



**Epoxy  
Flooring Co**  
*Speed • Value • Strength*



# **SAME DAY INDUSTRIAL FLOORING INSTALLATION**

## **TERMS & CONDITIONS**



[www.epoxyflooringco.com.au](http://www.epoxyflooringco.com.au)

The Client and Epoxy Flooring Co both agree to be bound by these Terms and Conditions for the installation. The Installation Methodology and Acceptable Standards for the finished floor are governed by the following:

- SDI Manufacturers Installation Recommendations
- QBCC Standards and Tolerances Guide (QLD May 2019)
- Australian Standard AS/NZS 2311:2017 Guide to the Painting of Buildings

Site measurement will be done on day of installation and final invoice adjusted up/down accordingly.

EFC will grind and coat the slab we DO NOT level it. So the coating will follow the slight imperfections of the floor. Many of these imperfections are imperceptible, or difficult to see, when the concrete is uncoated. Once the floor has a gloss top coat on the surface it can highlight these inconsistencies in the finished floor level.

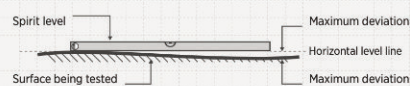
These imperfections may include differences in finished floor levels across the slab, cracks and holes or rain-effected concrete. The relevant Australian governing bodies allow for these imperfections in slabs through documented tolerances. No slab is ever perfectly flat like a mirror. Below are the relevant standards allowable for inconsistencies in a concrete slab. Floor levelness. QBCC Standards and Tolerances Guide. Section 3.8

#### Levelness of concrete floors:

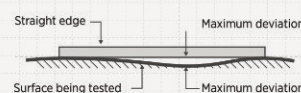
*"Except where documented otherwise, new floors are defective if within 12 months from completion of the work, they differ in level by more than 10mm in any room or area, or more than 12mm in any 3m length and such deviation adversely affects the safe use or reasonable amenity of the building. The overall deviation of floor level to entire building footprint shall not exceed 20mm within 12 months from date of completion of the work and such deviation adversely affects the safe use or reasonable amenity of the building."*

FIGURE 1.3A HORIZONTAL SURFACE TOLERANCES

##### i) MEASUREMENT OF DEVIATION FROM HORIZONTAL/LEVEL



##### ii) MEASUREMENT OF BOW



##### iii) MEASUREMENT OF BOW (HORIZONTAL FLATNESS)

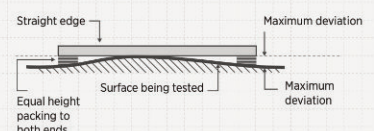


Image 1 below is an example of a floor being assessed incorrectly using critical or directional light.



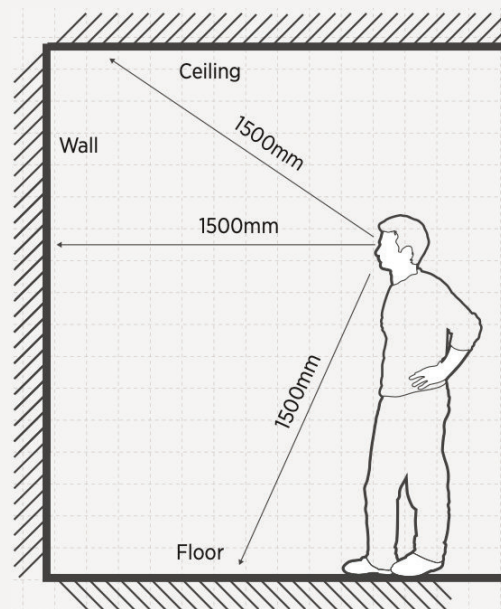
EFC's task is to coat the slab you provide. We do our best efforts to improve the condition of this slab but we can't make it perfect.

When we're finished the gloss polyaspartic topcoat will highlight the slight inconsistencies in your slab.

Daylight will effect the way the floor looks and this will change throughout the day as the sun moves. This is called directional or "critical light". The Australian Standard AS/NZS 2311:2017 and QBCC Standard & Tolerances Guide 2019 prohibit a floor from being assessed under critical light. A diffused light source must be used, IE non directional, such as an overhead fluorescent light with the garage door closed.

The Australian Standard AS/NZS 2311: 2017 specifies the floor must be assessed from 1.5M without glancing or parallel light hitting it. That means garage door is closed and overhead diffused or non directional lights are used to assess. See image 2 next

**Inspecting Surfaces from a Normal Viewing Position**  
Generally, variations in the surface colour, texture and finish of walls, ceilings, floors and roofs, and variations in glass and similar transparent materials are to be viewed where possible from a normal viewing position. A normal viewing position is looking at a distance of 1.5 m or greater (600mm for appliances and fixtures) with the surface or material being illuminated by 'noncritical light'. 'Noncritical light' means the light that strikes the surface is diffused and is not glancing or parallel to that surface. Slight variations in the colour and finish of materials do not constitute a defect. No LED lights, flashlights or inspecting along the substrate should be carried out to avoid unrealistic expectations of the substrate.



**Image 2.**

**SAME AREA VIEWED FROM DIFFERENT LOCATION  
AND NO INCONSISTENCY IS VISIBLE**



**Image 3.**

**Image 4.**

Image 4 below shows the floor assessed using AS/NZS 2311:2017

**SAME FLOOR VIEWED ACCORDING  
TO AUSTRALIAN STANDARDS, 1.5M  
WITH DIFFUSED LIGHT**



If the concrete is "soft" or powdery it may require a Potassium Densifier to harden it before a coating can be applied. This is not included in the contract price and if required we will address with you before we commence. Additional costs will be involved.

The concrete may require a Silica Colloidal Gel to deal with excessive moisture in the slab before it can be coated. This is not included in the contract price and if required we will address with you before we commence. Additional costs will be involved.

Works under vinyl, carpet, tiles or any other type of coating over the existing concrete are subject to moisture and MOHS hardness tests before work commences on them. If these tests reveal latent conditions additional works might be required and additional costs will be involved.

We require power and water and unrestricted access to the installation location. If we don't have these you will incur additional costs.

The client is to provide bins for rubbish removal. The coating is designed to be thin, especially the clear top coat. If you shine a torch on it and it's shiny then you have coverage as per Manufacturer's recommendations.

The finished floor will look differently depending on where you stand you stand and the time of day because flakes are broadcast and fall differently based on wind, humidity and the sunlight on the floor during installation.

The coating is rough when you run your hand on it but you shouldn't notice this when you walk on it. This is usually caused by the aluminium oxide in the top coat that assists with the slip resistance and can also be caused if you choose a smaller sized flake.

This is an industrial-grade coating. It is not a paint and is difficult to work with because it's curing rapidly during the process. Highly detailed work is not possible to get done perfectly and you should not use this system if you have intricate areas to be coated.

We do not recommend installing white floors in a garage because they will get very dirty from car tyres and show marks from wet vehicles, dog hair etc.

Epoxy floors get dirty and are designed to be cleaned vigorously with a scrubbing brush and warm soapy water. Cleaning chemicals **MUST** be non corrosive and Ph neutral or you will void your warranty.

There will be flakes left around your property in garden beds, on the driveway, on benches etc. We install approx 5.2million flakes onto the average double garage floor. Try as we may, we can never get them all before we leave.

Once we give your garage a new coating the new shiny line on the floor may highlight differences in height between the skirting board and slab that you didn't notice before. This is best solved by applying a bead of silicon along the bottom of the skirting. Besser block walls sit on a bed of mortar and I do not have a neat straight line like a skirting board. Our coating will highlight this and so this issue is best hidden with a silicon bead.

**Definition of a Defect: QBCC Standards and Tolerances Guide May 2019 Section 13.5:**

*"With the exception of exterior semi-transparent and exterior clear finishes and unless documented otherwise, coatings are defective if a large proportion (in excess of 10%) of the painted area fails by lifting, blistering, flaking or allows water penetration into the building."*

Defect retention amount is 10% of the final invoice amount. Defects will not be viewed or rectified unless balance of final invoice has been paid.

Please note we **CAN NOT** talk to you during the **coating process** because this is a "Mission-critical" period for us. The chemical composition of these SAME DAY products gives us a very narrow window to in which to work, once they are mixed, so please excuse us while we concentrate to ensure we get your floor completed in the time allowed.

Things can wrong during the installation such as epoxy flicking onto a wall or a cupboard door might get scratched. We will attend to rectifying any issues or reasonably compensate you for damage.

Both parties agree that all unresolved disputes will be handled by QBCC Inspectors only and their decision will be final and binding on all parties.

**Unless we hear from you prior to the installation it is taken that you agree to the Terms and Conditions in this document.**

Date: 10 Feb 2025

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**By (EFC Representative):**



**TIM MCGARY**