Operations & Maintenance Manual (O&M)

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Prepared For: Commercial & Industrial Facility Owners, Engineers, Project Managers, and Maintenance Teams
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1. PRODUCT OVERVIEW

Chemtec Epoxy Coatings manufactures high-performance **100% solids epoxy** and **polyaspartic coating systems** engineered for demanding commercial and industrial environments. These systems offer:

- Seamless, high-build protection
- Chemical and stain resistance
- Abrasion and wear resistance
- Non-porous, sanitary, easy-to-clean surfaces
- UV-stable polyaspartic finishes
- Fast return-to-service options

This manual provides **care, maintenance, usage limitations, and warranty compliance requirements** to ensure long-term performance.

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2. GENERAL REQUIREMENTS

2.1 Cure Time Before Use

- **Light foot traffic:**
  - Epoxy: 12–24 hours
  - Polyaspartic: 4–6 hours

- **Light wheeled traffic:**
  - Epoxy: 48–72 hours
  - Polyaspartic: 12–24 hours

- **Full mechanical/chemical service:**
  - Epoxy: 5–7 days
  - Polyaspartic: 24–48 hours

Do not wash, wet-mop, or cover flooring until fully cured.

3. ROUTINE MAINTENANCE

3.1 Daily

- Dust mop or auto-scrub with microfiber pads
- Remove grit, sand, and debris immediately

3.2 Weekly

- Auto-scrub using a **pH-neutral detergent (pH 6–9)**
- Use only white pads or soft brushes

3.3 Approved Cleaners

- Neutral detergents
- Warm water
- Diluted non-abrasive degreasers
- Enzymatic cleaners

3.4 Prohibited Cleaners

- Acidic cleaners
- High-alkaline degreasers
- Citrus cleaners
- Chlorinated cleaners
- Abrasive powders
- Steam cleaning >150°F
- Black, brown, or green pads

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4. SPILL MANAGEMENT

4.1 General

Clean spills immediately to avoid potential staining or gloss loss.
Rinse thoroughly after cleaning.

4.2 Chemical Exposure

Clean immediately if exposed to:

- Acids (acetic, lactic, etc.)
- Brake and hydraulic fluids
- Solvents (MEK, xylene, toluene)
- Salts and chlorides

Polyaspartics resist solvents better than epoxies, **but long-term contact is not acceptable**.

5. INDUSTRIAL MAINTENANCE PRACTICES

5.1 Heavy Equipment

- Use non-marring or soft urethane wheels
- No spinning or pivoting forklift tires in place
- No dragging pallets or crates directly on the coating

5.2 Impact Zones

Use:

- Rubber mats
- Poly sheets
- Steel plates

in areas where impacts or dropped tools may occur.

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6. LONG-TERM MAINTENANCE

6.1 Gloss Loss & Micro-Scratching

Expected in high-traffic industrial environments.
Solutions:

- Soft-pad auto-scrubbing
- Optional sacrificial maintenance coats
- Recoat every 3–7 years based on traffic load

6.2 Recoat Procedure

1. Thorough cleaning
2. Mechanical abrasion (60–100 grit)
3. Dust removal
4. Reapply epoxy/polyaspartic topcoat

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7. SYSTEM LIMITATIONS (FULLY UPDATED WITH TIRE MARK PROTECTION)

The following limitations apply to all Chemtec Epoxy Coatings systems and must be communicated to the building owner.

7.1 Temperature Limitations

- Not designed for continuous exposure to **140–160°F**
- Hot objects (>250°F) may scorch or discolor

Thermal shock may cause micro-cracks

7.2 UV Exposure

- Epoxy will amber under UV
- Polyaspartics are UV stable but may still show mild color shift over time

7.3 Chemical Limitations

Not intended for long-term exposure or immersion in:

- Strong acids
- Strong bases
- Ketones
- Harsh solvents
- Oxidizers

7.4 Mechanical Limitations

Not resistant to:

- Gouging
- Dropped steel tools
- Chains or sharp edges
- Dragged equipment
- Steel wheels or aggressive industrial casters
- Abrasive debris (metal, sand, etc.)

7.5 Moisture Limitations

- Not a moisture vapor barrier
- Hydrostatic moisture can cause delamination
- Substrates must pass moisture testing

7.6 Food & Sanitation Facilities

- No steam cleaning above 150°F
- Some sanitizers may dull gloss
- Protect equipment legs to avoid point-load damage

7.7 Tire Marks, Rubber Transfer & Polymer Staining (Critical Warranty Exclusion)

Polyaspartic coatings **cannot prevent tire marks, black streaks, rubber transfer, or plasticizer migration** caused by industrial traffic. These marks are cosmetic and **do not indicate product failure.**

Causes include:

- Rubber plasticizers migrating into the coating
- Hot tire pickup from friction or heavy turning
- Forklifts and pallet jacks pivoting in place
- High-friction urethane or rubber wheels
- Heavy loads increasing surface friction
- Chemical interaction between tires and coating

These marks are:

✓ Normal in industrial facilities
✓ Cosmetic only
✓ Not covered by warranty
✓ Not related to coating adhesion or performance

Prevention Recommendations

- Use non-marking tires
- Avoid pivot-turns with forklifts
- Maintain a clean floor (debris increases heat/friction)
- Use protective mats in turn/high-friction areas
- Add wheel-cleaning stations

These measures reduce but do **not eliminate** tire marking.

Tire Mark Cleaning

Use:

- Neutral detergents
- Diluted degreasers
- Auto-scrubbers with white pads

Marks caused by **plasticizer migration may be permanent.**

Warranty Exclusion

Chemtec Epoxy Coatings does not warrant against:

- Tire marks
- Rubber shadowing
- Polymer staining
- Black streaks
- Hot tire pickup
- Rubber burnishing

These are **operational wear conditions** and fully the responsibility of the facility operator.

8. RECOMMENDED CLEANING EQUIPMENT

Auto-Scrubbers:

- White pads
- Soft brushes
- Microfiber attachments

Manual:

- Microfiber mops
- Soft nylon brushes

Detergents:

- Neutral cleaners
- Non-film-forming detergents
- Diluted degreasers

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9. REPAIR PROCEDURES

Minor Scratches

Clean → sand lightly → recoat

Chips/Gouges

Grind → clean → patch → sand → recoat

Large Areas

Contact Chemtec Technical Services

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10. WARRANTY REQUIREMENTS

To maintain warranty:

✓ Follow cleaning procedures
✓ Prevent long-term chemical exposure
✓ Avoid impact, dragging, abrasion
✓ Protect high-use zones
✓ Follow recoat preparation guidelines
✓ Use only Chemtec-approved repair materials

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11. TECHNICAL SUPPORT

Chemtec Epoxy Coatings – Technical Services

Email: info@epoxychemtec.com
Phone: 450-629-1717
Website: www.epoxychemtec.com

12. LIMITATION OF LIABILITY & PROTECTIVE TERMS

(Enhanced Manufacturer Protection)

12.1 Mandatory Conditions of Use

Warranties apply **only if** installation and maintenance adhere 100% to Chemtec Epoxy Coatings' instructions.

12.2 Warranty Exclusions

No responsibility is accepted for failures caused by:

- Bad preparation
- Moisture vapor
- Impacts
- Dropped tools
- Unapproved cleaners
- UV exposure (epoxy)
- Premature use
- Jobsite contamination
- Mechanical damage
- Tire marks or rubber transfer

12.3 Limited Liability

Manufacturer liability is limited to **replacement of defective material only.**
No labor, removal, downtime, or indirect damages are covered.

12.4 Claim Requirements

All claims require:

1. Photos
2. Moisture test results
3. CSP verification
4. Batch numbers
5. Installation climate data
6. Maintenance records
7. Chemical list

Without these, claims are **not reviewed.**

12.5 Unauthorized Modification

Any dilution, mixing, or blending voids all warranty.

12.6 Acceptance of Terms

Use of Chemtec Epoxy Coatings products constitutes acceptance of all limitations and conditions herein.