KBI

Sustainable Porous Paving Solutions

After Care & Maintenance Guide

01422 242880

www.kbiuk.co.uk

flexipave

flexistone

ARUN DISTRICT COUNCIL Y/167/21/DOC

We hope you enjoy your new **KBI flexipave / KBI flexistone** surface. Whilst every effort has been made to ensure that your new KBI surface is of the highest quality, it will look better and last longer if a few simple maintenance procedures are adopted.

The information given in this booklet is intended only as a guide in the care and maintenance of KBI Flexi-Pave and KBI Flexi-Stone products, actual procedures should be developed by property owner/maintenance manager taking into account the particular circumstances applicable. Always trial any treatment on an unobtrusive area first to assess suitability. KBI UK Ltd assumes no responsibility for improper reliance upon or misuse of the information herein. Product design and specification are subject to change without further notice. Appropriate precautions should be taken when using chemicals and advice sought from the statutory authority for their correct disposal.

flexipave & flexistone Surfacing

Normal Use

KBI flexipave / KBI flexistone are intended to be used by normal expected levels of pedestrian or vehicular traffic for which they have been designed. Protection should be provided wherever possible against abnormal usage.

Abnormal Use
Care should be taken with any hard objects such as motorbike stands, gardening machinery, car parts and concrete plant pots, which could cause damage if dropped on, or dragged across the surface.

Care should also be taken with vehicle maintenance;
● Always use a wooden plank under car jacks to spread the load.
● Protect the surface from spillage of petrol and solvents, which will soften the resin and asphalt base (if there is one). In the event of a spillage, wash down the affected area immediately with copious amounts of water to dilute and flush away the solvent, check the surface for firmness. If firm, surface can be used.
● Protect the surface from grease, oil or dirt dropping onto it when working.

Some **KBI flexipave and KBI flexistone** surfaces may be marked by crushing of individual pieces of stone by exceptional point loading, such as caused by high heeled shoes, or stones trapped in the treads of tyres, especially in areas of high use.

Protection should be provided during building and construction work and when storing materials on the **KBI flexipave / KBI flexistone** surface to avoid damage and unsightly contamination by fluids, cement, dust and other detritus. Heavy objects such as waste skips, fence panels and tail lifts should not be dragged or dropped on the surface.

Frequent slow speed manoeuvring by delivery vehicles should be avoided and protection provided where necessary.

Routine Maintenance

Cleaning
Please refer to the cleaning schedule at the rear of this booklet for details of specific cleaning treatments.

KBI flexipave / KBI flexistone one surfaces should be regularly swept clean with a stiff broom to remove leaves and other detritus; more heavily soiled areas may require hosing with clean water and detergent. Provided that any established weed growth has been removed before installation of the **KBI flexipave or KBI flexistone** surfacing it is highly unlikely with regular cleaning that any new growth will be sustained. Any seedlings germinating in the surface can be removed easily be picking out by hand or by treating with a weed killer. Regular cleaning will also reduce any moss or algal growth. Mechanical sweepers equipped with poly only rotary brushes can be used for larger areas. Please note that poly/steel or steel brushes will damage both **KBI flexipave and KBI flexistone** surfaces

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Repairs and Damage
Small areas of damage can be repaired by carefully removing a small patch of the affected surface and replacing it with the same blend as the original **KBI flexipave or KBI flexistone** colour. The age and weathering of the original material may however mean the replacement material will take some time to tone in. Replacement of larger areas can be undertaken by cutting back to a convenient point and installing a saw-cut day joint.

In the event of damage taking place, we suggest you contact KBI UK Ltd and request a quote for a repair to be undertaken at the earliest opportunity.

Tyre Marks
KBI flexipave and KBI flexistone surfaces can be marked by tyre residue and bitumen or dirt and dust tracked onto them from other surfaces. Marking can be reduced by avoiding turning 'on the spot', and other manoeuvres that cause scuffing of the surface.

Ice or Frost on the Surface
The removal of ice or frost from the surface can be achieved by the application of rock salt. The area can also be treated with rock salt prior to a cold snap to prevent freezing occurring in the first place. When the weather has returned to normal, (non freezing conditions) the surface should be well rinsed with clean water to remove any traces of the salt.

Washing
Washing can be carried out by hand using a portable pressure washer ***(up to 150 bar rating)*** for smaller areas, providing care is taken not to damage the **KBI flexipave or KBI flexistone** surface with excessive pressure. Only cold water should be used and if using a lance it must be kept at least 200mm from the **KBI flexipave or KBI flexistone** surface and a fan type jet used. Rotary patio type cleaners can also be used. For larger areas mechanical pressure washer cleaning can be used provided that precautions are taken to keep the pressure and frequency of application to a minimum consistent with cleaning of the surface.

We would always recommend that the particular method to be used is trialled before extensive use.

KBI Cleaning Schedule

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ARUN DISTRICT COUNCIL Y/167/21/DOC

KBI UK LTD – Cleaning Schedule

Nature of contamination	Action to be taken
Acids: **Weak**-Vinegar, patio cleaner **Strong**-block cleaner, etching fluids.	Weak - Immediately flush with cold water. Strong – Contain with emergency spill and containment kit **(absorbent, dry sand, etc)** if running into drains, and remove. Flush with cold water.
Algae, Lichen, Moss	Treat with proprietary, environmentally friendly, moss and algae cleaner in accordance with manufacturers recommendations**. Do not use ferrous sulphate based moss cleaners due to potential for rust staining**
Alkali: **Weak – Drain cleaner**	Weak - Immediately flush with cold water. Strong - Contain with emergency spill and containment kit (absorbent, dry sand, etc) if running into drains and remove. Flush with cold water.
Beverages	Flush away with cold water and light brushing.
Bitumen/Tar	Place absorbent cloth soaked in clean white spirit and then drained, onto the spill and dab with brush. Repeat with clean white spirit as necessary. Flush with household detergent and cold water. **CARE SHOULD BE TAKEN NOT TO RUN WHITE SPIRIT INTO THE SURFACE** as this will cause softening of an asphalt base.
Blood	Flush away with cold water and light brushing.
Burn/Scorch Marks	Try scrubbing off light scorch marks. If more extensive or the aggregate is loosened contact KBI UK Ltd for replacement.
Cement/Mortar/Concrete	**Uncured** - Brush up excess and flush residue away with copious amounts of cold water and brushing. **Cured** - Carefully break up and scrape off as much material as possible without damaging the **KBI flexipave or KBI flexistone** surface. If material is ingrained in the surface, scrape out between individual pieces of aggregate. Any residual material can be removed by carefully applying diluted, acid based, brick/patio cleaner solution (1:5) onto surface using a soaked but drained absorbent cloth. Dab with paintbrush. Leave for a minute or until reaction ceases, remove and flush with cold water. Repeat as necessary. Dried cement washings can be treated similarly.
Chewing Gum	Remove occasional lumps using a freezing spray and carefully chipping off surface. Remove more extensive staining by careful use of warm water ***(maximum 60C)*** power washing ***(fan shaped jet, minimum 200mm from surface)***. Do not scrub surface with hard brush attachments. The advice of a commercial cleaning contractor should be sought for regular cleaning.
Coal Dust/Soot	Vacuum surface if possible. Flush away using cold water
Faeces	Treat with emergency spill containment pack (absorbent, dry sand, etc) and remove. Flush area with cold water and mild disinfectant
Lubricating Oil	If fresh treat with emergency spill containment pack (absorbent, dry sand, etc) and remove. Flush any residue away with cold water and household detergent. If aged treat with household detergent and cold/warm water scrubbed into surface with a stiff brush. Repeat if necessary. If ingrained use proprietary de-greasing fluid (engine cleaning fluid).

ARUN DISTRICT COUNCIL Y/167/21/DOC

KBI UK LTD – Cleaning Schedule

Nature of contamination	Action to be taken
Oils and Greases	If recent spill place absorbent cloth or absorbent on surface. Apply household detergent onto the spill with a stiff brush and flush with warm water. Repeat until no trace of oil/grease remains
Paint (emulsion)	If fresh flush away with cold water. If ingrained apply household detergent onto the spill with a stiff brush and flush with warm water. **DO NOT use 'paint strippers/removers'** as this will damage the **KBI flexipave or KBI flexistone**
Paint (oil based)	If fresh - place absorbent cloth, soaked in white spirit and then drained, onto spill and dab with brush. Repeat with clean white spirit as necessary. Flush with household detergent and cold water. **CARE SHOULD BE TAKEN NOT TO RUN EXCESS WHITE SPIRIT INTO THE SURFACE** as this will cause softening of an asphalt base. If aged - try power washing with mild detergent (fan shaped jet, minimum 200mm from surface). **DO NOT use 'paint strippers/removers' as this will damage the KBI flexipave or KBI flexistone** ***Surface.***
Petrol/Diesel/ Heating Oil	Treat immediately with emergency spill containment pack **(absorbent, dry sand, etc),** if running into drains, and remove. Flush area with cold water and household detergent. Avoid using affected area. Allow time for residue to evaporate out and then assess any permanent damage to **KBI flexipave or KBI flexistone** and underlying base
Rust Stains	Rust stains can be very difficult to remove and it may be that the best that can be achieved is a reduction in the intensity of the staining rather than complete removal which may result in damage to the **KBI flexipave or KBI flexistone** *surface*. Application of lemon juice or vinegar may have some effect but if not successful a 5% solution of oxalic acid should be carefully applied to the surface of the **KBI flexipave or KBI flexistone** *surface* using a soaked but drained absorbent cloth spread onto the area of the stain so that it is thoroughly wetted. This may be done by stippling the cloth with a stiff paintbrush to work it into the texture of the surface. Leave for twenty minutes, remove cloth and flush area with cold water. Repeat as necessary.
Soil	Remove excess using brush and shovel. Flush residue away with cold water and light brushing.
Tyre Marks	Wipe with cloth soaked with white spirit/turpentine. Flush with warm water and household detergent
Urine	Flush area with cold water and mild disinfectant.
Vomit	Remove excess using brush and shovel and remove. Flush residue away with cold water and mild disinfectant.
Weeds/Seedlings	Treat with proprietary, systemic weed killer, in accordance with manufacturer's instructions. Do not use ferrous sulphate based product due to potential for rust staining.
Wine	Flush away with cold water. If stained, treat as for rust marks

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KBI UK Ltd
Netherton Mill
Holdsworth Road
Halifax
HX3 6SN

www.kbiuk.co.uk

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