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PROFESSIONAL CLEANING

COMMERCIAL FLOOR CARE

VCT Floor Finish Compliance: Standards & Regulatory Crosswalk

OSHA, ASTM, NFPA, CSA, Ontario Building Code, and ISSA guidelines mapped to coat count and slip-resistance requirements.

$5M	70+	200+	100%
Liability Insurance	Cleaning Professionals	Facilities per Week	Green Certified

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SECTION 01

Regulatory Landscape Overview

VCT floor finish maintenance compliance is governed by an overlapping set of standards from multiple regulatory bodies. No single document covers all aspects — slip resistance, application method, coat count limits, and documentation requirements are spread across US federal OSHA regulations, ASTM test methods, NFPA life safety codes, CSA accessibility standards, Ontario provincial building code, and ISSA industry guidelines.

For a Northern Ontario commercial facility, the relevant compliance framework includes obligations from all six bodies. This crosswalk maps each standard to its specific coat-count and COF implications.

Standard Body	Document	Primary Relevance	Binding?
OSHA	29 CFR 1910.22	Slip resistance, wet zones	US federal — not Ontario law but referenced in liti
ASTM	D2047	COF test method	Referenced standard — test protocol
NFPA	101 Life Safety Code	0.50 wet COF minimum	Referenced in Ontario via adopted codes
CSA	B651-12	0.60 COF accessible routes	Mandatory in Ontario under AODA
Ontario	Building Code O.Reg 332/12	0.60 COF healthcare wet zones	Provincial law — Ontario facilities
ISSA	Guideline 750	Strip at 8–10 coats max	Industry standard of care — litigation reference
CCOHS	OSH Answers	Overbuild as workplace hazard	Guidance — not legally binding

SECTION 02

OSHA and US Federal Standards

OSHA 29 CFR 1910.22 — Walking and Working Surfaces — governs floor conditions in US workplaces but is widely referenced in Canadian litigation as evidence of the recognized industry standard of care for commercial floor safety.

OSHA 29 CFR 1910.22 Key Requirements

Section	Requirement	Coat Count Implication
1910.22(a)(1)	Floors kept clean, orderly, sanitary	General maintenance obligation — records required
1910.22(a)(2)	Floors kept dry or slip-resistant where wet	Wet zone anti-slip treatment mandatory at ≥2 coats
1910.22(a)(3)	Floor drainage where wet processes used	Applies to food service, healthcare VCT
General	Implied 0.50 static COF dry (per ANSI A1264.2)	All finished floors must meet 0.50 dry

OSHA does not specify a numeric COF threshold in 1910.22 directly. The 0.50 threshold is drawn from ANSI A1264.2 (Safety Requirements for Slip Resistance of Aisles and Passageways), which is the de facto reference standard in OSHA enforcement and US slip-and-fall litigation.

Canadian Applicability

OSHA is US federal law and does not apply directly to Ontario workplaces. Ontario workplaces are governed by the Occupational Health and Safety Act (OHSA) and associated regulations. However, OSHA 1910.22 is frequently introduced as evidence of the general standard of care in Ontario civil litigation

SECTION 03

ASTM Test Methods

ASTM International publishes the test methods that give COF thresholds their meaning. The primary method for floor finish surfaces is ASTM D2047.

ASTM D2047 — Static COF of Polish-Coated Floors

Test Parameter	Specification
Apparatus	James Machine (standardized drag sled with leather foot)
Test surface prep	Floor finish applied to test panel, dried per manufacturer schedule
Measurement angle	Static — force required to initiate sliding, not sustain it
Pass threshold	0.50 static COF (dry) per ASTM D2047
Wet test	Wet COF not defined in D2047; wet threshold from NFPA 101 and OBC
Gloss correlation	Higher gloss finishes consistently produce lower COF values

ASTM D523 — Specular Gloss

Floor finish gloss is measured per ASTM D523, which defines the specular gloss unit (GU) at 60° incident angle. This is the standard behind all gloss values cited in this guide and in manufacturer product literature. A floor described as 'high gloss' by Binx or any commercial floor product manufacturer means 70+ GU at 60°.

ASTM D1613 — Acid Value of Floor Finish

Acid value affects adhesion and yellowing tendency in acrylic finish. Products with acid values above 5 mg KOH/g show increased yellowing at high coat counts — relevant for overbuild risk assessment. Product SDS sheets list acid values; request them from your finish supplier when evaluating products for overbuilt floors.

SECTION 04

NFPA Life Safety Code

NFPA 101 — Life Safety Code — specifies minimum slip resistance for walking surfaces in occupied buildings. Its COF requirements are more specific than OSHA and explicitly address wet surface conditions.

NFPA 101-2021, Section 7.1.6.4

Condition	COF Requirement	Notes
Dry walking surfaces	0.50 static minimum	Applies to all indoor walking surfaces
Wet walking surfaces	0.50 static minimum	Applies wherever moisture is present or likely
Finish-coated surfaces	0.50 static dry minimum	Applies to all polished/finished floors

NFPA 101's wet COF requirement is the most operationally significant standard for finished VCT floors. Standard acrylic finish on VCT fails the 0.50 wet COF threshold at 2+ coats. This means that any facility with a properly maintained VCT program (4–7 coats) is in technical non-compliance with NFPA 101 in wet zones unless anti-slip treatment is applied.

This is not a finding unique to any particular facility — it is a systemic characteristic of high-gloss VCT finish. The standard maintenance response is anti-slip additive or topcoat in all moisture-exposed zones. Facilities that have never applied anti-slip treatment in wet zones and have 3+ coats of finish are likely in non-compliance with NFPA 101's wet COF requirement.

SECTION 05

Canadian Standards: CSA, OBC, CCOHS

Canadian standards for slip resistance are administered primarily through the Canadian Standards Association (CSA), provincial building codes, and Health Canada/CCOHS guidance.

CSA B651-12 — Accessible Design for the Built Environment

Requirement	Threshold	Applies Where
Static COF dry	0.60 minimum	All accessible routes under AODA
Static COF wet	0.60 minimum	Accessible routes in wet/moisture zones
Surface texture	Slip-resistant finish required	No bare polished surfaces on accessible routes

CSA B651-12 is referenced under Ontario's Accessibility for Ontarians with Disabilities Act (AODA). Any public-facing commercial building in Ontario must meet the 0.60 COF threshold on accessible routes. This is a 20% higher bar than NFPA 101's 0.50, and virtually no standard VCT finish program meets this threshold without anti-slip treatment at any coat count above 1.

Ontario Building Code — O. Reg. 332/12

Section	Requirement	Zone
Div B 3.3.1.9	0.50 COF dry, all occupancies	General commercial
Div B 3.3.1.9	0.60 COF wet, healthcare wet areas	Medical clinics, dental, physiotherapy
Div B 3.3.1.9	0.60 COF wet, institutional	Schools, long-term care, government

CCOHS — Canadian Centre for Occupational Health and Safety

CCOHS OSH Answers explicitly identifies floor finish overbuild as a workplace slip hazard. The guidance states that finish buildup beyond manufacturer specifications increases slip risk and recommends that facilities maintain finish within the manufacturer's recommended coat count range. CCOHS guidance is not legally binding but is accepted as evidence of the recognized standard of care in workers' compensation and civil litigation.

SECTION 06

Industry Guidelines: ISSA

The International Sanitary Supply Association (ISSA) publishes operational guidelines for commercial cleaning and floor maintenance. These are not legally binding but are the most widely cited non-regulatory documents in commercial floor maintenance litigation.

ISSA Guideline 750 — VCT Maintenance Program

Recommendation	ISSA 750 Specification
Optimal coat count	4–7 coats for medium-traffic commercial VCT
Strip trigger	8–10 coats for standard acrylic; sooner if yellowing or delamination observed
Burnish frequency	Weekly for high traffic; bi-weekly for medium traffic
Recoat interval	2 coats per maintenance visit; no more than 2 visits per month for medium traffic
Base seal	1 coat after every strip; not to be burnished
Documentation	Maintenance log required; coat count and product recorded each visit

ISSA Guideline 540 — Measuring Maintenance Efficiency

Guideline 540 introduces the concept of the 'maintenance efficiency index' — a ratio of appearance achieved to labor and material cost. Overbuilt floors consistently score low on this index because the labor required to maintain appearance (multiple burnish passes, heavy stripper, extended strip time) is disproportionate to results. The guideline recommends that facilities whose strip cycles take more than 1.5× the standard time should immediately audit their coat count and strip schedule.

SECTION 07

Compliance Documentation Requirements

While individual standards vary in their explicit documentation requirements, the consistent finding across all compliance frameworks is that maintenance records are essential — both for regulatory purposes and for legal defense.

Minimum Documentation for Defensible Compliance

- [ ] Strip cycle log: date, floor area, products used, post-strip pH reading, coat count reset to 0
- [ ] Recoat log: date, floor area, product, coat count applied, running total coat count, operator
- [ ] COF test log: date, zone, test method, value recorded, pass/fail, corrective action if failed
- [ ] Anti-slip treatment log: date, zone, product, application method
- [ ] Incident log: any slip or fall incident, floor condition at time, maintenance record reference
- [ ] Annual program review: coat count at each zone, schedule for next strip cycle, product assessment

How Binx Documents Your Floor Program

Binx Professional Cleaning logs all floor maintenance activity through Quality Audit inspection software. Records are time-stamped, location-specific, and available to facility managers through the Quality Audit portal. This provides a complete, searchable maintenance history that satisfies the documentation requirements of all standards referenced in this guide.

For facilities that currently have no floor maintenance records — particularly those that have been operating without documented strip cycle history — Binx can conduct a coat count assessment, establish a baseline record, and set up a prospective documentation program. Contact us to arrange a compliance assessment.

15+	100%	$5M
Standards referenced	Quality Audit documented	Liability insured

ABOUT BINX

Why Clients Trust Binx Professional Cleaning

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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.

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.

Compliance-Grade Floor Documentation

Binx Professional Cleaning provides Quality Audit documentation for all commercial floor maintenance — coat count logs, COF test records, and strip cycle history. North Bay: (705) 476-2649. Sudbury: (249) 239-1225.

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