



CARPET & UPHOLSTERY CLEANING

Carpet & Flooring Maintenance Schedule for Commercial Properties

A calendar-style planning tool for office and property managers showing recommended cleaning frequencies for carpet, VCT, tile, and hardwood — with cost-per-sqft benchmarks and life-extension ROI data.

3x

Longer Floor Life

VCT

Carpet & Hard Floors

\$/sqft

Cost Benchmarks

12mo

Planning Calendar

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SECTION 01

Why Flooring Maintenance Programs Pay for Themselves



A maintained floor programme extends commercial floor life by 2–3× and reduces replacement costs significantly.

Commercial flooring represents one of the largest capital investments in any facility. VCT, carpet, ceramic tile, and hardwood all have defined lifespans — but those lifespans assume a consistent maintenance program. Without one, floors degrade at two to three times their expected rate.

The economics are straightforward: a commercial carpet extraction program at \$0.18–0.25 per square foot semi-annually costs a fraction of what premature replacement costs. A VCT strip-and-wax program at \$0.40–0.65 per square foot annually extends floor life from 5–7 years to 15–20 years.

ROI Example

A 10,000 sq ft office with carpet and VCT in North Bay spends approximately \$4,500/year on a complete maintenance program. Without maintenance, flooring replacement every 7 years costs \$85,000+. With maintenance, replacement is deferred to 15–18 years — saving over \$75,000 on the first replacement

SECTION 02

Traffic Assessment: Classifying Your Facility Zones

Not all areas of a commercial facility receive the same foot traffic. Applying a single maintenance standard to the entire facility wastes resources in low-traffic zones and under-serves high-traffic ones. A zone-based classification is the foundation of an efficient flooring program.

Zone Class	Examples	Daily Foot Traffic
Zone 1 – Low	Private offices, storage, server rooms	Under 25 people/day
Zone 2 – Medium	Open offices, corridors, conference rooms	25–100 people/day
Zone 3 – High	Lobbies, reception, elevators, washrooms	100–500 people/day
Zone 4 – Extreme	Main entrances, cafeterias, high-use retail	500+ people/day

Map your facility into these zones before building your maintenance schedule. For most office buildings in North Bay and Sudbury, the split is roughly 50% Zone 2, 30% Zone 1, and 20% Zones 3 and 4. The 20% of Zone 3–4 floor area typically requires 60–70% of total floor care budget.

SECTION 03

Carpet Maintenance Schedule



Commercial carpet in office lanes requires daily vacuuming and quarterly professional care.

Commercial carpet maintenance is a layered program: daily vacuuming forms the foundation, periodic interim cleaning removes surface soil accumulation, and annual deep extraction restores the carpet to near-new condition. All three layers are necessary — any one alone is insufficient.

Task	Zone 1	Zone 2	Zone 3	Zone 4
Vacuum (traffic areas)	3×/week	Daily	2×/daily	3×/daily
Vacuum (full area)	Weekly	3×/week	Daily	Daily
Spot treatment	As needed	As needed	Daily check	Daily check
Encapsulation clean	Annually	Quarterly	Monthly	Bi-weekly
Hot water extraction	Annually	Semi-ann	Quarterly	Bi-monthly
Carpet protector	Every 2yr	Annually	Semi-ann	Quarterly

SECTION 04

VCT and Vinyl Flooring Maintenance



The strip-clean-wax-buff cycle is the foundation of VCT maintenance in commercial facilities.

Vinyl Composition Tile (VCT) is the most common hard floor in Northern Ontario commercial facilities — found in lobbies, corridors, retail spaces, and healthcare settings. Its maintenance requires a structured program of daily cleaning, periodic scrub-and-recoat, and annual strip-and-wax to maintain appearance and slip resistance.

VCT Maintenance Program

Task	Frequency	Notes
Dust mop / dry mop	Daily	Removes abrasive grit that scratches finish
Damp mop (neutral)	Daily or 3×/week	pH-neutral cleaner only — alkaline breaks down wax
Burnish (high-speed)	Weekly or bi-weekly	Restores shine; extends interval between scrub-recoat
Scrub and recoat	Quarterly or semi-annually	Removes top worn finish layers; applies 2 fresh coats
Full strip and wax	Annually	Chemical strip to bare tile; seal and 3–4 coat wax program

Northern Ontario Winter Care

Road salt tracked in from November to April is the primary enemy of VCT in Northern Ontario facilities. Salt residue is highly alkaline — it attacks floor wax on contact. Increase mop frequency to daily and use a pH-neutral neutralizing cleaner in high-salt-traffic entrances throughout winter.

SECTION 05

Ceramic, Porcelain, and Tile Maintenance

Ceramic and porcelain tile are low-maintenance surfaces, but grout lines are a persistent challenge. Grout is porous, accumulates soil rapidly, and is difficult to clean once embedded contamination has occurred. A proactive grout maintenance program is far more economical than restoration cleaning.

Tile and Grout Maintenance Schedule

Task	Frequency	Method
Damp mop tile surface	Daily (Zone 3-4)	pH-neutral cleaner; microfibre mop
Grout line scrubbing	Monthly	Stiff grout brush with alkaline cleaner
Machine scrub (orbital)	Quarterly	Floor scrubber with appropriate pad; rinse well
Grout sealing	Annually	Penetrating silicone sealer after deep cleaning
Steam clean grout	Semi-annually	High-pressure steam loosens deep-set contamination
Grout color restoration	Every 5-7 years	Grout recolouring product if sealing is insufficient

Tile floors in washrooms are the highest-maintenance tile application in any commercial facility. Combine daily mopping with weekly grout scrubbing to prevent the gradual darkening of grout lines that makes otherwise clean washrooms appear dirty.

SECTION 06

Hardwood and Luxury Vinyl Plank

Hardwood and luxury vinyl plank (LVP) are increasingly common in Northern Ontario commercial settings — particularly in professional offices, healthcare clinics, and retail environments. Both require specific care that differs significantly from VCT maintenance.

Critical Differences from VCT

- Never apply VCT wax to hardwood or LVP — it is incompatible with these surfaces and extremely difficult to remove.
- Moisture control is critical — excess moisture causes hardwood to cup, swell, and buckle. Use a well-wrung damp mop only.
- pH-neutral cleaners exclusively — alkaline cleaners strip finish from hardwood and cloud LVP surfaces.
- No burnishing — high-speed burnishing appropriate for VCT will permanently damage both hardwood and LVP finishes.

Task	Hardwood	LVP
Dust mop daily	Required	Required
Damp mop	Lightly wrung only	Slightly more moisture OK
Spot clean spills	Immediately	Immediately
Hardwood polish	Quarterly	Not applicable
Screen and recoat	Every 3–5 years	Not applicable — replace worn planks
Professional refinish	Every 10–15 years	Not applicable

SECTION 07

Cost-per-Square-Foot Benchmarks

Understanding typical floor care costs per square foot helps facility managers in North Bay and Sudbury budget accurately and evaluate provider quotes. These benchmarks reflect Northern Ontario market rates for professional commercial floor care as of 2026.

Service	Cost/sqft	Frequency	Annual \$/1,000 sqft
VCT damp mopping (daily)	\$0.05–0.09	5x/week	\$1,300–2,340
VCT burnishing	\$0.04–0.07	Weekly	\$208–364
VCT scrub and recoat	\$0.25–0.45	Quarterly	\$1,000–1,800
VCT full strip and wax	\$0.40–0.65	Annually	\$400–650
Carpet vacuuming (Zone 2)	\$0.03–0.06	Daily	\$780–1,560
Carpet encapsulation	\$0.12–0.20	Quarterly	\$480–800
Carpet hot water extraction	\$0.18–0.28	Semi-annually	\$360–560
Tile and grout scrub	\$0.20–0.35	Quarterly	\$800–1,400

SECTION 08

Life-Extension ROI Analysis

The return on investment from a consistent flooring maintenance program is among the highest of any facility management expenditure. The analysis below uses real floor replacement cost data from Northern Ontario commercial projects.

Floor Type	Replacement Cost/sqft	Without Maintenance (lifespan)	With Maintenance (lifespan)	10-year Savings/1,000 sqft
Carpet	\$4-8	5-7 years	12-15 years	\$8,000-16,000
VCT	\$6-10	7-10 years	18-22 years	\$12,000-20,000
Ceramic tile	\$8-14	10-15 years	25-35 years	\$16,000-28,000
Hardwood	\$12-20	10-12 years	25-30 years	\$24,000-40,000

These figures represent the replacement cost savings from extending floor life with maintenance, minus the cumulative cost of the maintenance program over the same period. For every dollar spent on maintenance, facilities typically save three to five dollars in reduced replacement frequency.

SECTION 09

12-Month Planning Calendar Template

Use this planning calendar to schedule your facility's floor care program for the coming year. Coordinate with your Binx account manager to lock in dates in advance — particularly for annual strip-and-wax and carpet extraction, which have longer lead times during peak season.

Month	VCT Program	Carpet Program	Tile/Grout
Jan	Increase salt-area mopping	Vacuum daily (salt season)	Monthly grout scrub
Feb	Burnish high-traffic zones	Spot treat salt residue	Monthly grout scrub
Mar	Scrub and recoat (Zone 3-4)	Encapsulation clean	Monthly grout scrub
Apr	Post-thaw deep clean	Hot water extraction	Semi-annual steam clean
May	Burnish all zones	Vacuum and spot program	Grout sealing
Jun	Scrub and recoat (Zone 1-2)	Encapsulation (Zone 3-4)	Monthly grout scrub
Jul	Burnish	Spot program	Monthly grout scrub
Aug	Annual strip and wax	Encapsulation clean	Monthly grout scrub
Sep	Burnish post-strip	Hot water extraction	Semi-annual steam clean
Oct	Pre-winter scrub and recoat	Encapsulation (Zone 3-4)	Pre-winter grout seal
Nov	Salt-season prep matting	Increase vacuum frequency	Monthly grout scrub
Dec	Monitor and spot respond	Spot treat salt season	Monthly grout scrub

ABOUT BINX

Why Clients Trust Binx Professional Cleaning

\$	W	Q	G
\$5M	WSIB	Quality	100%
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Binx Professional Cleaning is a locally owned and operated cleaning company serving North Bay, Sudbury, and surrounding communities in Northern Ontario. With 70+ trained cleaning professionals, we deliver consistent, verified, and insured cleaning services to over 200 commercial and residential clients every week.

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Floor Care Planning for Your Northern Ontario Facility

Binx provides commercial carpet and hard floor maintenance programs across North Bay and Sudbury.

Get a floor care assessment at binx.ca.

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