



HELMSMAN WET SPECIFICATION O+M MANUAL

For cubicles, lockers, vanities, ducting and bench seating.

SCHEDULE OF RECOMMENDED CLEANING & MAINTENANCE

PRODUCT TYPE	WET AREAS	DRY AREAS
Cubicles		
• Cleaning	Weekly	Every 2 weeks
• Lubricate Hinge	Monthly	Every 3 months
• Lubricate Lock	Monthly	Every 3 months
Laminate Vanity Units		
• Cleaning	Daily	Daily
• Lubricate Hinge	n/a	n/a
• Lubricate Lock	n/a	n/a
Solid Surfacing		
• Cleaning	Daily	Daily
• Lubricate Hinge	n/a	n/a
• Lubricate Lock	n/a	n/a
Laminated Ducts		
• Cleaning	Weekly	Every 2 weeks
• Lubricate Hinge	n/a	n/a
• Lubricate Lock	n/a	n/a
Solid Laminate Duct		
• Cleaning	Weekly	Every 2 weeks
• Lubricate Hinge	n/a	n/a
• Lubricate Duct	n/a	n/a
Veneered Ducts		
• Cleaning	Weekly	Every 2 weeks
• Lubricate Hinge	n/a	n/a
• Lubricate Lock	n/a	n/a
Leisure Lockers		
• Cleaning	Weekly	Every 2 weeks
• Lubricate Hinge	Monthly	Every 3 months
• Lubricate Lock	Monthly	Every 3 months
Bench Seating		
• Cleaning	Weekly	Every 2 weeks
• Lubricate Hinges	n/a	n/a
• Lubricate Lock	n/a	n/a



NOTES

- See page 1 for cleaning instructions.
- Cubicle locks and hinges should be wiped clean. A moderate amount of a silicone type lubricant (such as WD40) should be applied, any excess lubricant removed.
- Recommended periods between cleaning/maintenance represent maximum duration. In areas of high usage or in particularly hostile environments, the frequency of said processes should be increased.
- Manufacturers guarantees may be subject to proof of regular maintenance. We recommend that details of cleaning and maintenance regimes are kept at all times.
- Items marked * may have stainless steel components. Please see the instructions specific to stainless steel products from page 13. Check and if necessary tighten all ironmongery regularly.





CLEANING & MAINTENANCE INSTRUCTIONS FOR LAMINATE PANELS

CLEANING

Always start by trying the gentlest method of cleaning. If a stain persists, work through the following steps, repeat each step several times if the stain seems to be disappearing.

STEP 1

For routine cleaning, use a damp cloth or sponge and a mild soap or detergent. Rinse the panels and dry on completion.

STEP 2

For difficult stains apply a mild household cleaner/detergent with a soft-bristled brush.

STEP 3

If stubborn stains persist, use a non-scratch cleaner such as Cif or Flash, scrubbing lightly with a soft-bristled brush for 10 to 20 seconds.

STEP 4

If a stain persists, apply undiluted household bleach, let stand for no longer than 2 minutes and rinse thoroughly with warm water. DO NOT expose the laminate surface to household bleach for prolonged periods of time as this may lead to permanent discolouration.

STEP 5

If the surface has been discoloured through long exposure to industrial grime, clean carefully with a cream cleaner containing a mild abrasive.



DO AND DO NOT

DO always rinse thoroughly after cleaning (residue from cleaning solutions is the single greatest cause of damage to laminate surfaces).

Do wipe up spills immediately rinse thoroughly.

DO NOT use acidic or abrasive cleaners, expose the laminate to household bleach for prolonged periods of time, or apply excessive scrubbing, especially on gloss finish surfaces.

REMOVING ACCESS PANELS

Access panels are normally fitted using nylon Keku hook and peg fixing. To release a panel, it must be lifted vertically by 20mm in order for the hook to release from the peg. The panel should be handled using a glass suction pad. Do not lever the panel using screwdrivers as this will damage the panel lippings.

Vanity unit under panels and the bottom panel to urinal ducts are traditionally fixed using bayonet friction fixings. These panels can be released using a glass suction pad, with the panel being pulled forward from its normal position.

GENERAL COMMENTS

In order to avoid watermarks/limescale building, standing water should be removed from horizontal surfaces. Any water that splashed onto a panel edging should be removed immediately.



CLEANING & MAINTENANCE INSTRUCTIONS FOR LAMINATE CUBICLES

CLEANING

Always start by trying the gentlest method of cleaning. If a stain persists, work through the following steps, repeat each step several times if the stain seems to be disappearing.

STEP 1

For routine cleaning, use a damp cloth or sponge and a mild soap or detergent. Rinse the panels and dry on completion.

STEP 2

For difficult stains apply a mild household cleaner/detergent with a soft-bristled brush.

STEP 3

If stubborn stains persist, use a non-scratch cleaner such as Cif or Flash, scrubbing lightly with a soft-bristled brush for 10 to 20 seconds.

STEP 4

If a stain persists, apply undiluted household bleach, let stand for no longer than 2 minutes and rinse thoroughly with warm water. DO NOT expose the laminate surface to household bleach for prolonged periods of time as this may lead to permanent discolouration.

STEP 5

If the surface has been discoloured through long exposure to industrial grime, clean carefully with a cream cleaner containing a mild abrasive.



DO AND DO NOT

DO always rinse thoroughly after cleaning (residue from cleaning solutions is the single greatest cause of damage to laminate surfaces).

Do wipe up spills immediately rinse thoroughly.

DO NOT use acidic or abrasive cleaners, expose the laminate to household bleach for prolonged periods of time, or apply excessive scrubbing, especially on gloss finish surfaces.

CLEANING IRONMONGERY

Powder-coated products should be cleaned at no more than 3-month intervals. A solution of mild detergent diluted with warm water should be used. A soft cloth, sponge or natural bristle brush may be used. Abrasive materials should be avoided. White spirit may be used to remove oil or grease deposits, but strong solvents must be avoided. The coated items must be thoroughly rinsed following the use of detergents.

Metallic surfaces should be cleaned as detailed for powder coating. Care should be taken in order to avoid scratching the metallic surface.

MAINTENANCE OF IRONMONGERY

Cubicles locks and hinges should be wiped clean. A moderate amount of a silicone type lubricant (such as WD40) should be applied to all moving parts, with any excess lubricant promptly removed. Excess use of lubricants may attract dust, which will increase the wear rate of moving parts. It is imperative that the amount of lubricant is kept to a minimum.



CLEANING & MAINTENANCE INSTRUCTIONS FOR LAMINATE VANITY UNITS

CLEANING

Always start by trying the gentlest method of cleaning. If a stain persists, work through the following steps, repeat each step several times if the stain seems to be disappearing.

STEP 1

For routine cleaning, use a damp cloth or sponge and a mild soap or detergent. Rinse the panels and dry on completion.

STEP 2

For difficult stains apply a mild household cleaner/detergent with a soft-bristled brush.

STEP 3

If stubborn stains persist, use a non-scratch cleaner such as Cif or Flash, scrubbing lightly with a soft-bristled brush for 10 to 20 seconds.

STEP 4

If a stain persists, apply undiluted household bleach, let stand for no longer than 2 minutes and rinse thoroughly with warm water. DO NOT expose the laminate surface to household bleach for prolonged periods of time as this may lead to permanent discolouration.

STEP 5

If the surface has been discoloured through long exposure to industrial grime, clean carefully with a cream cleaner containing a mild abrasive.



DO AND DO NOT

DO always rinse thoroughly after cleaning (residue from cleaning solutions is the single greatest cause of damage to laminate surfaces).

Do wipe up spills immediately rinse thoroughly.

DO NOT use acidic or abrasive cleaners, expose the laminate to household bleach for prolonged periods of time, or apply excessive scrubbing, especially on gloss finish surfaces.

REMOVING ACCESS UNDER-PANELS (WHERE APPLICABLE)

Access panels and vanity unit under-panels are normally fitted using nylon Keku hook and peg fixings. To release a panel, it must be lifted vertically by 20mm in order for the hook to release from the peg. The panel should be handled using a glass suction pad. Do not lever the panel using screwdrivers as this will inevitably damage the panel clippings.

GENERAL COMMENTS

In order to avoid watermarks/ limescale buildup, standing water should be removed from horizontal surfaces. Any water that splashed onto a panel edging should be removed immediately.

Ensure the vanity unit is correctly sealed using silicone or similar. Failure to correctly seal the vanity unit may allow water ingress, leading to failure at laminate joints.



CLEANING & MAINTENANCE INSTRUCTIONS FOR LAMINATE DOOR LOCKERS

CLEANING

Always start by trying the gentlest method of cleaning. If a stain persists, work through the following steps, repeat each step several times if the stain seems to be disappearing.

STEP 1

For routine cleaning, use a damp cloth or sponge and a mild soap or detergent. Rinse the panels and dry on completion.

STEP 2

For difficult stains apply a mild household cleaner/detergent with a soft-bristled brush.

STEP 3

If stubborn stains persist, use a non-scratch cleaner such as Cif or Flash, scrubbing lightly with a soft-bristled brush for 10 to 20 seconds.

STEP 4

If a stain persists, apply undiluted household bleach, let stand for no longer than 2 minutes and rinse thoroughly with warm water. DO NOT expose the laminate surface to household bleach for prolonged periods of time as this may lead to permanent discolouration.

STEP 5

If the surface has been discoloured through long exposure to industrial grime, clean carefully with a cream cleaner containing a mild abrasive.



DO AND DO NOT

DO always rinse thoroughly after cleaning (residue from cleaning solutions is the single greatest cause of damage to laminate surfaces).

Do wipe up spills immediately rinse thoroughly.

DO NOT use acidic or abrasive cleaners, expose the laminate to household bleach for prolonged periods of time, or apply excessive scrubbing, especially on gloss finish surfaces.

CLEANING IRONMONGERY/FRAMEWORK

Powder-coated products should always be cleaned at no more than 3-month intervals. A solution of mild detergent diluted with warm water should be used. A soft cloth, sponge or natural bristle brush may be used. Abrasive materials should be avoided. White spirit may be used to remove oil or grease deposits, but strong solvents must be avoided. The coated items must be thoroughly rinsed following the use of detergents.

Metallic surfaces should be cleaned as detailed for powder coating. Care should be taken in order to avoid scratching the metallic surface.

MAINTENANCE OF IRONMONGERY

Locker locks and hinges should be wiped clean. A moderate amount of a silicone type lubricant (such as WD40) should be applied to all moving parts, with any excess lubricant promptly removed. Excess use of lubricants may attract dust, which will increase the wear rate of moving parts. It is imperative that the amount of lubricant is kept to a minimum.



CLEANING & MAINTENANCE INSTRUCTIONS FOR BENCH SEATING

CLEANING LAMINATE SEATS

Always start by trying the gentlest method of cleaning. If a stain persists, work through the following steps, repeat each step several times if the stain seems to be disappearing.

STEP 1

For routine cleaning, use a damp cloth or sponge and a mild soap or detergent. Rinse the panels and dry on completion.

STEP 2

For difficult stains apply a mild household cleaner/detergent with a soft-bristled brush.

STEP 3

If stubborn stains persist, use a non-scratch cleaner such as Cif or Flash, scrubbing lightly with a soft-bristled brush for 10 to 20 seconds.

STEP 4

If a stain persists, apply undiluted household bleach, let stand for no longer than 2 minutes and rinse thoroughly with warm water. DO NOT expose the laminate surface to household bleach for prolonged periods of time as this may lead to permanent discolouration.

STEP 5

If the surface has been discoloured through long exposure to industrial grime, clean carefully with a cream cleaner containing a mild abrasive.



DO AND DO NOT

DO always rinse thoroughly after cleaning (residue from cleaning solutions is the single greatest cause of damage to laminate surfaces).

Do wipe up spills immediately rinse thoroughly.

DO NOT use acidic or abrasive cleaners, expose the laminate to household bleach for prolonged periods of time, or apply excessive scrubbing, especially on gloss finish surfaces.

CLEANING HARDWOOD SEATS

Hardwood surfaces should be treated with the utmost care. Surfaces should be cleaned using a soft cloth and furniture polish. DO NOT use abrasive cleaners under any circumstances.

Persistent marks may be removed using a slightly damp cloth (not wet) with panels being dried on completion. In the event that marks cannot be removed by following the above suggestions, a professional French Polisher should be sought who may be able to remove marks and make good the hardwood surfaces on completion.

CLEANING IRONMONGERY/ FRAMEWORK

Powder-coated products should be cleaned at no more than 3-month intervals. A solution of mild detergent diluted with warm water should be used. A soft cloth, sponge or natural bristle brush may be used. Abrasive materials should be avoided. White spirit may be used to remove oil or grease deposits, but strong solvents must be avoided. The coated items must be thoroughly rinsed following the use of detergents.

Metallic surfaces should be cleaned as detailed for powder coating. Care should be taken in order to avoid scratching the metallic surface.



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CLEANING INSTRUCTIONS FOR STAINLESS STEEL COMPONENTS

Stainless steel is easy to clean. Cleaning with soap or mild detergent and warm water followed by a clear water rinse is usually adequate for domestic and architectural equipment. Where stainless steel has become extremely dirty with signs of surface discolouration (perhaps following periods of neglect or misuse) alternative methods of cleaning can be used as outlined below. It is recommended that in wet areas such as swimming pools, shower cubicles etc. Stainless steel should be cleaned a minimum of once a week.





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REQUIREMENT

SUGGESTED METHOD

COMMENTS

Routine cleaning of light soiling.

Soap detergent or dilute (1%) ammonia solution in warm clean water. Apply with a clean sponge, soft cloth or soft fibre brush then rinse in clean water and dry.

Satisfactory on most surfaces.

Fingerprints.

Detergent and warm water, alternatively, hydrocarbon solvent.

Proprietary spray applied polishes available to clean and minimise remarking.

Localised rust stains caused by carbon steel contamination.

Proprietary gels, or 10% phosphoric acid solution (followed by ammonia and water rinses), or oxalic acid solution (followed by water rinse).

Small areas may be treated with a rubbing block comprising fine abrasive in a hard rubber or plastic filler. Carbon steel wool should not be used, nor should pads that have previously been used on carbon steel. A test should be carried out to ensure that the original surface finish is not damaged.

Adherent hard water scales and mortar/ cement splashes.

10-15 volume % solution of phosphoric acid. Use warm, neutralise with dilute ammonia solution, rinse with clean water and dry. Alternatively soak in a 25% vinegar solution and use a nylon brush to remove deposits.

Proprietary formulations available with surfactant additions. Take special care when using hydrochloric acid based mortar removers.

Heating or heavy discolouration.

a) Non scratching cream or polish e.g. Solvol Auto Chrome Metal Polish.
b) Nylon type pad e.g. Scotchbrite.

a) Creams are suitable for most finishes, but only use 'Solvol' on bright polished surfaces. Some slight scratching can be left.
b) Use on brushed and polished finishes along the grain.

Badly neglected surfaces with accumulated grime deposits.

A fine abrasive paste as used for car body refinishing e.g. T-cut all paste material and dried.

May brighten dull finishes. To avoid a patchy appearance, the whole surface may need to be treated.

Paint, graffiti.

Proprietary alkaline or solvent paint strippers, depending upon paint type. Use soft nylon or bristle brush on patterned surfaces.

Apply as directed by manufacturer.



NOTES

- The products referenced in this information sheet are understood to be suitable for stainless steels. However, no endorsement of the products or their manufacturers is implied and it is acknowledged that other manufacturing companies may provide products of equal or better quality. The following companies manufacture proprietary names mentioned: 'Cif' - Lever Brothers Ltd, 'Shiny Sinks' - Home Products Ltd, 'Ajax' - Colgate Palmolive Ltd, 'D7 Stainless Steel Polish' - Diversey Ltd, 'TCut' - Automotive Chemicals Ltd and 'Sovol Auto Chrome Metal Polish' - Hammerite Products Ltd.
- Cleaning agents should be approved for use under the relevant national environmental regulations and prepared and used in accordance with the manufacturers or suppliers' health and safety instructions. Solvents should not be used in enclosed areas.
- Nylon abrasive pads should be adequate for dealing with most deposits. If a more severe treatment is needed to mask coarse scratches or physical damage on a surface, use the finest abrasive medium consistent with covering the damage marks. With directional brushed and polished finishes, align and blend the new 'scratch pattern' with the original finish, stages of finishing. Avoid using hard objects such as knife blades and certain abrasive/ scouring agents as it is possible to introduce surface scuffs and scratches.
- Scratching is particularly noticeable in sink drainer areas. These are usually superficial and can be removed with proprietary stainless steel cleaners or, alternatively, with a car paint restorer such as 'TCut'.
- If wire brushes are used, these should be made of a similar or better grade of stainless steel. Ensure that all abrasive media used are free from sources of contamination, especially iron and chlorides.
- When cleaning a surface with any chemical preparations or abrasive medium, a trial should be done on a small, unobtrusive hidden or non-critical area of the surface, to check that the resulting finish matches with the original.



NOTES

- To avoid watermarks, use clean rinsing water, such as reasonable quality potable (tap) water. Drying marks may be avoided using an air blower or wiping with clean disposable wipes.
- Rust marks or staining on stainless steel is unlikely to be the result of corrosion to the stainless steel itself (similar marks may also be found on porcelain and plastic sinks). These marks are likely to result from small particles of carbon steel from wire wool or scouring pads becoming attached or embedded in the surface. In the damp environment of a sink, these iron particles rust and cause staining. Rust marks may be removed using non-scratching creams or alternatively using an oxalic acid solution, where iron particles have been embedded in the surface. Special precautions are necessary with oxalic acid as, although it may not 'burn' unprotected skin, it is poisonous if ingested.
- Chloride containing solutions, including hydrochloric acid-based cleaning agents and hydrochloride bleaches can cause unacceptable surface staining and pitting, and should not be used in contact with stainless steels. Under no circumstances should concentrated bleaches contact decorative stainless steel surfaces. Hydrochloric acid-based solutions, such as silver cleaner, or building mortar removal solutions must not be used in contact with stainless steels. Hypochlorite containing bleaches must be used in the dilutions suggested in the manufacturers' instructions and contact times kept to a minimum. Thorough rinsing after use is very important. A frequent cause of staining and micro pitting of stainless steels is splashing with undiluted bleach solutions and mortar cleaners.
- If all the suggestions and actions in the table have been attempted unsuccessfully, it is worth bearing in mind that stainless steel can be mechanically polished or electropolished by specialists on site. Stainless steel is homogeneous and does not rely on surface plating for its corrosion resistance. If in difficulty contact your supplier or the BSSA.



CARE AND MAINTENANCE FOR STAINLESS STEEL

INTRODUCTION

Stainless steels are selected for applications where their inherent corrosion resistance, strength and aesthetic appeal are required. However, dependent on the service conditions, stainless steels will stain and discolour due to surface deposits and so cannot be assumed to be completely maintenance-free. In order to achieve maximum corrosion resistance and aesthetic appeal, the surface of the stainless steel must be kept clean. Provided cleaning schedules are carried out on a regular basis, good performance and long service life will result.

FACTORS AFFECTING MAINTENANCE

Surface contamination and the formation of deposits on the surface of the stainless steel must be prevented. These deposits may be minute particles of iron or rust generated during construction. Industrial and even naturally occurring atmospheric conditions can produce deposits that can be equally corrosive. Working environments also provide aggressive conditions such as heat and humidity in swimming pool buildings. These conditions can result in surface discolouration of stainless steels and so maintenance on a more frequent basis may be required.

Modern processes use many cleaners, sterilisers and bleaches for hygienic purposes. Proprietary solutions, when used in accordance with the manufacturers' instructions, should be safe but if used incorrectly (e.g. warm or concentrated), may cause discolouration or corrosion on stainless steel. Strong acid solutions are sometimes used to clean masonry and tiling buildings. These acids should never be used where contact with metals, including stainless steel is possible. If this happens, the acid solution must be removed immediately followed by dilution and rinsing with clean water.



MAINTENANCE PROGRAMME

With care taken during fabrication and installation, cleaning before 'handover' should not present any problems. More attention may be required if the installation has been prolonged or handover delayed. Where surface contamination is suspected, immediate cleaning after site fixing should avoid problems in the future.

The frequency of cleaning is dependent on the application, the simple rule is: Clean the metal when it is dirty in order to restore its original appearance.

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