

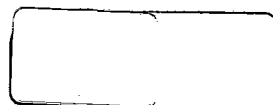
BRITISH STANDARD CODE OF PRACTICE
CP 209: Part 1: 1963

CARE AND MAINTENANCE OF FLOOR SURFACES

Part 1. Wooden Flooring

THE COUNCIL FOR CODES OF PRACTICE
BRITISH STANDARDS INSTITUTION

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BRITISH STANDARDS INSTITUTION

British Standards House, 2 Park Street, London, W.1

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CARE AND MAINTENANCE OF FLOOR SURFACES

Part 1. WOODEN FLOORING

This code has been prepared by a Committee convened by the Codes of Practice Committee for Building, following a request for a code on the Care and maintenance of floor surfaces submitted by British Standards Institution Local Authorities Standards Advisory Committee (Commodities), OC/14. The drafting committee having discussed the full implications of their term of reference agreed to complete Part 1 of the full code dealing with wooden flooring and thereafter to prepare further parts dealing with other surfaces and coverings. This part of the code, having been approved by the Codes of Practice Committee for Building and endorsed by the Codes of Practice Council, was published under the authority of the General Council on 16th May, 1963.

The following B.S.I. references relate to the work of this Code of Practice:

Committee Reference BLCP/31

Draft for comment AB(BLCP)4716.

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This Code of Practice represents a standard of good practice and therefore takes the form of recommendations. Compliance with it does not confer immunity from relevant legal requirements, including byelaws.

BRITISH STANDARD CODE OF PRACTICE CP 209

CARE AND MAINTENANCE OF FLOOR SURFACES

Part 1. Wooden Flooring

SECTION 1. GENERAL

101. The care and maintenance of wooden flooring should start from the moment it is laid. The initial treatment of the flooring is of the utmost importance and the nature of the after care will depend to a large extent on this initial treatment. When the treatment is specified, consideration should be given not only to the type of the traffic to be expected on the floor but also to the staff and facilities that will be available for the maintenance of the floors. The initial treatment of new wooden flooring should be carried out by the flooring contractor as soon as it is practicable after the flooring has been laid, having regard to the type of flooring, species of wood and traffic expected. Maintenance will depend on this initial treatment.

The life of the flooring depends on the surface maintenance, as the wear should preferably be taken by the floor finish, which should be renewed before it has been worn through. In this way there will be a minimum of wear on the actual wooden flooring itself.

Once the flooring has been laid and the initial treatment completed, there is a wide range of maintenance methods and materials available. Choice of method must depend largely on the type of building, form of floor construction and type of traffic concerned. These factors are discussed in Section 5 of this Part. Choice of maintenance material depends upon similar factors and the user will have to decide which is most suited to his needs. A description of the different materials, together with details of application is given in Section 2.

Wood is one of the flooring materials which can be resurfaced. Worn or damaged flooring can be treated to give a finish which is almost as good as new, and full advantage should be taken of this fact.

The washing of a floor may be necessary as part of the preparation before the re-application of a treatment, but it should be remembered that the minimum of water should be used on wooden flooring and this should be dried off as soon as possible otherwise the flooring may absorb water and expand, become detached from the base, or even develop fungal decay. (See also Clause 401.)

A floor may not necessarily be slippery because it has a glossy appearance. Slipperiness on a floor is only partly determined by the floor itself. The tendency to slip on a floor depends on the resistance to motion along the surface of contact between the floor and footwear. The amount of resistance or friction

will vary for footwear made of different materials (leather, rubber, plastic, composition or steel). The presence of foreign matter on the floor or footwear is likely to increase the amount of slipping that could occur. The kind of use to which the floor is put is very important. Ballrooms are expected to be slippery. Gymnasia, hospital wards, school corridors, staircases, must be as safe as possible. For many floors such as offices, showrooms, domestic rooms, where vigorous effort is uncommon, appearance may be more important than friction. Slipping on floors is often due to an unexpected decrease in friction such as may be caused by water or grease on the floor. In practice, it is difficult or impossible to ensure absolute floor safety without sacrificing appearance and ease of cleaning and a compromise has usually to be made which balances the use made of the floor with the appearance desired and the maintenance facilities available.

SECTION 2. TYPES AND APPLICATION OF FLOOR SURFACE TREATMENT

201. General. In this section, floor treatments are considered under three main headings:

- Treatment of floors with wax finishes without prior sealing.* Clauses 202 and 203.
- Treatment of floors with seals.* Clause 204.
- Treatment of floors with oils.* Clauses 205 and 206.

Choice of treatment. As mentioned in Clause 101, the choice of the initial floor surface treatment and subsequent maintenance procedures depends upon a number of factors. No one method of treatment or maintenance is universally suitable for all wooden flooring, and due consideration must be given to such matters as the type of building and wood, nature of occupancy and traffic, availability and efficiency of staff and equipment for initial treatment and maintenance.

The traditional method of maintenance for wooden flooring has been to use wax with or without the prior application of button polish. This method usually requires the floors to be polished and buffed fairly frequently, but it is still widely used, particularly in private houses and other buildings, where the areas to be maintained are small or where it may be difficult to apply or re-apply seals.

In recent years the development of floor seals has led to changes in methods of treatment and maintenance of wooden flooring. These seals penetrate the wood, reinforce its structure and leave a protective coat on its surface. Once sealed in this way the floor surface needs comparatively little maintenance, so that labour is saved; eventually the seal will wear away and the wooden flooring must then be re-treated, but this can be delayed by the