

GARAGE FLOOR MAINTENANCE

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1. GENERAL

1.01 Garage floor maintenance was formerly included in Section H51.110 Cleaning Hard Floors. However, since garage floor maintenance involves different materials and techniques than those used in central office buildings, a separate section is hereby provided.

1.02 This section describes the procedures for sweeping, hosing and removing oil and grease deposits, mud, sand, etc., from concrete garage floors.

1.03 Garage Floor Cleaner which is the detergent used for cleaning garage floors is a granular powder comprised of 92 per cent sodium metasilicate and 8 per cent powdered soap. This combination is a strongly alkaline cleaner that is highly effective for oil and grease removal. Its continued use is not harmful to the concrete floor as are some of the other forms of alkaline cleaning materials. However, the material will remove any paint markings that may be on the floor.

1.04 The oil absorbent powder (Sol-Speedi-Dri or equivalent) is a specially treated coarsely ground Fuller's earth which is applied over oil deposits. It has no detergent properties but is very effective in absorbing motor oil deposits. The special treatment of the powder prevents the material from caking when wet. In the course of subsequent over-all manual sweeping the oil impregnated oil absorbent powder serves as a sweeping compound tending to minimize the raising of dust. Its

oil absorbing properties continue for several days and the powder is usually left on the floor for the period between over-all sweeping or hosing.

1.05 Sweeping compounds are used where necessary for reducing dust when manually sweeping garage floors. Type 1 described in Federal Specification P-S-863 is the kind preferred. Since this compound contains mineral oil it should not be used on asphalt tile floors such as are commonly used in garage office space.

2. SAFETY PRECAUTIONS

2.01 Precautions should be taken to eliminate the hazard of slipping and falling by covering deposits of oil or grease on the floor as soon as they are observed or when the cars have left the garage.

2.02 When hosing or scrubbing, warning signs bearing the legend "Floor Being Cleaned" are placed at points where they will prevent vehicles or persons from entering the area when hosing or scrubbing is being done.

2.03 Close garage entrance doors and also doors leading to offices, washrooms, etc., in the area to be swept or cleaned.

2.04 When operating a power-driven sweeping machine it should be slowed down when passing near doors that may be opened unexpectedly.

2.05 Gasoline, kerosene or other flammable materials must not be used for cleaning garage floors.

2.06 When mopping or scrubbing with garage floor cleaner or when sprinkling it on the floor, care should be taken to avoid getting it on the skin or clothing. It should not be used for any cleaning operation which involves contact with the skin. Also solutions of it should not be splashed on walls, doors or automotive equipment.

2.07 Care should be taken while cleaning garage floors to assure that no material containers or tools are left, even temporarily, where a motor vehicle may run over them.

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2.08 When garage floors are wet from melted snow, car or floor washing operations, the cleaning forces should wear boots or rubbers with anti-slip soles.

### 3. APPLICATION OF OIL ABSORBENT POWDER

#### 3.01 Tools and Supplies

Oil Absorbent Powder  
Putty Knife or Long Handled Scraper

3.02 Oil absorbent powder is sprinkled over oil and grease deposits as soon as practical after the automobiles have left the garage. Hard deposits should be scraped up before applying the powder.

3.03 The powder is spread uniformly to completely cover each deposit. The quantity of powder applied should be sufficient to absorb the oil. It is allowed to remain on the deposits for several hours and, if practical, until the next over-all sweeping operation.

3.04 Oil absorbent powder is removed by sweeping and placed in a waste receptacle. It should not be hosed into drains.

### 4. SWEEPING PROCEDURE

#### 4.01 Tools and Supplies

Palmyra Floor Brush or  
Power-Driven Floor Sweeping Machine  
Counter Dust Brush  
Dust Pan  
Lobby Brush and Pan - for spot sweeping  
Putty Knife or Long Handled Scraper  
Sweeping Compound, if required

4.02 Sweeping as covered in this section is divided into two classifications as follows:

- (a) "Pickup" sweeping for removal of light random visible debris. This can serve as an alternate method to over-all sweeping when the dirt accumulation is not general and is of light quantity.
- (b) Over-all sweeping for removal of general dirt including the oil absorbent powder. It may be done manually or by means of a sweeping machine.

4.03 "Pickup" sweeping is done with a lobby brush and pan. The visible debris, except oil absorbent powder, is swept into the pan at each point noted. Special attention is given to metallic items which may damage automobile tires. After sweeping, the debris is placed in the rubbish containers.

4.04 Oil absorbent powder remaining on the floor usually serves similar to a sweeping compound in minimizing dust. However, if dust is a problem, the use of a sweeping compound may be necessary. Only a non-flammable type should be used.

4.05 Over-all manual sweeping is done by a 30 in. Palmyra floor brush. It is manipulated by using moderately long rhythmic forward sweeping strokes (2-1/2 ft. to 3 ft.) as described in B.S.P. Section H51.103 Sweeping - General. The stroke path in progressing along the floor is comprised of about three such strokes in a line making the path about seven to eight feet wide before progressing forward in like manner. This reduces the amount of walking by about one-third and reduces the total effort required to move the debris. When the amount of debris in the stroke paths becomes somewhat heavy it is picked up for disposal or swept to one side for disposal when the entire floor is swept. The sweeping is then continued to the end of the garage. When the accumulations at the ends of each stroke path are not too heavy they are swept to a corner of the garage or other convenient area for picking up and disposal. Sweeping underneath work benches about automobiles and automotive equipment is done by drawing the brush, using pull strokes. The putty knife or long handled scraper is used to remove tenacious deposits which can not be swept up.

4.06 When a power-driven cylindrical type brush sweeping machine is used, the Palmyra floor brush is first used for sweeping the outside edges of the room and about work benches, automotive equipment, etc. The debris is not picked up but is swept into the path of the machine. However, debris of large size such as cartons, pieces of wood, etc., are picked up, as the machines may not remove them. Since power-driven floor sweeping machines are equipped with vacuum attachments to prevent dust, sweeping compounds are not required. The machines are operated at speeds of approximately four miles per hour for the type where the operator walks and six to ten miles per hour for the "ride-on" type. The machines are first operated around the periphery of the area to be swept, such as the entire parking area or in the case of large garages one or more parking rows. The sweeping continues inward in rectangular paths ending in the center of the space being swept.

4.07 Upon completion of the sweeping the debris is emptied from the hopper of the machine into the refuse receptacles. The vacuum equipment is also thoroughly cleaned following each use. Other tools used are cleaned and returned to their place of storage.

5. SPOT CLEANING PROCEDURE

## 5.01 Tools and Supplies

Pail for water, if needed  
 Deck Scrub Brush or  
 Electric Floor Machine equipped with Scrub  
 Brushes  
 Garage Floor Cleaner  
 Hose with adjustable nozzle for flushing  
 areas clean  
 Squilgee, if necessary to remove cleaning  
 solution or water from depressed areas  
 Putty Knife or Long Handled Scraper

5.02 When the over-all floor does not require  
 cleaning with a solution but it is de-  
 sired to remove oil, grease or tar stains the  
 specific areas may be mopped or scrubbed.  
 Scrubbing is most effective and should be em-  
 ployed where there are numerous areas to be  
 cleaned.

5.03 The areas to be cleaned are swept and  
 then are wet with water. Garage floor  
 cleaner is sprinkled over the soiled area.  
 However, where the deposits are heavy enough to  
 be scraped up with the putty knife or scraper,  
 this should be done prior to application of the  
 water and cleaner. Where practicable it is de-  
 sirable to wet and apply the garage floor  
 cleaner to several spot areas allowing several  
 minutes for the cleaner to soften the deposits  
 before beginning to scrub.

5.04 When the areas are scrubbed with the deck  
 scrub brush short forward and backward  
 strokes with downward pressure on the handle  
 are used. When using the electric floor ma-  
 chine it is moved slowly forward and backward  
 over the soiled areas.

5.05 When the scrubbing has loosened the dirt  
 deposits, the area is hosed down in the  
 direction of the drain, following the dirty so-  
 lution to the drain.

6. OVER-ALL CLEANING PROCEDURE

## 6.01 Tools and Supplies

Pail for water, if needed  
 Electric Floor Machine equipped with scrub  
 brushes  
 Garage Floor Cleaner  
 Putty Knife or Long Handled Scraper  
 Hose with adjustable nozzle for wetting and  
 flushing the floor  
 Squilgee, if necessary to remove cleaning  
 solution or water from depressed areas

6.02 All loose debris is removed by sweeping  
 and any heavy deposits which can be re-  
 moved with a putty knife or scraper are scraped  
 as clean as possible before over-all mopping or  
 scrubbing is performed. The floor area to be  
 cleaned is cleared of all vehicles and equip-  
 ment which can be readily moved.

6.03 Proceed as described in Paragraph 5. The  
 area to be done is wet down with a hose.  
 The garage floor cleaner is sprinkled specifi-  
 cally over the oil and grease deposits. It is  
 not usually necessary to spread the garage floor  
 cleaner over the entire floor area as that  
 placed on the oil and grease deposits and sub-  
 sequently distributed over the remaining area  
 in the course of scrubbing is usually adequate.

6.04 The electric floor machine is used, first  
 going over the soiled areas then to adja-  
 cent areas beginning at the higher level of the  
 floor and working toward the drains. After the  
 floor has been scrubbed clean it is hosed down  
 in the direction of the drains as described in  
 Paragraph 7.07. When hosing, the stream should  
 be directed so that none of the solution is  
 splashed on walls, automobiles or automotive  
 equipment as it will damage the paint or  
 finishes.

6.05 After use, the tools should be cleaned  
 and returned to their place of storage.

7. HOSING PROCEDURE

7.01 The hosing procedure described in this  
 paragraph consists of the use of a hose  
 for the over-all cleaning operation to supple-  
 ment or replace the over-all sweeping operation  
 where the character of the dirt to be removed  
 consists principally of wet or dry mud and sand  
 deposits which can not be satisfactorily removed  
 by sweeping. Ordinarily such hosing does not  
 involve the use of cleaning agents, but when  
 hosing is done as a routine operation, garage  
 floor cleaner may be used when necessary to  
 spot clean oil and grease deposits.

## 7.02 Tools and Supplies

Lobby Brush and Pan or  
 Palmyra Floor Brush  
 Putty Knife or Long Handled Scraper  
 Hose equipped with adjustable nozzle  
 Squilgee, if required to remove residual  
 water from depressed areas  
 Deck Scrub Brush, if required

7.03 The water pressure used for hosing should  
 not be increased above the normal supply  
 pressure. Normal water pressure of 30 to 50  
 psi should be adequate.

7.04 The floor area to be cleaned is cleared of all vehicles and equipment which can be readily moved.

7.05 "Pickup" sweeping as described in Paragraphs 4.02 and 4.03 is done to remove random debris and oil absorbent powder before beginning the hosing operation. The oil absorbent powder and heavy deposits of dirt should not be hosed into floor drains. Should any appreciable oil or grease deposits remain after the "pickup" sweeping, the areas are wet down and garage floor cleaner sprinkled upon them, followed by scrubbing with a deck scrub brush prior to hosing.

7.06 In garages having more than twenty to twenty-five cars it is usually advisable to hose about the area occupied by twenty to twenty-five cars at a time rather than the entire garage. In this case only the area to be hosed need be blocked off with warning signs. The preliminary spot sweeping also may be confined to such areas.

7.07 Hosing is started at the outside edges of the area to be cleaned with the stream of water directed at an angle of about 40° to 45° to the floor and toward the nearest drain.

The floor is flushed with water using a side to side pattern in an eight to ten foot path always keeping the nozzle of the hose pointed toward the drain. Continue until all of the section has been completed to the drain. Water that has collected in low areas of the floor is moved to the drain by a squeegee.

7.08 When hosing, the stream should be directed so that water will not splash on walls, columns, motor vehicles or equipment.

7.09 To clean under work benches, tool racks, etc., care should be exercised to avoid spattering the walls and adjacent equipment by partially closing the hose nozzle.

7.10 Care should be taken so that vehicles shall not run over the hose and damage it.

7.11 To prevent clogging the drain sumps should be checked periodically to remove any dirt and trash.

7.12 After use, the hose should be disconnected, drained and neatly coiled for storage. All other tools should be cleaned and returned to their place of storage.