

Maintenance Instructions for use with TecCrete Raised Access Panels and Cast in Place Standard Concrete Slabs.



PRODUCT OVERVIEW: ElectraSeal ESD Concrete Sealer is designed with a specific range of electrical conductivity and is used in environments where static control is desirable. The uncontrolled discharge of static electricity can wreak havoc on electronics such as file servers and other mission critical electronics. ElectraSeal is designed to eliminate this failure mechanism and help protect ESD Sensitive electronics.

ElectraSeal is environmentally friendly with a very low VOC content of less than 54 grams per liter making it compliant to the latest Green Building Standards as well as stringent California indoor air quality regulations. ElectraSeal imparts a medium gloss to all forms of concrete and is highly durable, easy to recoat and easy to maintain.

The static conductivity of ElectraSeal may be compromised by the excessive build-up of contaminants such as dirt and dust or by the application of inappropriate floor maintenance chemicals. As such, it is important to properly clean and maintain the flooring system as listed below.

OVERVIEW: All Static Control flooring requires cleaning and maintenance. The frequency with which they must be cleaned is dependent on the amount of traffic, the cleanliness of the facility and the type of service that the product will encounter on a daily basis. The following general guidelines will cover the majority of applications. Frequency of the procedures may be modified to suit the environmental conditions your flooring may encounter.

GENERAL: Whenever possible use walk off mats at entrances and doorways to help reduce the amount of abrasives from dirt and grit. Wire clippings, metal shavings, nuts, bolts, sanding abrasives etc. can get ground into all types of flooring by chair casters and may cause deep scratches. Should this type of traffic be an ongoing issue United SCP recommends the use of [Titanium 40220 HSB ESD Control Chair Mats](#) to protect the flooring. Metal chair casters and wheels are not recommended for use with ESD flooring. Nylon or soft rubber esd chair casters and wheels are acceptable but must be kept clean and free of embedded detritus.

INITIAL MOVE IN: Protect your esd flooring investment during the initial loading phase. Cover the newly installed esd flooring with brown construction paper prior to rolling over the new substrate with heavily loaded pallet jacks, man lifts etc. Remove nuts, bolts, rocks, nails etc. from the wheels of heavy equipment prior to rolling over the flooring.

ElectraSealed TecCrete Flooring Maintenance:

NOTE: Access flooring systems should be vacuumed periodically to remove dirt and dust particulate and prevent the detritus from falling into the plenum or support structure. This is particularly important prior to removal of the panels when performing under panel maintenance.

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DAILY: Sweep using a soft bristle broom followed by a dry dust mopping. Initially use only new brooms and dust mops. Isolate these tools and use them **ONLY** on your esd flooring. Do not allow them to contact oils, grease nor other contaminants that may be transferred to the esd flooring.

AS NEEDED: Damp Mop the flooring with a dilute solution of [ElectraClean](#) and water to remove abrasives. Vacuum, Sweep and dust mop prior to washing to remove loose dirt and soil. For use in weekly damp mopping, use a dilute solution of 8-10 ounces of ElectraClean per gallon of warm water. Using a clean high quality mop and a mop bucket with a ringer, dip the mop into the bucket and ring out excess. Mop the floor lightly and do not over apply nor spill the liquids.

NOTE: Do not use excessive amounts of liquids on raised access flooring. Avoid allowing cleaning solutions to accumulate and drip through seams.

Rinse mop in fresh solution often and exchange the dirty damp mopping solution with clean solution as needed. ElectraClean may also be used in auto scrubber applications. After application allow the floor to dry thoroughly. Do not rinse. For heavier soil conditions: Dilute 12 -16 ounces of cleaner per gallon of warm water and use as a mopping solution.

NOTE: Never use plain water to damp mop an esd floor.

AS NEEDED: High speed polish using [ElectraShine](#) and a high speed polisher to remove light scuff marks and scratches. ElectraShine may be mopped on prior to polishing or used as a spray buff to keep the polishing pad cool. Propane polishing is acceptable as is high speed (1,500 rpm or higher) electric polishing machines. Move the polisher briskly during the operation. Do not allow the pad to heat the esd flooring. Use the lightest pad available that is effective for your

needs. White and Champagne colored pads are recommended and generally effective for removal of light scuff marks.

OPTIONAL: THE USE OF ESD FLOOR FINISH: ESD floor finish is not required for the ElectraSealed Surfaces but may be beneficial in providing a sacrificial coating that reduces the effort required to remove scuff marks and dirt. Use only [ElectraGlaze ESD Floor Finish](#) should you desire this protection. ElectraGlaze is specifically designed for use with ElectraSeal and (unlike ElectraSeal) may be removed using ElectraStrip or any high quality liquid floor stripping solution.

Apply 1 thin coat using a finish mop or wax applicator. The typical life span of the ElectraGlaze coating is up to one year. Please visit [how to maintain an esd floor](#) for full application techniques and tips should your needs require the ElectraGlaze process.

ElectraSealed Cast in Place Standard Concrete Slab Maintenance:

NOTE: Concrete slabs should be vacuumed periodically to remove dirt and dust particulates that may accumulate between seams, cracks, expansion joints and saw cuts.

DAILY: Sweep using a soft bristle broom followed by a dry dust mopping. Initially use only new brooms and dust mops. Isolate these tools and use them **ONLY** on your esd flooring. Do not allow them to contact oils, grease nor other contaminants that may be transferred to the esd flooring.

AS NEEDED: Damp Mop the flooring with a diluted solution of [ElectraClean](#) and water to remove abrasives. Vacuum, Sweep and dust mop prior to washing to remove loose dirt and soil. For use in weekly damp mopping, use a dilute solution of 8-10 ounces of ElectraClean per gallon of warm water.

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Using a clean high quality mop and a mop bucket with a ringer, dip the mop into the bucket and ring out excess.

Rinse the mop in fresh solution often and exchange the dirty damp mopping solution with clean solution as needed. ElectraClean may also be used in auto scrubber applications. After application allow the floor to dry thoroughly. Do not rinse. For heavier soil conditions: Dilute 12 -16 ounces of cleaner per gallon of warm water and use as a mopping solution.

NOTE: Never use plain water to damp mop an esd floor.

AS NEEDED: Spray buff using [ElectraShine](#) and a high speed polisher to remove light scuff marks and scratches. ElectraShine be mopped on prior to polishing or used as a spray buff to keep the polishing pad cool. Propane polishing is acceptable as is high speed (1,500 rpm or higher) electric polishing machines. Move the polisher briskly during the operation. Do not allow the pad to heat the esd flooring. Use the lightest pad available that is effective for your scuff marks. White and Champagne colored pads are recommended and generally effective for light scuff marks.

OPTIONAL: THE USE OF ESD FLOOR FINISH: ESD floor finish is not required for the ElectraSealed Surfaces but may be beneficial in providing a sacrificial coating that reduces the effort required to remove scuff marks and dirt. [ElectraGlaze ESD Floor Finish](#) should you desire this protection. ElectraGlaze is specifically designed for use with ElectraSeal and (unlike ElectraSeal) may be removed using ElectraStrip or any high quality liquid floor stripping solution.

Apply 1 thin coat of ElectraGlaze using a finish mop or wax applicator. ElectraGlaze may easily be removed and reapplied should ground in dirt begin to dull the finish. Typical life span of the ElectraGlaze coating is one year. Please visit [how to maintain an esd floor](#) for full

application techniques and tips should your needs require the ElectraGlaze process.

ADDITIONAL NOTES:

Direct Sunlight: ElectraSeal contains limited UV protection due to its requirements for electrical conductivity. Exposure of ElectraSeal to direct sunlight at temperatures over 100 degrees may alter the clarity of the product and cause surface fading. Protect accordingly with drapes or blinds drawn over windows during peak hours of sunlight.

Throw Rugs: Some types of throw rugs are backed with latex that may harm the finish of ElectraSeal flooring. Ensure that the rug supplier provides a non-stain warranty prior to using throw rugs with ESD flooring.

Stains: Certain materials will stain any esd flooring including ElectraSeal. These materials include lipstick, some solvent type fluids, paste wax, fresh asphalt paving, some rubber matting, some rug padding and paint pigmentation used on exterior concrete. Dark colored asphalt tile located adjacent to or near ElectraSealed flooring may cause the tracking of its color onto product. United SCP Flooring must be adequately protected from contact with such materials since many of these stains are difficult to impossible to remove.

ElectraSeal Maintenance, Revision 1.

Approved 11/30/2019, SRC *