



www.ConcreteStudioDFW.com

Concrete Flooring

Concrete Studio

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## Important Information About Decorative Concrete Floors...

### SURFACE CONDITION & PREPARATION:

New concrete should be finished smooth for best results. Concrete cure/seal products should be avoided. If used, ensure compatibility with later coloring and sealing on cured concrete. The concrete should be kept as clean as possible during all phases of building or remodeling done prior to commencement of floor work.

- Always use **BLUE CHALK** when framing. **DO NOT NAIL** bracing into the concrete or otherwise physically damage the surface of the concrete. Concrete should be **COVERED** with kraft paper, cardboard, or plastic as soon as possible after the structure is under roof, with special attention paid to securing coverage along the perimeter where trim paint will be heaviest. **DO NOT TAPE** the floor covering directly to the concrete.

The concrete must be protected from **paint splatters** and overspray, **foam insulation**, paint rings from containers, glue, solvents, grease, tire tracks, **indelible markers**, acid, **red framing chalk**, etc. Markers, red chalk, pencil, etc. applied to green concrete may cure-in and become difficult or impossible to remove. The concrete should never be used as paint rooms or workshops by other contractors.

Any substance that has the ability to penetrate the pores of the concrete may become permanent and prove detrimental to subsequent decorative techniques. It may be difficult or impossible to remove contaminants from the concrete.

The single largest price variable with concrete floors is the labor cost involved for cleaning and surface preparation. Anything on or in the concrete that shouldn't be there and cannot be removed may adversely affect the coloring and finishing process, the appearance of the finished floor, and the price.

### SCORING:

Scoring for new construction may be done before or after framing or installation of interior partitions. Early open-slab cutting allows scorelines to run flush to/beneath walls/fixtures, if desired. Scoring in this manner allows a continuous pattern across two or more rooms

Scoring for new construction done after framing or installation of interior partitions (and scoring for existing structures) means scorelines run no closer to walls than approximately 4". If scoring consists of a repeating area-wide pattern this will necessitate a border, or perimeter, scoreline to provide an end-point 'capture' of the pattern lines.

Border-only scoring, and scoring of patterns or designs requiring exact dimensions or placement relative to walls/fixtures, is best done after framing to ensure fixed reference points (plates, walls, etc.) for the lines.

Scoring is usually done before coloring but may be done afterward for a more defined, lighter, unstained look. Scorelines may also be colored to complement or contrast the floor color(s). Scorelines may also be grouted.

Scoring should not be deeper than ~1/4" (unless grouted). Popular scoring options are repeating patterns of 16" – 48" squares or diamonds, although almost any conceivable design can be cut into the concrete, such as freestanding custom designs, logos, irregular patterns (e.g., stone, slate, geometric, etc.), 'floating' shapes, etc. *Scoreline cutting is decorative and has no structural effect on the concrete slab.*

If scoring is not performed by Concrete Studio take care to employ an individual or firm that understands decorative sawcutting techniques and can execute them precisely. Always use **BLUE** or other non-staining chalk for pattern layout.



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### **SCHEDULING:**

New Construction: Ideally, concrete floors should be done in two phases:

1) The floor should be cleaned, colored and covered after tape/bed/texture and BEFORE installation of cabinetry, fixtures, trim, appliances, etc. Painting and all other finish-out activities will then take place over the covered floor.

2) Sealing and finishing of the floor will be performed after all other construction tasks and interior finish-out are completed.

Remodel: Depending upon the scope of the other work, floors should either be done as above or in one continuous process at the very end of all construction and finish-out activities.

For both new and existing jobs, concrete floors are not sealed and finished until all other construction activity is complete. If the floor cleaning and coloring phase is done after installation of baseboards, cabinets, etc., some cosmetic damage may occur and touch-up may be necessary. Alert Concrete Studio to any use of particle board, MDF, composites, stain-grade wood, etc., in trim, cabinets, etc.

### **CURING:**

The sealed and finished floor must be completely cured before the floor is available for use (the only exception being occasional light foot traffic – no shoes).

*Failure to allow the floor to properly cure may result in a permanently damaged surface and will result in significant additional cost (sometimes equal to or exceeding the original job cost) and delay in refinishing the surface, IF this option is available.*

*The Concrete Studio is not responsible for surface damage occasioned by this mistreatment and generally will not perform remedial work even if such work is feasible.*

### **JOB REQUIREMENTS:**

The work area or job site must provide the following:

- ◆ Electrical power and adequate lighting;
- ◆ Water source and disposal area;
- ◆ Weather-proofed site & surface;
- ◆ Installed windows and doors with locks;
- ◆ Air and slab temperature must be >50 Degrees F.
- ◆ Adequate ventilation;
- ◆ Exclusive use of all areas for the duration of each phase/process.