

The service life of a new concrete floor can be significantly improved when considering the following in your maintenance planning:

1. **Concrete shrinks as it dries.** New concrete shrinks through drying over the first year. Concrete floors may develop an upward curling effect at floor joints and may also develop some cracks during this period. Curling may be mitigated through corrective grinding.
2. **Joints may deteriorate under traffic.** Floor joints subjected to solid tire vehicular traffic should be reviewed semi-annually for deterioration and must be filled with semi-rigid joint filler material to adequately protect the joint edges from deterioration. This deterioration increases over time and is a function of the weight and frequency of traffic. Joint fillers may require replacement over the lifetime of a floor in order to maintain joint edge protection. *Inspect and repair cracks, de-bonded joint sealants and chipped joints semi-annually.*
3. **Clean floors last longer.** Floors should be swept clean of dirt or debris on a regular basis before it is permitted to accumulate (i.e.: screws, bolts, broken glass etc.). Under vehicular traffic, these items will abrade the floor and may cause serious damage to both its surface and joint edges. Floors should be mechanically scrubbed with soft cleaning pads and mild detergents only (do not use acid cleaners). Abrasive scrubbing pads (eg: steel wool and carbide) should never be used to clean the surface of your floor.
4. **Concrete is attacked by acids.** Concrete is an alkaline material that can be seriously damaged by acids (i.e.: battery acids, fruit juices, caustic detergents etc.). Specialized epoxy systems can be installed to protect concrete surfaces from acid attack.
5. **Protect against heavy traffic.** Heavy loads should not be dragged across the surface of your floor to maximize its life. The surface of your floor should be protected from direct contact with vehicles that have steel tracks, steel blades and steel wheels to avoid premature wear.
6. **Concrete is absorptive.** Concrete is a porous material that will absorb spilled liquids. Clean up of spills should commence without delay to minimize penetration and staining of the concrete surface. Floor sealers may be applied where staining is objectionable.

We recommend that you review all floor modifications with your consultant, general contractor or concrete floor contractor prior to performing any work as some floors contain reinforcing systems and surface treatments that may not be compatible with certain changes.

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