



2011

For: Derrick Teal, Editor

ED+C (www.EDCmag.com)

Sustainable Facility (www.SustainableFacility.com)

p: 248-786-1645 f: 248-283-6560

teald@bnpmedia.com

What is the best way to extend carpet life and why?

Without question, the best way to extend carpet life starts with a high-performance matting system in place. Estimates range as high as 90 percent of the soils brought into a facility are walked in on shoe bottoms. To prevent this, we need what I call a butler at the door—not collecting shoes as people walk in, but instead making sure an effective high-performance matting system is installed to stop soils and debris from entering.

This includes: five feet of scraper mats to remove large debris and moisture; five feet of scraper/wiper mats to remove remaining debris and moisture; and wiper mats, which are placed directly inside a facility for any existing moisture. This is the final line of defense and together it is the best way to extend carpet life and keep the entire facility cleaner and healthier.

~~~Christopher Tricozzi, vice president of sales and marketing for Crown Mats and Matting

When is the best time to begin implementing a maintenance regimen?

Assuming new carpets are being installed, the best time to implement a maintenance program is two weeks before the carpet has been installed. First, consider where the carpet is installed. If it is near a major lobby or entry in a large office building, key areas of the carpet may need to be vacuumed several times during the course of the day. For carpets that are located at less trafficked areas, vacuuming once per day may suffice.

Also, a spotting program must be included in the maintenance plan. The big problem with spots is that the longer they “sit” on a carpet, the harder they are to remove. For a busy facility, custodial crews should be on the lookout and remove spots on a daily basis and carpet cleaning professionals should be brought in on a regular basis to attend to spots as well.

The frequency and scheduling for all of these items—from vacuuming to spotting, along with carpet cleaning, which was not discussed here—must be planned in advance. And, it is very important that the plan be formalized and put in writing; this helps ensure that it is carried out.

~~~Doug Berjer, product manager for CFR (Continuous Flow Recycling) portable carpet extractors

Is there such a thing as preventive maintenance with carpeting?

Preventive maintenance is the name of the game when it comes to carpeting. It all starts with the matting systems discussed earlier, but also includes vacuuming and spotting schedules. We should also now bring in carpet cleaning. When it comes to carpet cleaning, facility managers should not depend on how a carpet looks before determining if it should be cleaned. Carpet is made to absorb dust, dirt, and contaminants. Therefore, a carpet may be more soiled than it appears. Additionally, if a carpet becomes overly soiled, it can become more difficult to remove spots and stains.

A wise move is to establish an ongoing carpet cleaning program using carpet extraction, which is the most effective at removing soils from carpets. Cleaning carpets on a set schedule also helps to maintain carpets’ appearances and functionality for longer.

~~~Doug Berjer, product manager for CFR (Continuous Flow Recycling) portable carpet extractors

What factors should one consider when selecting a maintenance program?

If I may, I would like to focus on carpet cleaning equipment and its connection to a proper maintenance program. In some facilities, carpets are cleaned using dry, shampoo, or bonnet methods. These can be satisfactory as long as managers realize these are “interim” methods, which can be used occasionally. However, to efficiently clean carpets, carpet extractors are required. These machines have the pressure and

power to reach deep into carpet fibers and dissolve and remove soils. No other method is as effective.

One drawback with some carpet extractors, which managers concerned about Green and sustainable issues must be aware of, is that most extractors use large amounts of water, as much as 1.5 gallons per minute, and chemicals.

However, there are carpet extractors now available that filter and recycle water and cleaning solution as much as seven times before these resources must be emptied and replenished. This dramatically cuts back on water use and chemical needs. And as a side benefit, worker productivity is also improved because the cleaning professional does not have to stop, empty, and then refill the machine as frequently.

~~~Doug Berjer, product manager for CFR (Continuous Flow Recycling) portable carpet extractors

About Crown Mats and Matting

For more than 60 years, Crown Mats and Matting has been a pioneer in the development and manufacture of matting products. Beginning with the invention of walk-off matting by the company's founder, R.P. Johnson, the company now has the most diverse matting product line offered in our industry. Crown sells matting through an extensive network of highly trained sales representatives throughout the United States and worldwide. These sales experts are familiar with the features and benefits of all matting systems and are able to help their clients find the right system for virtually any application.

Company Contact Information:

Christopher R. Tricozzi, V.P. Sales and Marketing

[Crown Mats and Matting \(Ludlow Composites\)](#)

2100 Commerce Drive

Fremont, OH 43420

Phone: 419-332-5531

Fax: 419-332-4180