

The single most overlooked factor in maintaining a satisfactory floor surface, whether commercial or residential, is **proper maintenance**. There is no such thing as a 'maintenance free' or 'stain proof' floor surface, although some types of surfaces require less maintenance than others. Considering the different contaminants present, surface texture, types of flooring and exposure time, there are no guarantees that all stains can be easily removed. Cleaning up all spills in a timely manner is one of the best methods to minimizing staining.

Some flooring products thought to be 'maintenance free' are just the opposite. An example would be natural stone marble, which actually requires a considerable amount of ongoing maintenance. Precast concrete tiles are in the *low maintenance* category providing they are **properly sealed after installation**. The purpose of a sealer is to reduce the surfaces porosity which helps to hold contaminants on the surface where they can be more easily removed. There are different types of sealers, some can even alter the tile's surface *slip resistance*. When selecting the type of sealer to use, consider where the application is located and if water is a factor to consider. If you have questions, contact the CTMA.

Some maintenance is desirable not only to preserve the look of the original floors surface, but also to maintain the floor's original *slip resistant* surface to prevent slip/fall accidents. Desirable in residential floors, mandatory in commercial applications. Mandatory because of the federal landmark '**Americans With Disabilities Act**,' effective on January 26, 1992. Under Title III, '*Public Accommodations & Services Operated by Private Entities*' in Section 4:5: '*Ground & Floor Surfaces*,' #1: '*General: (Finish floors) Ground and floor surfaces along accessible routes and in accessible spaces are stable, firm and slip resistant.*' Los Angeles City, to avoid being



Concrete Tiles with Topical Sealer

included in class action *slip/fall* lawsuits, now requires owners of *new commercial buildings with 'public accesses'* to sign a '**Covenant & Agreement**,' requiring permanent maintenance of the floors original *slip resistant* surface.

The above not only points out the need, but the necessity of an ongoing workable maintenance program! **Fortunately, if properly sealed after its initial installation, precast concrete tiles are easily maintained!** For normal Routine Cleaning: "*Use a neutral cleaner (pH 7.0) for routine cleaning of concrete tiles. Follow product label directions for best results.*" For more detailed instruction to remove a variety of unusual cleaning conditions, I refer you to page #2 of this 'Technical Bulletin.' It is entitled, 'Maintenance & Troubleshooting' and covers a number of maintenance issues. If you have any questions about **Sealers**, a comprehensive Technical Bulletin on "Sealers" is available upon request.

In summation, we all desire to live and work in a clean environment, which concrete tiles provide and will continue to with a simple ongoing maintenance program that is specifically designed for that purpose. Contact the CTMA if you desire any additional information on maintenance procedures or what type of sealer to use for your specific application.

OTHER TECH SUBJECTS

Sealers	2
Installation	3
Grouting	4
Membranes	5
Slab Preparation	6
Efflorescence	7
Vapor Emission	8

CTMA POINTS OF INTEREST!

- CTMA was officially organized on October 1, 1998.
- The member manufacturers have accumulated 232 years experience in producing thin precast concrete tiles.
- Tile sizes run from 4" x 4" up to 24" x 24" x 3/8" to 2-1/2" thick.
- A variety of tile shapes, textures, trims, stair-treads, caps, railing, pool coping are available.
- CTMA's newsletter, *Concrete Tile Tales*, is in its fifth year of publication. Past copies of the newsletter are available.
- Annual Products Fairs are held in different dealer locations in Southern California.
- Complete technical data & installation instructions of concrete tiles are available.
- CTMA 'Technical Bulletins' are also available in Spanish.
- Visit CTMA's Web Site at: www.concretetile.org
- If you have questions, call us!

CTMA
P.O. Box 6225
Buena Park, CA, 90622

Phone: 714/535-0791
 FAX: 714/535-0244

The Mission of the Concrete Tile Manufacturer's Association is to promote the use of concrete tile products through research, educational activities and marketing.