

EPOXY FLOOR CARE

CLEAN • PROTECT • INSPECT

A practical maintenance guide

How to Maintain Epoxy Flooring

A practical maintenance guide for garage, residential, commercial, and light industrial epoxy-coated floors

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Floor Coating Lab • Practical flooring education and surface-preparation resources

Why maintenance matters: Dirt and fine debris can act like abrasives under traffic, while grease and chemical contamination can damage or stain a coating. Regular sweeping, appropriate wet cleaning, prompt spill removal, and periodic inspection help preserve appearance and service life.

This guide gives general maintenance principles. Your flooring manufacturer's maintenance instructions and technical data sheet should take priority because cleaning methods vary with the exact epoxy, urethane, aggregate, texture, and service environment.

1. Build a Simple Cleaning Routine

Simple maintenance routine



SWEEP

Remove grit & dust



MOP

Use a suitable cleaner



RINSE

Remove cleaner residue



DRY

Prevent film & spots

The most effective maintenance program is consistent rather than complicated. Remove abrasive dirt before it is worked into the surface, then wet-clean the floor when soil builds up.

Daily or as-needed dry cleaning

Sweep or dust-mop high-traffic areas regularly. A soft broom, clean dust mop, or suitable floor sweeper can remove grit before vehicle tires, shoes, and equipment grind it against the coating.

Routine wet cleaning

For many epoxy systems, water and a suitable neutral floor cleaner are enough for routine cleaning. Use the dilution specified by the cleaner or flooring manufacturer. Mop or scrub the surface, then remove the dirty solution and rinse when required.

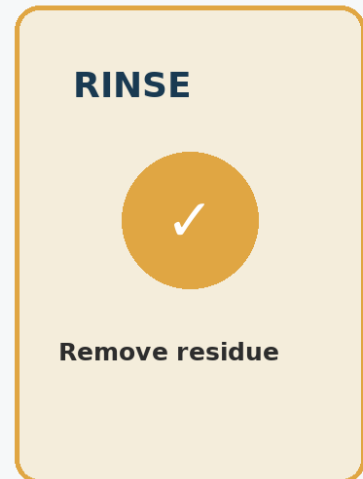
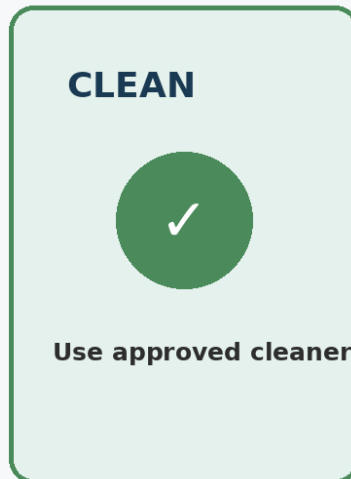
A proven five-step cleaning sequence

Step	Action	Purpose
1	Sweep	Remove loose grit, dust, and debris.
2	Apply cleaner	Use the appropriate cleaner for the soil and coating.
3	Agitate	Mop, deck-brush, or mechanically scrub as appropriate.
4	Allow dwell time	Give the cleaner time to loosen contamination when the product requires it.
5	Remove & rinse	Remove dirty solution and rinse when required.

Tip: Cleaning frequency should match traffic and contamination. A garage may need less frequent deep cleaning than a workshop, loading area, or manufacturing floor.

2. Handle Spills, Grease, and Stains

Spill response



For hazardous chemical spills, follow the product SDS and site safety procedure.

Prompt spill response is one of the easiest ways to protect an epoxy floor. Oil, grease, fuel, rubber residue, and aggressive chemicals should not be left sitting on the coating.

For ordinary spills

Contain and absorb the spill, then clean the area with a compatible cleaner. Remove all cleaning residue and rinse when the product or flooring manufacturer calls for rinsing. Do not allow dirty solution to dry back onto the floor.

For grease and oily contamination

Remove excess material first. Use a cleaner/degreaser that is appropriate for the coating and the level of soil. Follow its dilution and dwell-time instructions, then remove the solution and rinse thoroughly when required.

For stubborn stains

Test the proposed cleaner and technique in a small, inconspicuous area before treating a large section. Some cleaners can affect the color, gloss, or texture of polymer flooring.

Chemical spills

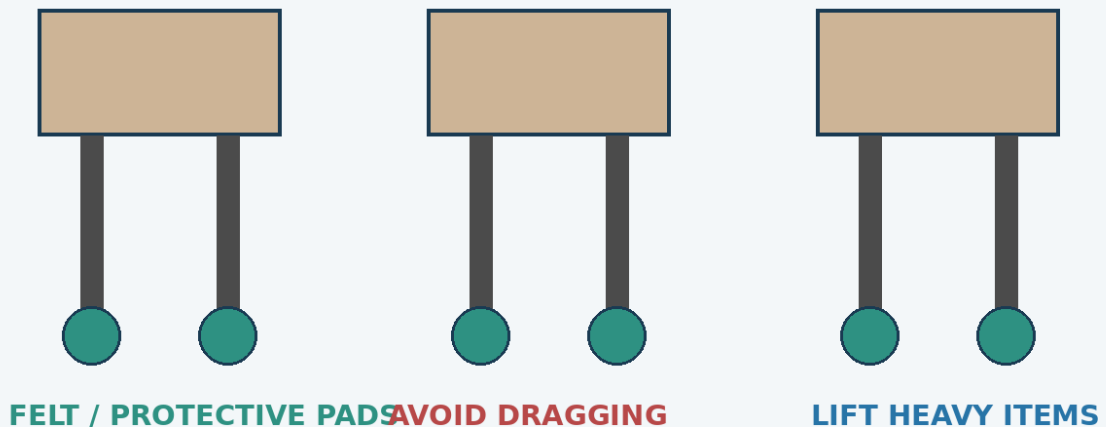
Treat unknown or hazardous chemicals differently from ordinary household spills. Follow the chemical's safety data sheet (SDS), site spill-response procedure, and the flooring manufacturer's compatibility guidance. Do not experiment with solvents or aggressive chemicals simply because they remove the stain.

Common mistake: letting the cleaner sit too long

A cleaner's recommended dwell time is not the same as "leave it until it dries." Keep the process controlled and remove the cleaning solution according to the product instructions.

3. Prevent Scratches, Wear, and Premature Damage

Protect the coating from mechanical wear



Epoxy is hard and durable, but the coating is not indestructible. Mechanical abuse, abrasive debris, dragged equipment, and unsuitable cleaning tools can reduce gloss or damage the finish.

Protective habits

- Put protective pads beneath furniture and equipment that rests on the floor.
- Lift heavy items instead of dragging them whenever practical.
- Keep abrasive grit under control in entrances and high-traffic zones.
- Use suitable wheels/casters for mobile equipment where applicable.
- Follow the flooring manufacturer's guidance for vehicle traffic, studded tires, pallets, and heavy equipment.

Choose cleaning tools carefully

Use tools appropriate for the floor texture and manufacturer's recommendations. Avoid steel wool, harsh abrasive pads, and unsuitable stiff brushes that may dull or scratch the finish. For mechanical cleaning, use the pad, brush, speed, and pressure specified for the flooring system.

Be careful with pressure washing

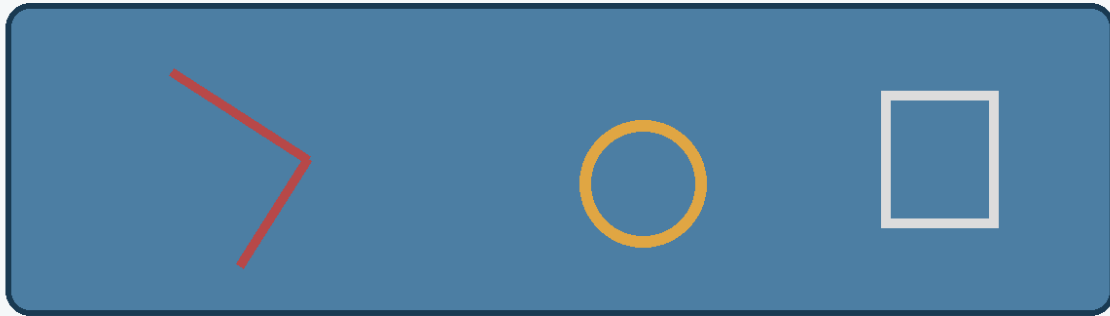
Pressure washing is not automatically safe for every epoxy floor. If the manufacturer permits it, follow the specified pressure, distance, nozzle, and technique. Never assume that a pressure washer is appropriate for a decorative or aged coating without checking the system instructions.

Keep chemicals under control

Do not use acetone, MEK, paint stripper, strong acids, or other aggressive solvents unless the flooring manufacturer specifically approves them for your coating. The wrong chemical can soften, discolor, dull, or attack the finish.

4. Inspect, Repair, and Know When to Recoat

Inspection: catch problems early



CRACKS / GOUGES

WEAR / DULLNESS

DELAMINATION

Repair small damage before contamination and moisture reach the substrate

Cleaning keeps a floor looking good, but inspection helps you catch small problems before they become larger coating failures.

Inspect regularly for

- Scratches, gouges, chips, and impact damage
- Cracks or movement in the concrete substrate
- Peeling, lifting, blistering, or delamination
- Areas that are becoming unusually dull or difficult to clean
- Persistent stains or chemical attack
- Worn traffic lanes or exposed aggregate

Repair small damage early

Do not simply paint over a damaged area without determining why it failed. Remove unsound material, identify the cause, and use a repair system compatible with the existing floor. For significant delamination, moisture problems, or substrate cracking, professional assessment may be appropriate.

When is recoating appropriate?

A sound floor that is becoming difficult to clean or showing normal finish wear may sometimes benefit from a compatible topcoat or reconditioning process. Recoating is not a universal fix: the existing surface must be properly evaluated and prepared, and the new coating must be compatible with the existing system.

Maintenance checklist

✓	Sweep/dust-mop regularly based on traffic.
✓	Clean spills promptly.
✓	Use a compatible cleaner at the recommended dilution.

✓	Rinse/remove cleaning solution when required.
✓	Test unfamiliar cleaners in a small area first.
✓	Protect the floor from dragged or abrasive loads.
✓	Inspect for damage and address failures early.

Key takeaway: The best epoxy-floor maintenance program is simple: remove grit, clean appropriately, respond to spills quickly, protect against mechanical abuse, and inspect the coating regularly.

Prepared by Floor Coating Lab • Writer: Farhan Ejaj

Reference basis: General maintenance principles were checked against manufacturer guidance from Sherwin-Williams, Sika, and Epoxy Systems. Always follow the maintenance instructions supplied for the exact floor system installed.