

CFR The Commercial Flooring Report

For the Commercial Floor Covering Industry

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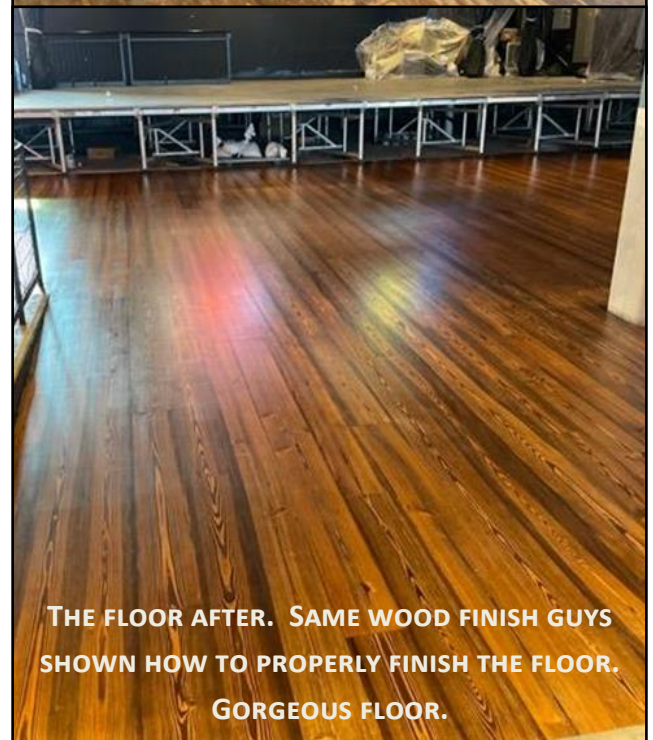
How About Some Wood Issues

LGM and Associates deals with large commercial flooring issues, failures, troubleshooting and consulting on everything from concrete to carpet, having seasoned and experienced experts in each area. In this issue we'll talk about something not often discussed and that's wood issues. Wood isn't used extensively in commercial applications, but it is used and certainly is no stranger to the commercial market.

The first case we'll look at has to do with a dance floor in a historic building that is going to be used for weddings and other social functions. The wood being used for the dance floor is quarter sawn White Oak Rift. The finish being considered for application was a name brand polyurethane. The primary concern was for occupants slipping on the floor. To test the assembly with the proposed finish, we had the flooring contractor send us a 3x3 mock up of the wood flooring with the applied finish they wanted to use. The mock up was going to be tested for Coefficient of Friction, which simply put, is a test used to find out what happens when two items rub against each other to determine the moving and starting resistance of one surface that is being dragged across another. In this case, since the wood floor was going to be used as a dance floor, you don't want it to be so slippery that people slide all over risking a fall or have too much grab so they don't trip and fall when their feet don't slide. You must find the balance for the function of the wood dance floor. The finished sample we received looked and felt as slick as glass and it did not test well. There is no pass/fail for the test. It only renders how easily or not the test device moves across the surface. The finish used on the sample dance floor is extremely slick and not conducive to the safety of patrons who would be dancing on it.



THE FLOOR BEFORE, WHEN THE WOOD FINISH GUYS MESSED IT UP.



THE FLOOR AFTER. SAME WOOD FINISH GUYS SHOWN HOW TO PROPERLY FINISH THE FLOOR. GORGEOUS FLOOR.

The lab test results yielded an average Dynamic Coefficient of Friction of 0.28. This indicates a very slick surface that would be a hazard. A coefficient of .30 to .41 would be considered acceptable. A rating of .41 and up would be considered slip resistant. Though there is no published, specified, or official rating for a wood dance floor, our research revealed that a coefficient of friction of .33 should be an adequate dance floor surface rating. It is neither too slick nor too slip resistant. We did suggest two products that are used on dance floors that would work. So, now our client and the end user have an answer to their question, backed up by lab testing and followed with the research to get them a wood floor finish product that would work for this specific application. Easier than guessing or thinking something would work and going through all the effort to apply it only to find out it was the wrong product.

In another matter we had a consumer contact us with a wood flooring problem in her home. We normally don't do residential work, but we never turn anyone away that needs help with a flooring concern. This was a very large home where they had new wood flooring installed and site finished. There was a white discoloration and a cloudy appearance over the side and end joints of the dark finished wood. The flooring dealer came back to redo an area to correct the condition to no avail. Since this was a residential job, we referred it to one of the wood expert associates we use who focuses on this type of work. It was determined that the stain and the finish were incompatible. One was oil based and the other water based which caused a reaction between the two creating the surface appearance problem. The \$60,000.00 floor finish job had failed. Not a problem you want to have in your home, or anywhere else for that matter. This, no doubt, will result in a contestable issue where both the floor finish dealer and the home owner will be unhappy with the outcome. The question you have to ask is, why would they use two incompatible products? This condition can be corrected but it should never have occurred in the first place.



THE WHITE DISCOLORATION AND A CLOUDY APPEARANCE RESULTING FROM MIXING TWO INCOMPATIBLE PRODUCTS ON THIS WOOD FLOOR. \$60,000 JOB GONE WRONG.



THE COMMERCIAL FLOORING REPORT

Lewis G. Migliore—President

P: 706.370.5888 or Email: lgmtcs@optilink.us

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*"When No One Else has Answers,
We Do"*

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Lewis Migliore and let's connect on LinkedIn!!*



Page Layout By: Anita S. Drennon

We received a request from a commercial flooring contractor with a flooring finish coming off in a large entertainment facility with new, wide plank, Southern Heart Pine. A sub was used to do the wood finishing. The sand and finish in place wood floor was installed in the Fall. It was determined that everything the sand and finish sub did was wrong from the sanding to not doing a moisture check. They water popped the floor with buckets and mops, flooding it, and never checked the moisture content before or after. They applied the first coat of stain and never wiped it off. The stain container instructions state to wipe the stain off after 8 to 10 minutes. They left the stain on and came back the next day, 20 hours later, to wipe it off. The second coat of stain was painted on and left for four days, never wiping it off. They then applied a water based finish. It started to peel off the first day they used the floor. You couldn't do this more wrong. The fix is to sand it all down to bare wood, apply the stain, wipe it off as instructed on the container, only one coat of stain is needed and then apply the finish. This is what happens when you don't read the directions on the can and don't know what you're doing. The wood guy said he's done this for over 15 years and never had a problem. Hard to believe. This is what happens when you don't know what you're doing. A lesson that if you're doing the work, read the directions, something guys don't like to do but it must be done, especially today with things getting more complex. And, most importantly, hire subs that actually know what they're doing. If you have questions with issues like this, we can help you. We can even send one of our wood experts to the job to help you make sure things get done right. Most every problem we look at around the world could have been prevented.

This next project was in a new school, where there was a failure of VCT due to moisture. We've been working with the General Contractor and the flooring contractor to remediate this issue successfully with some proprietary moisture mitigating technology. There was also a small amount of hardwood that was cupped from moisture, installed with a sleeper system, at the front of the stage area. Initially only the small section of hardwood was going to be removed to remediate the concrete substrate. Upon removal of the hardwood flooring, we found that the bottom of the plywood on which the hardwood was installed had mold on it. So, as it turned out, the entire stage floor had to be removed, the substrate on which the sleeper system was installed moisture mitigated and a new floor installed. This, again, was a hardwood flooring

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U.S. Patent 7,231,815, 8,047,056, 9,032,791 & 9,588,092. Additional patents pending.

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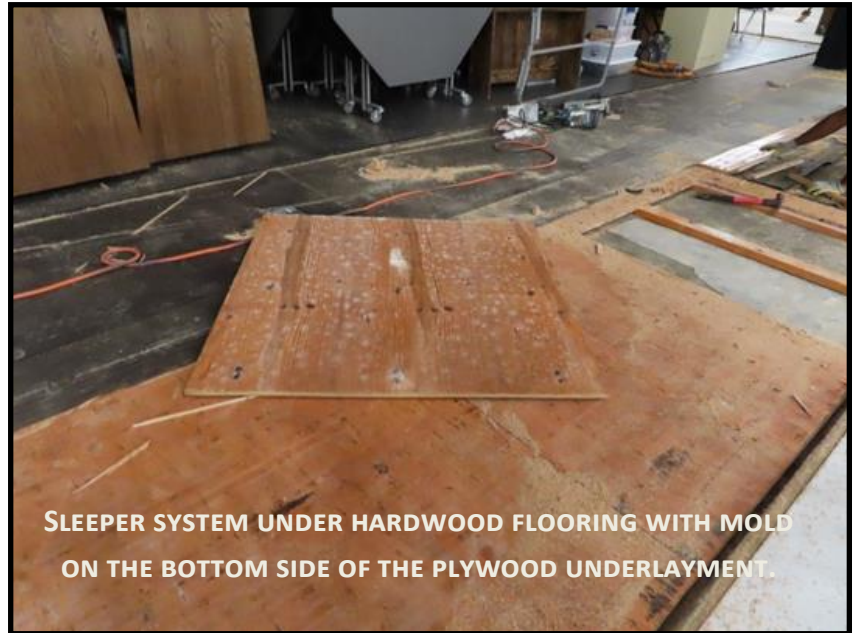
Right Product in the Right Place: Get it in the Door; Keep it on the Floor
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"When No One Else has Answers, We Do"

installation that had tar paper installed below the sleeper system and space from that surface to the back of the plywood the hardwood was installed on. One would think that with that much supposed protection between the substrate and the hardwood that nothing would happen. Of course, no one anticipated there would be a moisture issue either, as is usually the case. Interestingly enough, the wood used on the stage, which was directly adjacent to the cupped hardwood, was not affected at all. Now, the substrate below the stage will be treated, and a new sleeper system installed, including new plywood and hardwood. In this case no one was complaining about the wood flooring, just the VCT, we saw the cupped wood on the first job site visit and there was no question it was being affected by moisture.



What always fascinates me is that each and every job is different, and you never know what you're going to find when you get there and when you start taking things up.

As I've said, there is always a cause for a flooring failure and always a cure, there is also always a method to prevent most flooring failures. Sometimes, they'll just creep up on you though when you least expect it. We deal with that type of thing every day.

When you have a problem and need a definitive answer as to the cause and cure, call us. LGM is made up of the top experts in their field, from concrete to carpet. We'll tell you what went wrong, why, and how to fix it, always.

POINT OF ENLIGHTENMENT

“The difference between stupidity and genius is that genius has its limits.”

Albert Einstein

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