



New Vision Carpet Cleaning

Cleaning & Restoration Specialists

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Walk-Off Mats

Walk-off mats – A look at why and a system that really works.

Walk off mats have been around for a long time. Just how effective they are at stopping the dirt at the door depends on where they are placed, what type of mat is used, and what kind of exterior entrance surface and maintenance is in place.

- Why use a matting system?
 - They are the first line of defense and used effectively will increase the life of a floor and its appearance by protecting the floor
 - They help reduce maintenance and labor costs
 - They improve safety by reducing slip and fall accidents

- Stopping the dirt at the door:
 - 70-80% of the dirt in a building comes in through a door – main entrance, side door, or service entrance.
 - Effective matting systems can capture and hold 85% of the dirt that comes in the door.
 - Matting helps to keep the floors clean, dry, safe, and promotes better indoor air quality (IAQ).

- Types of mats and their use:
 - Scraper mats – the first line of defense and the most aggressive type of matting. If effectively implemented will remove 40-50% of the dirt on shoes. These should be placed at every entry point outside the building.
 - Wiper-scraper mats – the second in the line of defense. These are usually found right inside the door and should be at all entrances. Generally, these are made of a heavy-duty polypropylene.
 - Wiper mats – the final line of defense. These mats function to dust and dry the shoes and are generally made of olefin or nylon or a combination of these two fibers.

- What does a matting system look like for the Rochester, NY area?
 - A combination matting system should cover the first 15 feet of each entrance area. (It takes about 12 linear feet, or four steps on this combination to effectively wipe 85% of the soil from the feet.
 - Use the one, two, three system outlined above: From outside the door to inside, use a scraper mat outside the door, next a wiper-scraper mat, and finally the wiper mat.

➤ Matting maintenance:

- Walk off mats must be cleaned and/or swapped out regularly. Once saturated with moisture and soil, they are no longer effective at wiping the shoes, but rather begin depositing soil onto the shoes only to be walked off in on the next 12-15 feet of carpeting or flooring. Rental & cleaning services are available as well as having New Vision clean the walk off mats. Some types of scraper mats, such as 3M scraper mats can be cleaned using a hose. We highly recommend these mats and have found a good source for them. Ask about our price. Textile or fiber mats need to be vacuumed regularly between cleanings, again for the same reason.
- Carpeted surfaces adjacent to walk off mats need to be vacuumed with two passes for every one pass elsewhere to remove the additional soil that will accumulate in this area.
- Consider salt melt products that do not contain calcium chloride. The calcium chloride leaves an insoluble precipitate in the mats, on the carpet, and on hard surfaces when cleaned with standard cleaning agents including water. Additional steps are required to remove this precipitate prior to deep cleaning adding to the cost of cleaning and maintenance.

What is the bottom line? The upfront cost of purchasing quality mats for a matting system can be costly depending on the number of entrances. Without an effective matting system, there will be higher maintenance costs, the floor appearance will be difficult to maintain, and the life of the floor surfaces will be less making for costly replacement sooner.

Next month I will address the issue of efficient entryways and how that affects soils entering a building.

Joyce

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