



10641 Highway 36  
Covington, GA  
30014

[www.sunbeltbuilders.com](http://www.sunbeltbuilders.com)

t 770.786.3031  
f 770.786.3046

## FACTORY SHOALS PARK

Restroom Stalls and All  
2258 Hardwood Circle  
Gainesville, GA 30507  
ph: 844-817-8255

Jim Artman

[James.artman@restroomstallsandall.com](mailto:James.artman@restroomstallsandall.com)

10-2813 Restroom Accessories O&M

All ASI products are designed and manufactured to high quality standards to ensure many years of satisfactory service. To assure long life and beauty, the product should be cleaned, protected, and maintained. Usually units that have just been installed will require cleaning after the protective plastic film has been removed. Depending upon how long the units have been in storage prior to installation, a product such as 3M™ Adhesive Remover (6041) may be helpful in removing any stubborn vinyl & adhesive residue.

**Stainless Steel** washroom accessory products require regular surface cleaning, much the same as stainless steel sinks, pots and pans, and eating utensils. As long as a regular cleaning schedule is followed, the best method is cleaning with a soft clean rag moistened with a mild detergent, followed by a water-moistened clean rag and then a dry rag. For a “new” look, surfaces can be wiped with lemon oil applied by a soft polishing cloth to maintain sheen.

**Stainless Steel** should be protected against muriatic acid and caustic or abrasive materials, and harsh cleaning detergents [with pH outside the range  $7 \pm 1.5$ ]. In the event such agents cause discoloration, polishing with a stainless steel cleaner such as 3M™ Stainless Steel Cleaner & Polish® and a soft cloth on bright or mirror finishes, or for satin finish surfaces the Stainless Steel cleaner and 3M™ Scotch Brite® pad either blue (less aggressive) or green (more aggressive) is recommended.

**Plastic, Phenolic, or Laminate** materials can be maintained with general-purpose protectant products such as Armor All®. Do not soak edges of laminated products as this may allow moisture to seep into edge seams, leading to delamination as the core swells over time.

**Soap Dispensers** located in low traffic areas should have the soap dispenser valves wiped down to remove any air-hardened soap residue left on the nozzle spouts. This should be done as part of the day-to-day janitorial maintenance routine covering them. General cleaning on a regular schedule is adequate for soap dispensers in higher traffic areas, with no special attention required. Specific soap dispenser management information is on the product TDS and Soap Dispensing Requirement Chart available online.

**Hand Dryers** are designed to be low-maintenance. To ensure optimum performance and warranty compliance, periodic cleaning of the unit is recommended. There are few-to-no user adjustable or serviceable parts inside the housing. General cleaning of the exterior housing and nozzle surfaces on a regular schedule is adequate, with no special attention required. Any general-purpose cleaner, such as Formula 409® or Windex® is appropriate for porcelain enameled surfaces. For Stainless Steel or ABS plastic covers, follow the same guidelines for Stainless Steel cabinets. Periodically, the sensor lens (if so equipped) should be wiped clean with a soft towel dampened with mild soap and water (NOT SOAKED), and rinse-wiped and dried. In highly dusty environments, the inside of the nozzle and/or exhaust screen should be examined regularly for dust and/or lint build-up, which should be removed. If necessary, maintenance crews can open the housings with special security wrenches (after the power has been shut off) to clean the inside of the screen and/or the blower unit and heating element. Dryer filters (equipped on select models) should be regularly replaced. See dryer specific TDS and Operating Instructions and Parts Manual for additional information.

**NOTES FOR DRYERS**

- Replacement parts are available for select internal components, with service kits including instructions available for major sub-assemblies. These are designed to be installed by qualified technicians ONLY.
- DO NOT SOAK any dryer unit. They are not designed for wet wash-down. Exterior surfaces may only be wiped. Refer to cleaning instructions in unit model manual.
- DO NOT ALLOW any in-housing access or "service" by unqualified personnel.

**NOTES FOR MIRRORS**

- Glass surfaces should be cleaned with any suitable non-abrasive standard glass cleaner, such as Windex® or Glass Plus®. Do NOT use cleaner with ammonia or bleach. Plastic surface mirrors {D& E glazing only} can be washed with mild soap and damp cloth with light pressure to remove splash and spatter, taking care to avoid mirror edges. To remove grease, oil or tar deposits on the mirror surface, either kerosene or hexane may be used. Do not use kitchen cleaning sprays, window cleaners, scouring compounds, or any other unlisted chemical product cleaners.
- For protection each D and E glazing mirror has a durable paint backing and a removable masking on the front. This masking should remain in place to protect the mirrors during all phases of installation. Plastic mirrors should be handled with the masking left on. Care should be taken to avoid sliding the mirrors against each other.
- After installation if there is trouble removing the masking, aliphatic naphtha, kerosene, or distilled alcohol may be used to moisten and soften the adhesive. Do not use any other unlisted chemical product cleaners or sharp objects to remove the masking.
- For long term maintenance of surface gloss the plastic mirror may be occasionally polished using a clean flannel cloth and good plastic cleanser and/or polish, e.g. SC Johnson Pledge®. Follow the polishing instructions on the container label.
- To repair vandalism fine scratches use a plastic scratch remover or compound cleaner and apply by hand polishing. Remove all residue and polish as above in bullet 3. Deep scratches can be smoothed out by lightly sanding with 400 grit wet paper, and then following the fine scratch step and polishing step as above.
- Care should be taken to ensure that cleaners and water are not captured in the frame or behind mirrors to avoid damage.

Additional mirror care information is in the Mirrors Proper Care & Maintenance Guide available online.

**GENERAL NOTES:**

Any effects of vandalism or tampering should be repaired immediately by the user/owner to prevent any product performance deterioration. Products severely damaged must be replaced before they become hazardous. Proper maintenance procedures are the only prescribed method of ensuring a long, trouble-free life for the product. Properly maintained facilities also contribute to the general feeling of well-being that characterizes the ambiance of a hygienic installation. Failure to follow proper maintenance procedures may shorten service life and will reduce product aesthetic quality level over time. Such a condition tends to encourage the disrespect that engenders overt vandalism and may forfeit any user/owner claims to warranty.

We are pleased to offer this warranty covering ASI products furnished for your project.

This warranty replaces any other warranties or product descriptions, whether expressed or implied, written or oral.

It is understood that the products for this project have been selected and inspected by the purchaser, and have been accepted without qualification by the purchaser as merchantable, fit for the intended use and satisfy the specifications.

**ASI PRODUCTS ARE WARRANTED TO BE FREE OF DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INVOICE.**

The following products have longer warranty periods:

- **BABY CHANGING STATIONS, IF INCLUDED ON THIS PROJECT, ARE WARRANTED TO BE FREE OF DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF FIVE (5) YEARS FROM DATE OF INVOICE.**
- **MIRRORS, IF INCLUDED ON THIS PROJECT, ARE WARRANTED AGAINST SILVER SPOILAGE UNDER NORMAL INDOOR ATMOSPHERIC CONDITIONS FOR A PERIOD OF FIFTEEN (15) YEARS FROM DATE OF INVOICE.**
- **DRYER MODELS IF INCLUDED ON THIS PROJECT ARE WARRANTED TO BE FREE OF DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD BETWEEN FIVE (5) AND TEN (10) YEARS, FROM DATE OF INVOICE. PLEASE REFER TO INDIVIDUAL TECHNICAL DATA SHEET FOR DRYER WARRANTY.**
- **EZ FILL™ SOAP DISPENSER WILL BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP DURING NORMAL USE FOR TWO (2) YEARS FROM THE DATE OF INVOICE.**

Should the product fail under this warranty, the sole remedy, at the seller's option, will be to repair the defective product, refund the purchase price, provide an equivalent new or refurbished product, or provide parts only.

ASI AND/OR SELLER DISCLAIM ANY LIABILITY FOR SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES. This warranty excludes product damage due to incorrect installation, improper maintenance, wear and tear, battery spoilage, product abuse, or product misuse, whether performed by a contractor, service company, or the consumer.

ASI will not be responsible for labor costs associated with the removal, replacement, repair by others, reinstallation, renovation, or return of its products.

## Bobrick Washroom Equipment, Inc.

### Product Warranties and Limitations

The following Bobrick products are warranted to be free from defects in workmanship and material under normal usage from the date of purchase for the periods set forth below. *(Rust and discoloration to stainless steel parts resulting from exposure to harsh environmental and/or chemical conditions are not considered to be defects in workmanship or material and there is no expressed or implied warranty for such condition. Refer to Bobrick Advisory Bulletin [TB-21, Stainless Steel Cleaning and Maintenance](#).):*

#### **Washroom Accessories / Soap Dispensers    Limited Warranty**

ConturaSeries® Washroom Accessories    3 years

**Soap Dispensers**    3 years

B-26607, B-26617, B-26627, B-26637,  
B-306, B-4063, B-4112, B-822 Series,  
B-823, B-8231, B-8236, B-82316,  
B-824, B-828, B-8281, B-840, B-842, B-845,  
B-846, B-848, B-850, B-852, B-855, B-856,  
B-858

B-830 SureFlo® Soap System Soap Pumps    Lifetime warranty provided Bobrick SureFlo  
Soap is used exclusively with this product.

**Designer Faucets**    3 years

B-8870, B-8872, B-8875, B-8876, B-8878

#### ***Mirrors<sup>1</sup>***

B-165, B-1658, B-166 Series    15 years

B-290, B-2908, B-292, B-293, B-294 Series

B-164, B-167, B-169 LED Series    5 years

#### ***Hand Dryers<sup>2</sup>***

B-3725    Motor brushes 3 years; Ceramic water absorbent surface 1 year;  
all other parts 5 years

B-750 AirCraft®    Motor brushes 3 years; all other parts 10 years

B-708 AirGuard™    Motor brushes 3 years; all other parts 10 years

B-710 Compac™    1 year

B-715, B-715E    5 years

B-7120, B-7128 TrimDry™    Motor brushes 3 years; all other parts 10 years

B-7125 InstaDry™    5 years

B-7179 Fino collection    5 years

B-7180, B-7188 TerraDry™    Motor brushes 3 years; all other parts 10 years

B-770; B-778 DuraDry™    Motor brushes 3 years; all other parts 10 years

The following Bobrick dryers warranties is limited to the repair or exchange of defective parts at the option of Bobrick and is only extended to the original owner of the installed unit against defects in factory workmanship or material under normal use and service.

#### ***Koala Kare Products®<sup>3</sup>***

Baby Changing Stations KB101-00,  
KB-110-SSRE, KB110-SSWM,  
KB200-00, KB200-SS, KB310-SSRE,  
KB310-SSWM, KB311-SSRE

KB311-SSWM    5 years

Child Protection Seat KB102-00    5 years

## **Cubicles and Toilet Partitions**

### ***Cubicles and Toilet Partitions<sup>4</sup>***

Privada® Cubicles 10 Year<sup>8</sup>

Evolve Cubicles 10 Year<sup>8</sup>

**Cubicle Hardware 10 year<sup>8</sup>**

### ***Traditional***

DuraLineSeries®, CGL 1080/1180 25 years

SierraSeries®, SCRC 1090 25 years<sup>6</sup>

DesignerSeries™, HPL 1040 2 Year<sup>5</sup>

### ***Budget HPL Series***

MetroSeries™, HPL 1550 2 Year<sup>5</sup>

ClassicSeries®, HPL 1540 2 Year<sup>5</sup>

**Toilet Partition Hardware 1 year<sup>7</sup>**

<sup>1</sup> The following Bobrick mirrors are warranted against silver spoilage from the date of purchase for the periods set forth.

<sup>2</sup> The following Bobrick hand dryers are warranted to be free from defects in workmanship and material under normal usage from the date of purchase for the periods set forth.

<sup>3</sup> The following Koala Kare® Products are warranted to be free of defects in workmanship and material under normal usage, and a replacement policy against vandalism from the date of purchase for periods set forth.

<sup>4</sup> The following Bobrick toilet partition panels, doors and stiles are warranted against breakage, corrosion, delaminating and defects in workmanship from the date of purchase for the periods set forth (*this limited warranty is conditioned on the toilet partitions being properly installed, used and serviced*).

<sup>5</sup> Spraying down or hosing HPL partitions voids warranty.

<sup>6</sup> SCRC is a natural material comprised of wood chips, dyes and resins with a melamine surface. Edges lack a melamine surface and may discolor in environments with significant UV lighting. Discoloration of edges, should it occur, is not covered under warranty.

<sup>7</sup> All hardware and mounting brackets are guaranteed to be free from defects in material and workmanship provided for a period of one year from date of purchase. (*this limited warranty is conditioned on the hardware being properly installed, used and serviced*)

<sup>8</sup> *Manufacturer's Warranty: Manufacturer's standard 10 year warranty for material and workmanship. Manufacturer's standard 10 year guarantee against defects in material and workman ship for door hardware, frame, and mounting brackets.*

### ***Other Products***

Bobrick washroom accessories not listed above and hardware for all series of Bobrick toilet partitions are warranted to be free from defects in workmanship and material under normal usage service for one year from the date of purchase. (*Rust and discoloration to stainless steel parts resulting from exposure to harsh environmental and/or chemical conditions are not considered to be defects in workmanship or material and there is no expressed or implied warranty provided for such condition. Refer to Bobrick Advisory Bulletin TB-21, Effective Ways to Clean Stainless Steel.*)

### ***Limitations on Warranties***

In all instances, the purchaser's exclusive remedy against Bobrick is for the repair or replacement, at Bobrick's option, of warranted defective products or parts. Bobrick will also bear the cost of the purchaser's return of defective products or parts to Bobrick. Bobrick's warranties set forth above do not cover damage resulting from vandalism. No other remedy (including, but not limited to, damages for field labor charges, lost profits, lost sales, injury to persons or property or any other incidental or consequential losses) is available.

**Date of Terms:** Last updated 12/7/2021

# Advisory Bulletin



## TB-21 Stainless Steel Cleaning and Maintenance

- Always:** Wipe or polish with the grain direction of satin finishes.  
Remove any cleaning or soap residue from stainless surface with water and wipe dry with clean cloth.
- Caution:** Avoid cleaning products containing bleach, hydrochloric acids and or chlorides . . . these are frequently found in toilet bowl or tile cleaners and in abrasive scrubbing powders.  
Avoid use of steel wool which can leave behind fine particles that cause surface rust.  
Avoid use of abrasive cleaners on bright polish stainless steel surfaces.

| CONDITION                                                                                                                                                                                                    | CLEANING AGENT                                                                  | METHOD OF APPLICATION                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dirt, smudges, and fingerprints                                                                                                                                                                              | Use mild cleaning solution or stainless steel cleaners.                         | Apply cleaner.<br>Wipe off soil using a cloth or sponge for smooth surfaces and a soft brush for textured surfaces.<br>Rinse and dry.                                                                                                            |
| Graffiti                                                                                                                                                                                                     | Bobrick Graffiti Remover, part #891099 or equivalent.                           | Apply cleaner, rub spots with soft cloth or sponge.<br>Rinse and dry.                                                                                                                                                                            |
| Stubborn spots, atmospheric discoloration                                                                                                                                                                    | Liquid or spray stainless steel polish.                                         | As recommended by manufacturer.<br>Rinse or dry.                                                                                                                                                                                                 |
| Mineral deposit or scale from hard water                                                                                                                                                                     | Bathroom cleaners containing phosphoric acid or acetic acids.                   | Apply liberally, allow to stand for a few minutes; scrub with coarse toweling or soft bristle brush in direction of grain.<br>Rinse and dry.                                                                                                     |
| "Rust" discoloration resulting from exposure to harsh environmental and or chemical conditions<br><br>Note: Shower and other wet environments may need to be cleaned daily to minimize "rust" discoloration. | Appropriate cleaner listed above, plus 3M Scotch Brite pad #7447 or equivalent. | Clean surface as above, then rub stained area lightly with 3M Scotch Brite pad.<br>Clean with stainless steel polish.<br>Rinse and dry.<br>Rub only with the grain direction of satin finishes. . . do not use on bright polish stainless steel. |

continued . . .

## **Special Note for Toilet Partition Hardware**

Although stainless steel is very resistant to rust, there are certain conditions where this can happen depending on various factors listed below:

- Cleansers containing Chloride or Muriatic Acid (hydrochloric acid).
- Concentrated soap residue where chemical additives to soap may cause discoloration and potentially dry out and result in a rusting appearance.
- Environments where water has high iron content or where contact with iron occurs (such as steel wool, machining chips or iron residue or dust from installation or cleaning of other steel products) can leave a rusty residue.
- Presence of salt containing chlorides.

Remove rust discoloration or corrosion as soon as possible to prevent permanent discoloration and pitting of the surface. Regular cleaning can restore the original condition in most cases with proper maintenance and cleaning. DAILY cleaning should prevent discoloration (rusting and rusting appearance) and corrosion in high moisture environments such as showers and shower compartments.

### **Materials and Tools Required:**

- Mid abrasive cleaner such as Bar Keepers Friend (available at Home Improvement or Discount Stores).
- Soft Sponge and/or 3M Scotch Brite pad #7447 or equivalent.

### **Follow the Steps Below During Daily Cleaning:**

1. Apply a generous amount on the affected areas and rub with a damp sponge in the direction of the grain. NOTE: Avoid using caustic cleaners that contain chlorides as the abrasive nature of these products will further damage the steel's chromium film.
2. Rinse with clear water and gently towel dry.
3. Repeat cleaning process daily or more often depending on severity of rusting.