

Decorative floor coatings in private living areas

Polyurethane or epoxy-based reactive resins are often used as decorative floors in domestic environments. They are characterised by their durability, hygiene, ease of cleaning, mechanical strength, robustness as well as impact and shock resistance. What's more, their slightly elastic texture means they are comfortable to walk on, pleasant to the touch, and appear seamless, giving the room a more spacious and modern look. They are also resistant to short-term exposure to chemicals or liquids, making them an ideal choice for the home.

Beyond their functionality, reactive resin floors offer exceptional aesthetic versatility: whether matt, glossy or textured – they can create a sophisticated and exclusive atmosphere in living spaces. Their jointless finish ensures a harmonious overall appearance. With a wide range of colour and design options, they can be used for both minimalist, purist room concepts, as well as for natural, warm areas. These qualities make them popular for style-conscious homes, where design and function blend harmoniously.

To ensure that these often natural-looking floor coatings retain their exclusive look, we would like to give you the following recommendations.

Preventive measures

Floor protection after installation

If possible, floor coverings should only be installed after all other trades. Otherwise, the coating must be protected from damage while construction or renovation work is still in progress. It is important to avoid moisture accumulation underneath such protective covers.

Clean run zones and dirt trap mats

Even in the home, clean run zones play a vital role in floor protection and general cleanliness. Dirt trap mats in front of entrances or in the door area can keep out much of the usual dirt. These clean run zones and dirt trap mats need to be cleaned regularly to ensure they function properly.

Materials: Use mats without plasticisers, especially on the underside, as these can interact with the floor coating. Follow the manufacturer's instructions.

Moisture accumulation: Avoid the accumulation of moisture under the mats in direct contact with the floor, as this can lead to discolouration of the flooring.

Manual cleaning of floors

Manual cleaning involves using specific equipment, such as mops, cloths and detergents to clean floors and surfaces. The advantage of this method is that the cleaning process can be accurately controlled. It also offers the flexibility to respond to different requirements and levels of soiling.

Carrying out cleaning:

Manual cleaning is carried out in two steps. Its frequency depends on the amount of soiling that gets onto the surface.

Manual cleaning is done as follows:

1. **Dry cleaning:** Loose dirt (like fine sand, road dirt, dust fluff) is removed by vacuuming, sweeping or wiping to bind dust (e.g. with a fleece cloth).
2. **Wet cleaning** Adhering, dried soiling can be cleaned by wet wiping. Please work with microfibre wipe covers to effectively absorb humidity and loosen the dirt.

Important note:

- Squeeze the mop covers well to avoid the entry of too much moisture.
- Remove standing water immediately, if necessary with a water vacuum cleaner.
- We recommend neutral, fast-drying cleaners without any abrasive ingredients. The dosages recommended by the detergent manufacturers must be observed. Both over- and under-dosing lead to undesirable cleaning results or sticky surfactant residues.

Mechanical cleaning of floors

For larger living spaces, we recommend the use of cleaning machines that scrub the floor and pick up the liquid dirt straight away. On reactive resin floors, **soft** pads or brushes should be used to avoid scratching.

Experience has shown that manufacturers of common household appliances (e.g. Vorwerk, proWin, Vileda) also have suitable cleaning agents in their range: neutral, low-foaming cleaners are ideal. If the soiling is greasy, a mild fat remover is preferable.

Intensive cleaning:

This is a special measure to remove stubborn dirt, e.g. layers of dirt or job site residues. Deep cleaning generally involves a complete cleaning of all surfaces, leaving the living space clean, tidy and ready for use.

Intensive cleaning often requires more concentrated cleaning solutions and mechanical assistance. It is recommended that this work be carried out by experienced contractors or service providers.

Finishing / Surface protection:

It is not recommended to apply a care product on top of floor coatings in domestic environments. If a polymer dispersion finish is applied, it will alter the surface and will need to be repeated on a regular basis.

This also includes frequent basic cleaning and reapplication of such maintenance coats, which should only be carried out by a specialised company.

In particular, a care product is not suitable for high mechanical stress or very damp rooms.

A few more notes:

- With the wrong cleaning measures, not only problems with hygiene can occur due to increased dirt accumulation. They can also increase the risk of slippage as well as a deterioration in the appearance and quality of the flooring.
- **Stain removal:** Stains from red wine, tea, coffee or other strongly discolouring foods like bell pepper, tomatoes, mustard or curry must be eliminated **immediately**, to avoid discolouration of the surface. Unusual stains, such as paint, plaster, rust, tar, chewing gum, oil-based paints, varnishes, etc., are just as difficult and often impossible to remove without residue, as with other conventional floor coverings. We recommend that all work that could lead to such contamination is carried out before the flooring is installed and to protect the latter accordingly.
- **Furniture protection:** To avoid damage to the floor when moving the furniture in and out, we recommend placing felt glides underneath and using furniture castors type W according to DIN EN 425 at office work places. Laying suitable underlay mats in chair castor areas is an effective way of protecting the coating.

- A list of suitable cleaners can be requested from KLB Kötzthal. For more details on the dosages of the listed cleansers, please refer to the container label or the manufacturer's websites. We would like to point out that you should always adhere to the dosage recommendations.
- Make sure you use the correct cleaning agent. We accept no liability for the mode of action of the detergents used, nor for the execution of the cleaning.

We hope that this has provided you with sufficient information on how to maintain the beautiful appearance of the floor coating. We wish you much pleasure with your new floor!

By handing over these cleaning and maintenance instructions, the floor installer fulfils his obligation according to DIN-VOB 18365 Flooring works. The recognised rules of craftsmanship as well as the current state of the art shall apply.



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