



Commercial Facilities

Commercial Floor Care: Stripping, Waxing & Maintenance

Complete guide to VCT, LVT, and hard floor maintenance programs for Ontario businesses.

3-5 Years VCT & North Bay & Sudbur

floor life with proper care

covered in detail

Binx service area

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SECTION 01

Why Floor Care Is a Business Priority



Properly maintained VCT floors have a dramatically different appearance than neglected ones.

Commercial hard floors — particularly vinyl composition tile (VCT) — are one of the highest-impact, highest-cost elements of a commercial facility. A proper maintenance program protects the capital investment in flooring, reduces slip-and-fall liability, and projects a professional image to clients and staff.

The Business Case for Floor Maintenance

\$15 - \$300 / sq. ft. 10+ Years 3-5 Years

Cost of VCT replacement Cost of annual strip & wax VCT lifespan with proper care VCT lifespan without care

Floor Appearance Drives Perception

Facilities management research consistently shows that floor condition is one of the top three environmental factors affecting customer and employee perception of cleanliness. A scuffed, yellowed, or dull floor signals neglect — regardless of how clean the rest of the facility is.

SECTION 02

Floor Types & Finish Compatibility



Different floor types require different finish products and application methods.

Before stripping or applying any finish, identify your floor type. Applying the wrong product can permanently damage the surface and void manufacturer warranties.

Common Commercial Floor Types

Strip Frequency

1–2× per year

As needed

Annual deep clean

Varies

Grout cleaning

LVT Warning

Many modern LVT and LVP products have a factory UV-cured wear layer that is incompatible with traditional acrylic floor finishes. Applying wax to a no-wax floor creates a yellowing buildup that cannot be stripped without damaging the wear layer. Always confirm floor type before finishing.

SECTION 03

The Stripping Process Explained



Stripping removes all old finish layers down to bare floor before recoating.

Stripping is the removal of all existing floor finish layers using a chemical stripper and a low-speed rotary floor machine. It should be performed when finish has yellowed, scuffed beyond buffing, or built up to more than 8–10 coats.

Professional Stripping Procedure

- 1 Clear and Sweep**
Clear furniture and sweep/vacuum the floor thoroughly to remove all loose debris.
- 2 Dilute Stripper**
Dilute chemical stripper per manufacturer specification — over-dilution reduces effectiveness, over-concentration damages tile.
- 3 Apply and Dwell**
Apply stripper solution with a mop and allow to dwell for 5–10 minutes (do not allow to dry).
- 4 Agitate with Floor Machine**
Agitate with a low-speed (175 RPM) floor machine fitted with a stripping pad (black or brown).

5

Wet Vacuum Slurry

Pick up slurry immediately with a wet vacuum — do not allow stripped finish to dry on the floor.

6

Rinse and Neutralize

Rinse with clean water and a neutralizing rinse solution to remove all chemical residue.

7

Allow to Dry

Allow floor to dry completely (minimum 30–60 minutes) before applying finish.

Wet Floor Safety

Stripping creates extremely slippery conditions. Close off the area with wet floor signs and barriers before starting. Never strip a floor during business hours in a high-traffic area.

SECTION 04

Wax Application Best Practices



Multiple thin finish coats outperform single thick applications for durability and gloss.

Floor finish (commonly called 'wax') is an acrylic polymer emulsion that forms a protective, high-gloss layer over VCT and other compatible floors. Proper application technique determines how long the finish lasts and how well it performs.

Application Protocol

- 1 Confirm Floor is Dry**
Ensure floor is completely dry and free of residue before first coat.
- 2 Apply First Coat**
Apply first coat with a clean finish mop using thin, even strokes — do not puddle.
- 3 Dry Between Coats**
Allow to dry completely before applying second coat (minimum 30 minutes in normal conditions).
- 4 Build Up Finish Coats**
Apply 3–5 coats total for new or freshly stripped floors.

5

Cure Before Traffic

Allow final coat to dry minimum 2 hours before light foot traffic, 8 hours before heavy traffic.

6

Burnish for Gloss

Burnish with a high-speed machine after final coat has cured for maximum gloss.

How Many Coats?

- New or freshly stripped floor: 4–5 coats to build a protective base.
- Scrub-and-recoat: 2–3 coats to restore appearance without stripping.
- Touch-up: 1–2 coats on worn areas only.

SECTION 05

Buffing & Burnishing Programs



Regular burnishing maintains gloss between full strip-and-wax cycles.

Buffing and burnishing are mechanical processes that restore gloss to finished floors between strip-and-wax cycles. They extend the life of the finish and reduce the frequency of full strip cycles.

Buffing vs. Burnishing

Frequency

Weekly

Weekly–Monthly

Monthly

As needed

Spray Buff Formula

For spray buffing, use a commercial spray buff solution — not water. The solution contains leveling agents and polymers that help the finish flow and gloss. Water alone can streak and leave residue.

SECTION 06

Daily & Weekly Maintenance Routines



Consistent daily maintenance dramatically reduces the frequency of costly strip-and-wax cycles.

The cost of floor maintenance is largely determined by daily habits. Facilities that sweep and damp-mop daily extend finish life significantly compared to facilities with inconsistent routines.

Daily Floor Maintenance

- Dry sweep or dust-mop all hard floors to remove abrasive particles
- Spot-mop spills immediately — acid spills damage finish within minutes
- Place and maintain entrance mats — up to 80% of floor soil enters through doors
- Remove scuff marks with a white pad and spray buff solution
- Inspect high-traffic areas for finish wear

Weekly Floor Maintenance

- Damp mop with a pH-neutral cleaner — never use all-purpose cleaners on finished floors
- Spray buff high-traffic areas
- Check matting and replace or clean as needed
- Inspect perimeter and corners for finish buildup

 Spot-strip and touch up visibly worn areas

SECTION 07

Scrub-and-Recoat vs. Full Strip



Scrub-and-recoat extends finish life without the disruption of a full strip cycle.

A full strip cycle is disruptive, costly, and time-consuming. Scrub-and-recoat is a less invasive process that removes only the top damaged layers of finish and adds fresh coats — extending the time between full strips.

Scrub-and-Recoat Procedure

- 1 Sweep and Vacuum**
Dry sweep and vacuum the floor thoroughly.
- 2 Apply Scrub Solution**
Apply a diluted finish remover or scrub solution — not a full stripper.
- 3 Agitate with Pad**
Agitate with a low-speed machine fitted with a scrubbing pad.
- 4 Wet Vacuum and Rinse**
Wet vacuum the slurry and rinse with clean water.

5

Apply Fresh Coats

Allow to dry, then apply 2–3 fresh finish coats.

6

Burnish to Finish

Burnish after final coat cures.

Choose Scrub-and-Recoat When:

- Finish is dull but not yellowed or heavily scuffed
- Fewer than 10 coats have been applied since last full strip
- No visible finish delamination or bubbling
- Traffic patterns are worn but tile surface is not exposed

Full Strip Is Required When:

- Finish is visibly yellow or orange
- More than 10 coats applied since last strip
- Finish is peeling, bubbling, or delaminating
- Scrub-and-recoat no longer restores acceptable appearance

SECTION 08

High-Traffic Zone Management

In most commercial facilities, 20% of the floor area receives 80% of the traffic. High-traffic zones — lobbies, main corridors, checkout lanes, elevator landings — wear finish faster and require targeted management.

High-Traffic Zone Strategy

- Zone-specific product selection: Use a high-solids, high-durability finish in high-traffic areas — not the same product used in back-of-house areas.
- More frequent touch-ups: Spot-strip and recoat high-traffic zones on a separate schedule from the full facility.
- Entrance mat systems: A proper three-stage mat system (scraper, wiper, absorber) outside and inside every entrance significantly reduces abrasive soil reaching the floor.
- Furniture protectors: Chair glides, felt pads, and furniture coasters reduce point-load scuffing in office environments.
- After-hours traffic routing: For facilities with after-hours cleaning, route equipment through low-traffic areas to allow freshly burnished floors to cure undisturbed.

SECTION 09

Slip Resistance & Safety Standards

Ontario's Occupational Health and Safety Act (OHSA) and the Ontario Building Code (OBC) require that floor surfaces meet minimum slip resistance standards. Over-waxed or improperly maintained floors can become dangerously slippery.

Slip Resistance Basics

- Coefficient of Friction (COF): Ontario standards require a minimum COF of 0.5 (static) for commercial floors. ASTM F1679 or F2508 methods are commonly used for measurement.
- Too many wax coats = slip hazard: Excess finish buildup, particularly when wet, reduces traction. Strip frequency matters for safety, not just appearance.
- Anti-slip additives: For areas prone to wet conditions (cafeterias, kitchens, entrances), request floor finish with anti-slip additive mixed in — adds texture without reducing appearance.
- Wet floor signage: Required by OHSA whenever floors are wet from mopping. Signs must remain in place until floor is dry.

Liability Exposure

Slip-and-fall claims are among the most common workplace injury and premises liability claims in Ontario. Documented floor maintenance records showing regular stripping, waxing, and inspection can be critical evidence if a claim is made.

SECTION 10

Building a Preventive Maintenance Schedule



A written preventive maintenance schedule protects your floor investment and controls costs.

A written, facility-specific floor care schedule is the foundation of a cost-effective program. Without a schedule, floor care defaults to reactive crisis management — resulting in premature floor replacement.

Sample Annual VCT Floor Care Schedule

Binx Floor Care Programs

Binx Professional Cleaning designs and delivers facility-specific floor care programs for businesses in North Bay and Sudbury — including VCT strip and wax, LVT maintenance, and buffing programs. Call (705) 845-0998 to schedule an assessment.

ABOUT BINX

Why Clients Trust Binx Professional Cleaning

\$	W	Q	G
\$5M	WSIB	Quality	100%
Liability Insurance	Full Coverage	Audit Verified	Green Certified

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.

We are proud partners of Cleaning for a Reason, providing free cleaning services to cancer patients in our community. We use 100% green-certified Green Cleaning Chemical products across every account. Every cleaning visit is verified through our Quality Audit inspection platform – so you never have to wonder whether the work was done.



Professional Floor Care for Your Facility

Binx Professional Cleaning provides strip, wax, buff, and scheduled maintenance programs for commercial floors in North Bay and Sudbury. Protect your flooring investment — call (705) 845-0998 or visit binx.ca.

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