

Cleaning and Maintaining Contract Carpet Tiles

To be suitable for offices, shops or other commercial premises, carpet tiles need to be significantly more resistant to wear and soiling than products bought for the home. Part of the reason for this is the fact that domestic users tend to be more conscientious about spills, staining and dirt tracked in from outside. Tiles near the office's kitchen areas are often repeatedly stained and this will become permanent if not removed, whatever the quality of the floor covering.

Your new carpet tiles represent an investment in the presentation of your business. It makes sense to maximise the visual appeal of that investment, and to make sure it lasts for years. This article gives some recommendations on keeping them at their best.

Soiling from Outside

Office users rarely wipe their feet on entry as they would at home. This makes reasonably broad barrier mats an important defence against dirt and grit tracked in from outside. These mats should be cleaned and/or changed regularly.

Vacuum Cleaning

Bürofloor carpet tiles respond well to cleaning via powerful, industrial vacuum cleaners; the pile is strongly anchored, and the strong suction removes dirt and grit from deep down. Cut pile carpet tiles are best cleaned using cleaners with driven brushes, while loop pile should be cleaned with suction only. Where cleaning height is adjustable, the head should be set so that slight resistance can be felt. Cleaning is most efficient when the head is passed over the surface in two directions at right-angles to each other.

Heavy soiling areas, such as entry corridors, lift waiting areas or reception areas, should be vacuumed daily.

Shampooing

Periodic shampooing will significantly extend the life of carpet tiles. Done properly it removes the abrasive grit that accumulates at the base of the pile and contributes to wear. It also freshens the area and may reduce allergies such as some types of hay fever. The most effective method is by shampoo and hot water flushing. This not only removes ingrained soiling, but is also effective in flushing out detergent residue.

The covering should not be walked on until completely dry; this can take as much as 24 hours.

Dry Cleaning

This process involves brushing a detergent powder into the carpet and leaving it for around half an hour. It's then removed by vacuuming. In some products this powder is slightly moist, but the vacuuming process is generally sufficient to dry it ready for use. Instructions for use and storage should be closely followed to avoid hazards.

Staining

Staining can be a frustrating problem in office areas. Staff education and persuasion may be required to ensure that spillages are reported and resolved as quickly as possible. Bürofloor carpet tiles are extremely stain-resistant, but neglected staining will inevitably cause permanent damage.

Wet Staining

Many people react to spills of this kind by scrubbing with cloths or tissues. This does little more than spread the stain. The correct procedure is to begin by blotting the area with clean dry cloths or

absorbent paper towels. Once as much as possible of the liquid has been removed, the remaining staining should be diluted with water applied with a clean cloth or sponge, working from the edge to the centre of the stain. Stubborn stains may be easiest to remove if the tile is taken up and washed under a tap.

Copier Toner

One of the most common dry stains in office premises is a copier or printer toner spill. If you drop most of the contents of the cartridge, don't immediately reach for the vacuum cleaner! The powder is so fine that it can go straight through the filter and the localised problem is liberally distributed. In the case of a large spill it may be necessary to call the copier service company. Smaller spills shouldn't be too troublesome for a standard vacuum cleaner. As long as it's kept dry and no solvents are used there should be no staining.

Replacement

No carpet tile is invulnerable. In the case of an indelible stain the only solution is replacement. Most installations will leave a few tiles over. Don't throw them away – they'll be a better colour match than any new replacements you buy. An alternative may be to swap the damaged tile with one from a less conspicuous area.

The Inevitable Disclaimer

The information here is intended to help you to get the best from your carpet tiles. We offer it in good faith, but Bürofloor cannot be held responsible for any loss, damage or injury that may result.