



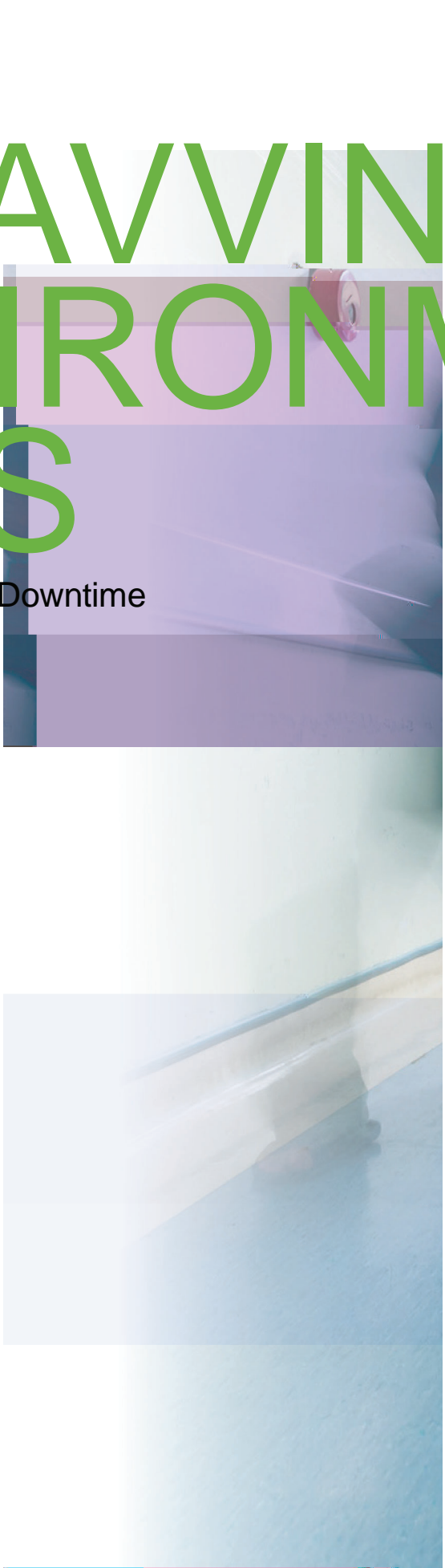
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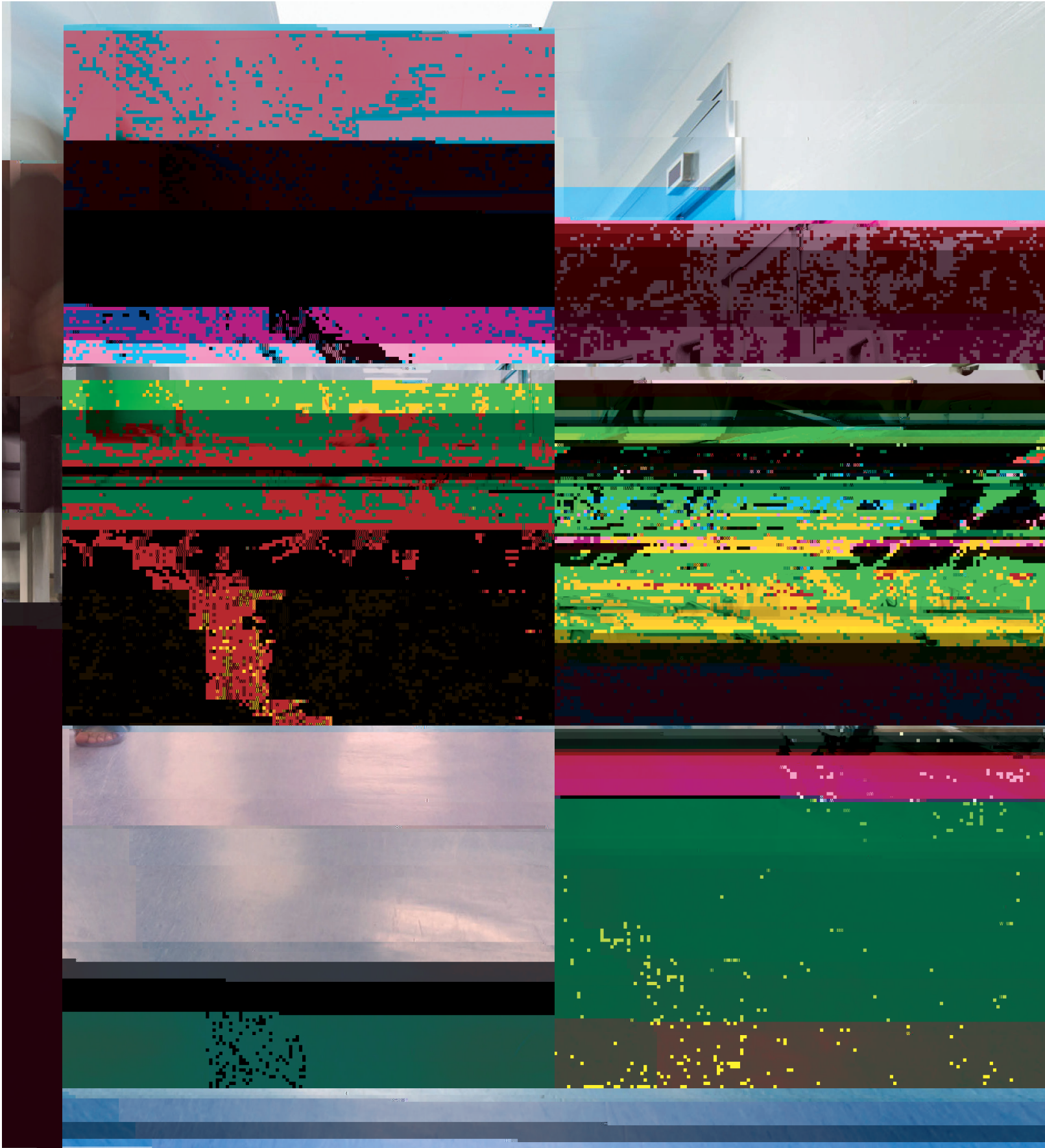
# FLOOR SAVING FOR ENVIRONMENTAL SERVICES

How to Maximize Effectiveness While Minimizing Downtime

By Brian Leafblad

**W**e live and work  
in a world that







The second way you can cut down on maintenance time with finished floors is to use a finish that dries fast and will give you the look you want in as few coats as possible. Most conventional finish manufacturers will use a recommended dry time per coat of approximately 30 minutes. One reason is that the finish really can take that long to dry, particularly if it is laid down thick as it takes time for all the water to evaporate. The second reason is that we all know that very few people actually let the finish dry that long in between coats. Recoating too fast can lead to problems such as hazing, recoat attack, and even footprints! The longer recommended dry times provide some extra confidence that the floor will look great while allowing for the variations in application. While 30 minutes has been a common guideline for decades, we are starting to see products with faster dry times. If you can use a finish with a 20-minute dry time, a standard five-coat application will save you at least 50 minutes of downtime per room.

When deciding how many coats of finish to apply, the most important factor is what you want your floor to look like. Once you have three coats down, the only reason to apply more is if you want to increase the shine. Since matte finishes are designed to give you a lower gloss level compared to standard glossy finishes, they are formulated to only need two to three

coats when installed on a bare floor. By using a matte finish you can decrease your

room will take approximately four to five hours if you apply five fresh coats of finish. So if you take your one time per year strip and recoat process and replace it with a scrub and recoat process completed every six months, you will still save one to two hours of downtime per room every year.

### Talk to Your Supplier

We all take pride in our work and strive to deliver the best results possible. But doing more does not always lead to better results. It is possible to eliminate some steps to optimize procedures and make choices up front that will save us time down the road. Talk to your distributor or chemical supplier. Have them walk your building with you so they have a full appreciation for your specific situation and challenges. And then ask them how they can help you minimize down time.

# S J B O - F I B A C M B E

19-year veteran of the environmental services industry with Ecolab, specializing in floor care for almost a decade. He is a scientist and inventor, a veteran speaker, and author with AHE. He can usually be found staring at a floor, studying the changing dynamics of the flooring industry, or mentoring his R&D team in the creation of new technologies.