

floor finish. To maintain these floors and take advantage of these new finishes, there was a need for floor machines with higher rpms. To meet the challenge, floor equipment manufacturers produced machines that rotated at 350 rpms. However, soon this was inadequate as well.

By the 1970s, rotation speeds of 750 to 1,000 RPM were common. Because of the higher rpms, some floor finishes "fractured" or "powdered" under the faster machines and pads would often tear or wear quickly. Improved floor pads were introduced as well as new floor care chemicals to produce an even, high-gloss, "wet look" shine. Ultimately, pad and chemical manufacturers introduced products that would hold up well with burnishing machines producing as much as 2000 rpms.

As more customers demanded a high-gloss shine for their floors, jansan chemical, pad, and equipment manufacturers developed even faster battery-powered and propane burnishers. By the 1980s, propane machines were very popular because they offered extended run time and more consistent rotation speeds than battery-powered machines. However, they had their drawbacks, including:

- * High noise levels
- * Increased equipment maintenance needs
- * Exhaust emissions, which prevented them from being used in many facilities

Propane machines are still quite common and remain difficult to beat for quickly producing high gloss results. Because, however, of today's growing concern about reducing cleaning's impact on the environment, many BSC's are now looking for new floor care technologies that are more environmentally preferable and easier to use and operate, all adding up to improved worker productivity.

From Rotary Pads To Cylindrical Brushes

Many cleaning tools and products popular today in North America were actually originally developed in Europe. For instance microfiber cloths and mop heads have been available in Germany and other countries for as long as 20 years. However, their introduction and popularity in the United States has just been within the past decade.

The same is true of new floor care technologies.



Cylindrical brush technology was developed in Europe in the 1980s because so many older European buildings have uneven, porous, and difficult to maintain floors. Instead of a central rotating pad on a traditional floor machine, cylindrical brush machines have counter rotating cylindrical brushes at each end.

While a cylindrical brush machine will do everything a traditional rotary floor machine brush will do, cylindrical units tend to outperform rotary machines on uneven floors, architectural, or grouted floors. As an added plus, most users find them easier to operate. Additionally, cylindrical machines use about one-third the

chemical and water of a conventional machine, making them a Greener alternative to rotary machines.

Like rotary floor machines, cylindrical brush units are available in walk-behind models or ride-on. The cylindrical brushes generally rotate at 1,000 to 1,500 rpms and provide six times the contact pressure of a rotary machine, helping to improve their cleaning and polishing capabilities.

Which Is Best?

As with most jansan products, selecting the "right" technology for floor care or most any other type of cleaning task depends on the BSC's and the customer's needs. Some factors to consider:

- * The size of the area to be cleaned
- * The amount of soiling and debris generated in the facility
- * The type of soiling on the floor area, i.e. oil, grease, heel marks, dust, moisture
- * The type of hard surface floor
- * Foot traffic
- * The "value" of the floor.

It is this last item that is often most crucial and is usually decided by the BSC's customer. Although floor care is critical to the overall appearance and impression of a facility, as discussed earlier, some facility managers may give it a low priority, especially when it comes to the added expense of maintaining a high-gloss floor. If the customer is unwilling to pay for the chemicals and service necessary for a wet look shine, a mop and bucket may be all that is necessary.