tile.

Maintenance Recommendations for Stair Treads

A. Initial, Daily / Regular and Periodic Maintenance

1. Sweep, dust mop or vacuum to remove all loose dust, dirt, grit and debris.
2. Damp mop the stair treads and risers with a proper diluted neutral (pH 6 to 8) detergent solution such as [Armstrong S-485 Commercial Floor Cleaner](#). Allow the cleaner to stand for 5 - 10 minutes. Scrub with a soft brush while still wet.
3. Wipe up any excess cleaner with a dry cloth. Allow stairs to dry.

Maintenance Recommendations for Landing Tile

Polish Option (recommended in areas where a rotary machine cannot be used)

A. Initial Maintenance, Immediately After Installation

1. Sweep, dust mop or vacuum the floor thoroughly to remove all loose dust, dirt, grit and debris.
2. Remove any dried adhesive residue with a clean, white cloth dampened with mineral spirits, carefully following warnings on the container.
3. Damp mop the floor with a properly diluted neutral (pH 6 to 8) detergent solutions such as Armstrong S-485 Commercial Floor Cleaner.
4. Apply a minimum of two coats of a high-quality commercial floor polish (such as Armstrong [S-480 Commercial Floor Polish](#)) to temporarily protect the floor until regular maintenance procedures can begin. The use of a high-quality stain-resistant sealer (such as [Armstrong S-495 Commercial Floor Sealer](#)) beneath the polish should be considered in areas of high traffic, high soil load and areas where staining potential is high.

B. Initial Maintenance and Preparation for Commercial Traffic

1. Sweep, dust mop or vacuum the Landing Tile to remove all loose dust, dirt, grit and debris.
2. Damp mop the floor with a proper diluted neutral (pH 6 to 8) detergent solution such as [Armstrong S-485 Commercial Floor Cleaner](#)
3. Allow the landing tile to dry.
4. Apply 3 to 5 coats of high-quality commercial floor polish, such as Armstrong® S-480 Commercial Floor Polish. In areas where the flooring will be exposed to heavy traffic and/or staining agents, the application of 1 or 2 coats of a stain resistant sealer (such as Armstrong® S-495 Commercial Floor Sealer) prior to the application of polish, is recommended.

C. Daily / Regular Maintenance

1. Sweep, dust mop or vacuum the Landing Tile to remove all loose dust, dirt, grit and debris.
2. Damp mop the floor with a proper diluted neutral (pH 6 to 8) detergent solution such as [Armstrong S-485 Commercial Floor Cleaner](#)
3. Allow the Landing Tile to dry.

D. Periodic Maintenance

1. Sweep, dust mop or vacuum to remove all loose dust, dirt, grit and debris.
2. Damp mop the stair treads and risers with a proper diluted neutral (pH 6 to 8) detergent solution such as [Armstrong S-485 Commercial Floor Cleaner](#). Allow the cleaner to stand for 5 - 10 minutes. Scrub with a soft brush while still wet.
3. Wipe up any excess cleaner with a dry cloth. Allow stairs to dry.
4. If needed, additional coats of floor polish may be applied at this time.

Maintenance Recommendations for Resilient Flooring

E. Restorative Maintenance – Stripping

1. Mix stripping solution to the appropriate dilution, depending on floor finish build-up.
 - Cordon off areas to be stripped.
 - Apply liberal amounts of solution uniformly on floor with mop.
 - Let stripping solution soak for the appropriate amount of time recommended by the stripper manufacturer.
 - Keep areas to be stripped wet. Rewet if necessary.
2. Machine scrub the floor (300 rpm or less) with a scrubbing brush (aggressiveness equivalent to 3M™ blue pad or equal), or hand scrub with a 3M Doodlebug™, to break up the polish film. **Do not allow stripping solution to dry on the floor.**
3. Remove dirty stripping solution with a wet vacuum or mop. **TIP: Drizzling fresh, clean rinse water onto the dirty stripping solution will assist with more thorough removal.**
4. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.
5. Apply 3 to 5 coats of high-quality commercial floor polish such as [Armstrong S-480 Commercial Floor Polish](#).

Low Maintenance Option: NO POLISH

A. Initial Maintenance

1. Sweep, dust mop or vacuum the Landing Tile to remove all loose dust, dirt, grit and debris.
2. Remove any dried adhesive residue with a clean, white cloth dampened with mineral spirits, carefully following warnings on the container. The surface may become dull by this process.
3. Machine scrub the floor, making a minimum of five passes, with a solution of VPI™ PRT Initial Deep Scrub Cleaner (diluted 1-part cleaner to 10 parts water or 13 oz./gal.) and a 3M Scotch-Brite™ Surface Preparation pad or equivalent brush. Areas that cannot be reached by the scrubber must be scrubbed with a doodle bug type tool with a 3M Scotch-Brite Surface Preparation pad.
4. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.
5. Spray buff the Landing Tile by misting the tile with VPI Initial Surface Cleaner. Using a low speed floor machine buff the tile, making a minimum of 5 passes, with a 3M 3500 Natural Blend Tan pad until the area is cleaned and visually acceptable. Areas that cannot be reached by the scrubber must be scrubbed with a doodle bug type tool with a 3M Scotch-Brite™ Surface Preparation pad. Repeat if necessary.

B. Daily / Regular Maintenance

1. Sweep, dust mop or vacuum the Landing Tile to remove all loose dust, dirt, grit and debris.
2. Damp mop the floor with a proper diluted neutral (pH 6 to 8) detergent solution such as [Armstrong S-485 Commercial Floor Cleaner](#)
3. Allow the landing tile to dry.

C. Periodic Maintenance

1. When needed, after sweeping, dust mopping, or vacuuming, machine scrub the floor with a properly diluted neutral detergent solution such as Armstrong® S-485 Commercial Floor Cleaner and a 3M™ red pad or equivalent brush.
2. Thoroughly rinse the entire floor with fresh, clean water. Remove rinse water and allow the floor to dry completely.