



Guide:

# Save Time and Money on Projects by Renovating Tile & Grout Surfaces without Replacement

PREPARED BY

SaniGLAZE International

SANIGLAZE GUIDE FOR ARCHITECTS,  
CONTRACTORS, AND PROPERTY MANAGERS

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## INTRODUCING THE SANIGLAZE SYSTEM

Renovation projects frequently call for significant value-engineered solutions to overcome budgetary constraints and to save time – or both! If you are involved in a commercial or institutional facility renovation project that includes areas like restrooms, hallways, kitchens, dining areas, food serveries, locker rooms, patient rooms, dormitories, then you will most likely need to address tile and other hard surfaces in your specifications. That is where the SaniGLAZE System comes in!

The SaniGLAZE System consists of innovative restoration processes engineered specifically for tile and other hard surfaces. When specified in commercial renovation projects, the SaniGLAZE System saves time and money for your clients,

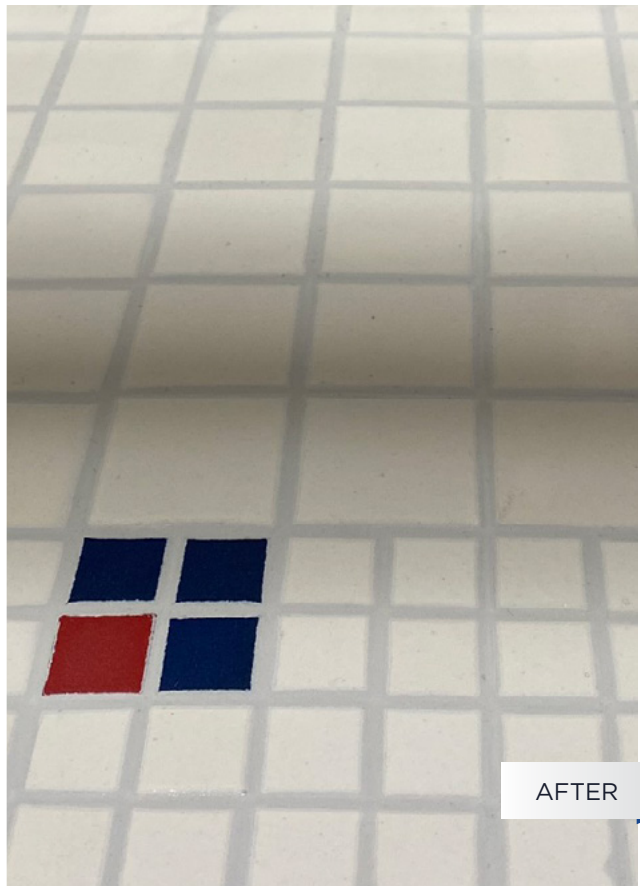
which enables resources to be applied to other facets of the project. Additionally, surfaces restored with the SaniGLAZE System are frequently better than a new replacement and are much easier to maintain.

With the SaniGLAZE System, tile and other hard surfaces that are worn down, unsanitary and will no longer come clean can be restored to looking (and smelling) good as new. And for older tile and hard surfaces stuck in the past with color choices from decades ago, the SaniGLAZE System offers color and design options to transform them into a whole new, updated look.

Architects, Designers and General Contractors have relied on the SaniGLAZE System for decades to deliver dramatic long-lasting tile and hard surface transformations that look good as new and require less effort to maintain than ever before.



BEFORE



AFTER

## FASTER AND MORE AFFORDABLE THAN REPLACEMENT

### Achieving More with Less

Even in the best of times, budgets present difficult financial challenges and choices. With the SaniGLAZE System, those choices don't always have to be hard.

When tile & grout and other hard surfaces become so foul or dingy and outdated that a new replacement surface seems to be the only option, the SaniGLAZE System can save your clients hundreds of thousands of dollars by helping them avoid the high cost of rip-out and replacement. Not to mention saving days, weeks and even months of time to meet tight deadlines.

In addition, SaniGLAZE professionals are experienced at working around other trades on the project and within the budget. The SaniGLAZE System isn't just a temporary fix – it's a sustainable solution that helps streamline maintenance and prevent future contamination.

Additionally, SaniGLAZE System service professionals offer periodic surface maintenance that can be tailored to a facility's specific needs, helping to maintain and prolong the life of those surfaces for years to come.

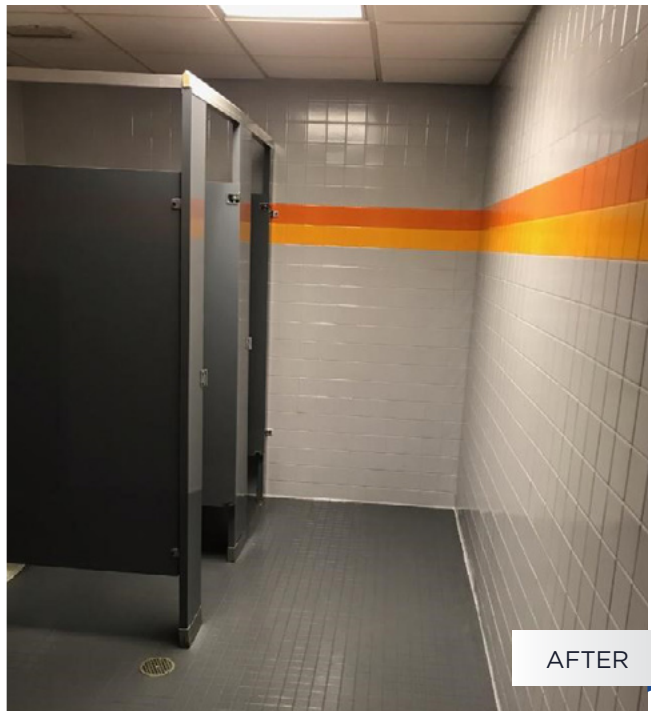
### Keep a Piece of History

So many buildings feature unique and beautiful tile – vintage work that can never be replaced but is soiled and in disrepair.

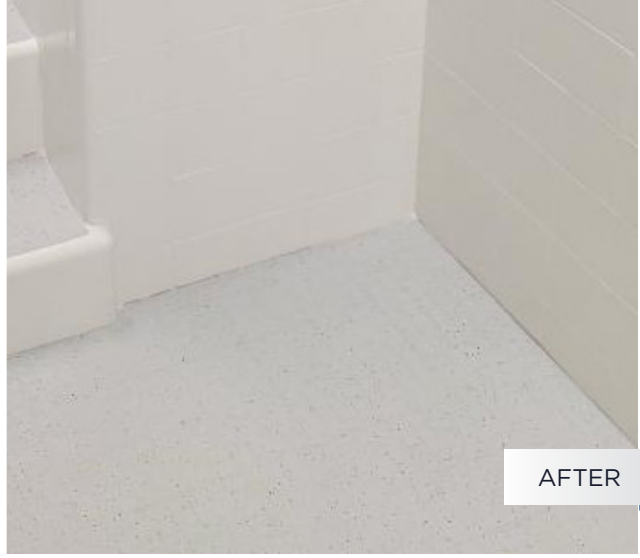
Whether it's restoring and protecting a mosaic tile installation, maintaining vintage hard surfaces in theaters or opera houses, or simply restoring historic buildings, businesses turn to the SaniGLAZE System when aesthetics, sanitation and preservation are essential. SaniGLAZE technicians can implement an attractive, sustainable solution to improve and protect antique surfaces with little to no downtime or disruption.



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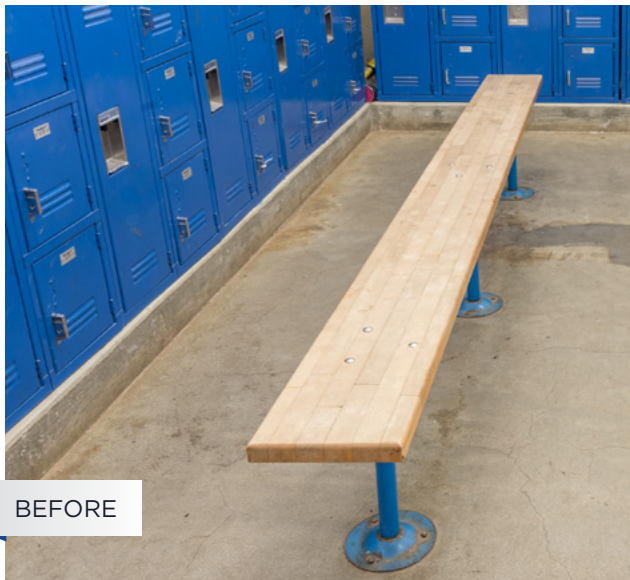
### Use Cases

Whether it's a restaurant kitchen floor or a patient shower room, the SaniGLAZE System is comprised of a variety of processes and products that can sanitize, protect and transform tile and other hard surfaces in a matter of days. No more demolition and the hazards it presents. No more disposal fees or purchasing new materials.

SaniGLAZE System Processes can be applied to floors and walls on most hard surfaces.

### This includes, but is not limited to:

- Restrooms
- Showers
- Locker Rooms & Athletic Facilities
- Kitchens
- Lobbies & Offices
- Pool Decks
- Concrete





## With the SaniGLAZE System, you get a solution that's:



### AFFORDABLE

Less than half the cost of replacement



### QUICKER

No construction headaches



### LONG-TERM

Extends the life of your surfaces



### BETTER THAN NEW

Gives you floors that stay cleaner, longer

## A Tile Flooring and Hard Surfaces Solution Backed by Science

The SaniGLAZE System addresses the science of tile & grout and other hard surfaces. Whether it's trying to keep up with America's aging buildings and infrastructure or protecting hard surfaces after new construction, maintaining attractive tile and grout surfaces depends on eliminating porosity, especially for surfaces with grout. Most grout lines are inherently porous. And even durable tile can develop micro-cracks and crevices where dirt, mildew, and even infection-causing pathogens can hide.



BEFORE



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SaniGLAZE System processes begin with a deep extraction process, removing any embedded soiling or contaminants. Then, the proprietary sealing and shielding processes enable the SaniGLAZE System to practically eliminate porosity to provide an effective solution that protects against future soiling and contaminants.

## SaniGLAZE Works On:



Tile and Grout Flooring



VCT



Concrete Floors and Walls



Partitions



Tile and Grout Walls

## BREAKING DOWN THE COSTS FOR TILE REPLACEMENT IN A COMMERCIAL OR INSTITUTIONAL FACILITY

When estimating the total cost for tile replacement in a commercial or institutional facility, there are multiple phases that must be taken into account to arrive at an accurate cost estimate. The table below provides an overview of the phases involved in replacing a tiled flooring surface, along with the potential tasks and estimated cost range for each phase of replacement.

Phase	Tasks	Min. Est. \$/SF	Max. Est. \$/SF
Remove existing tile surface	<ul style="list-style-type: none"> <li>Remove and store furniture and fixtures</li> <li>Tear-out existing tile surface</li> <li>Remove debris from facility</li> <li>Dispose of debris on-site or haul to landfill</li> </ul>	\$2.50	\$6.00
Prep/reconstruct underlayment	<ul style="list-style-type: none"> <li>Inspect underlayment for damage or moisture problems</li> <li>Replace underlayment</li> <li>Level underlayment</li> <li>Prep and clean-up for installation</li> </ul>	\$1.50	\$7.00
Install new tile and grout surface	<ul style="list-style-type: none"> <li>Install new tile</li> <li>Cut pieces to fit</li> <li>Float grout into joints</li> <li>Clean-up grout mortar left on tile</li> <li>Set-up protection to prevent traffic until tile has set properly</li> <li>Re-install furniture and fixtures</li> </ul>	\$13.50	\$33.00
Soft costs	<ul style="list-style-type: none"> <li>Architectural plans, permits and inspections</li> <li>Limited or no access to area for tenants and building occupants while project is underway and until area is back in service</li> </ul>	amount varies	amount varies
TOTAL COST		\$17.50	\$46.00

As can be seen in the preceding table, there is more to estimating the true cost of replacing a tile surface than is usually taken into account. Whether your project will be on the minimal or maximal side of the cost range depends on factors that include:



**Cost of labor, which is impacted by**

- Location of project
- Union vs. open shop
- Davis-Bacon wages vs. prevailing wages



**Materials selected for the project**



**Time and effort required to remove debris**



**Degree of difficulty dealing with fixtures and furniture**



**Impact of taking the area out of service until replacement is complete**



**The time and expense associated with permits, architectural plans and inspections**

While it is true that many of the newer materials offer better resistance to soiling and greater durability, it is false that they don't require specialized maintenance to maintain their pristine condition. Therefore, unless proper maintenance is routinely carried-out, then even the newly installed tile surface will soon become unsightly and unsanitary.

Given all of the above, it is easy to see why in many cases restoration with the SaniGLAZE System is the better value. With total costs for a complete restoration or make-over ranging from \$8.00/sf to \$15.00/sf, along with minimal downtime, superior maintainability and no construction headaches, the SaniGLAZE System is the right choice for many projects where tile replacement is being considered.



## **Complete Flooring Restoration with the EnduraGLAZE and GroutGLAZE Processes**

The SaniGLAZE System offers two processes that can turn back the clock to make tile and grout look brand new. EnduraGLAZE provides an exceptionally high level of appearance and protection by cleaning, sealing and shielding both grout lines and tile. For flooring or walls that only need grout restoration, GroutGLAZE offers cleaning, sealing and shielding for grout lines only.



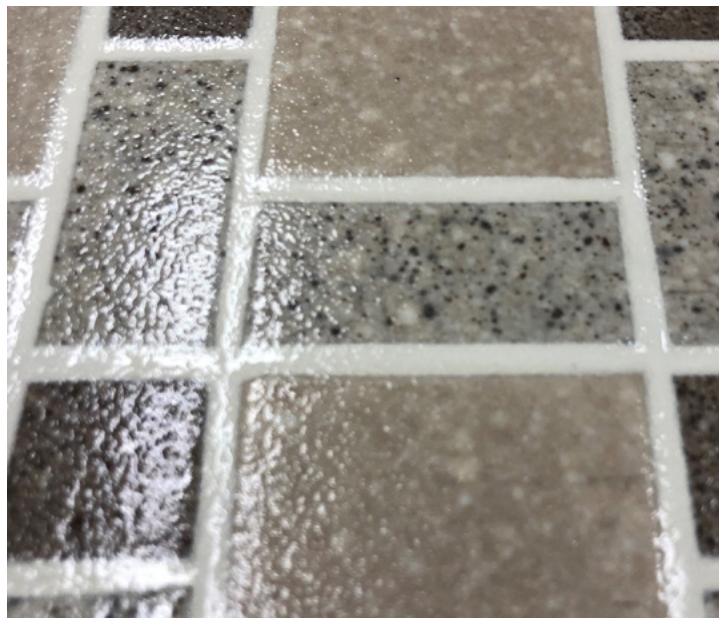


## ENDURAGLAZE

### Delivering Intense Restoration with Sanitation and Strength

EnduraGLAZE protects tile and grout from foot traffic and abrasions, while also sealing grout lines and surface imperfections, repelling moisture and keeping bacteria and contaminants from penetrating the surface.

This helps eliminate pervasive, foul odors, reduce the need for harsh cleaning and chemicals, and ease the burden of daily maintenance.



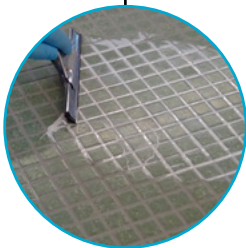
## THE ENDURAGLAZE PROCESS

EnduraGLAZE - the powerhouse of SaniGLAZE System processes - takes a three-pronged approach to restoring and protecting tile and grout surfaces.



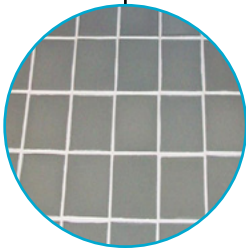
### STEP ONE

The first step in transforming dirty or decaying tile and grout surfaces begins with the XcelKLEEN process, which delivers deep cleaning by extracting moisture and contaminants. This extraction is an essential part of preparing surfaces for additional SaniGLAZE processes.



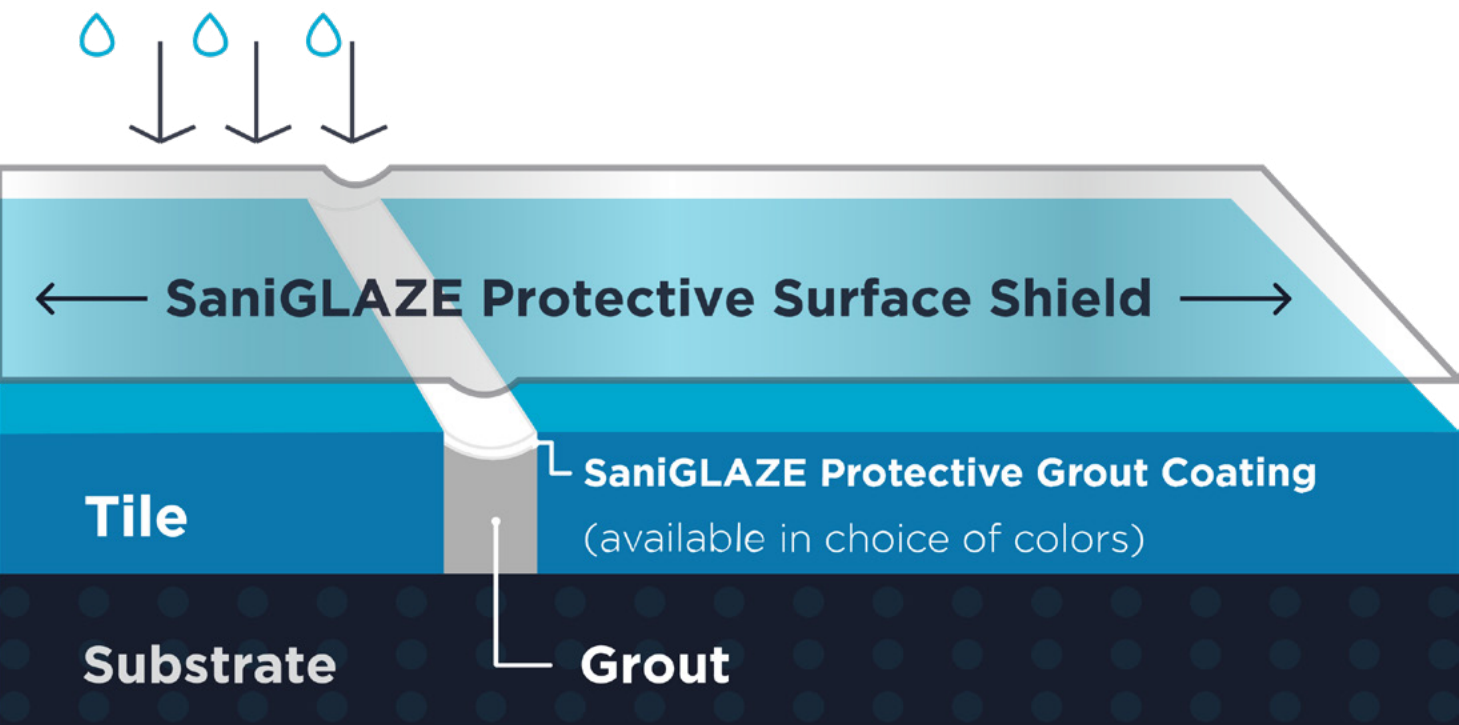
### STEP TWO

The second step is the installation of a protective SaniGLAZE System coating over the grout lines, which occurs after any necessary repairs are made. Grout coatings are available in a variety of colors.



### STEP THREE

After the grout lines have been repaired, cleaned and restored, the surface is ready for the final step of the EnduraGLAZE service - the application of a protective shield over the entire area.





## The Science behind EnduraGLAZE

EnduraGLAZE is a customizable process that can be tailored to the condition of the tile & grout surfaces, the amount of traffic and other factors. A certified SaniGLAZE System service professional can guide you in the selection of the products best suited for your tile & grout repair and restoration needs.

### PRODUCTS USED IN THE ENDURAGLAZE PROCESS:

**SaniKOTE** is a proprietary grout coating formulated to form-fill, making it ideal for sanded or wide grout joints 3/16" or greater in width. Armor-like strength and a wide variety of colors make it a popular product used on floors, walls and decorative tile splashes.



**High Build Glazing Compound**, is a proprietary grout coating formulated to be more viscous, making it the perfect choice for narrow or non-sanded grout joints that are 3/16" or less in width. It can also be used to raise the height of grout joints and replace missing grout. It is also available in a variety of colors.



**SaniSEAL** is a proprietary penetrating total surface sealer (or impregnator) used for quarry, brick paver and Saltillo tile, or for situations where a topical film coating isn't recommended.



**SaniTECH II** is a urethane-based total surface film coating with excellent abrasion and chemical resistance – perfect for heavy use and high maintenance areas. It has nearly zero VOC content and is available in a low or high gloss.

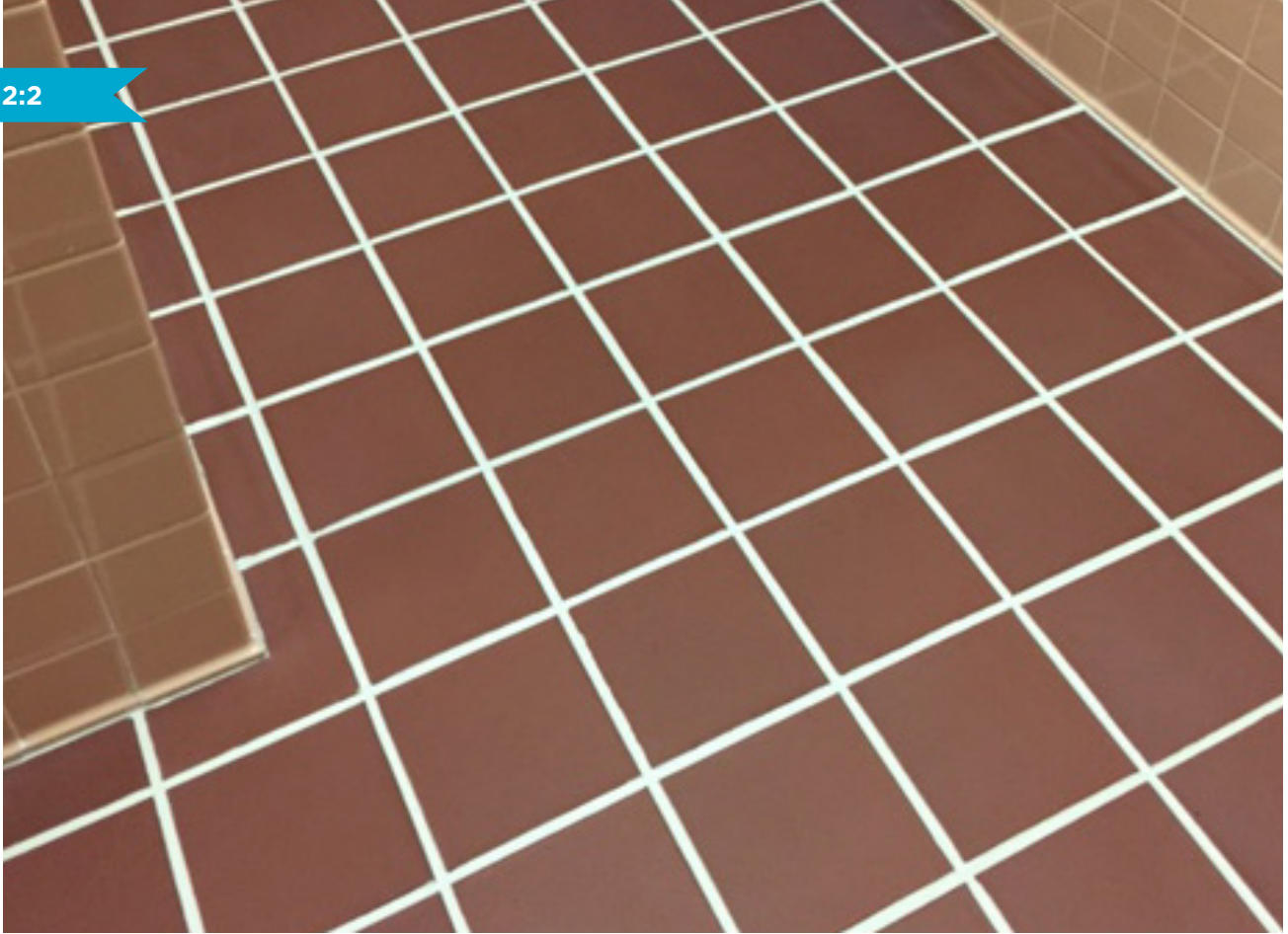


**SaniMAX** is hybrid epoxy total surface film coating based on a proprietary polymer called Xolite. SaniMAX delivers stain, scratch, scorch, and UV resistance. Because it's self-priming and fast-curing, this product offers value and speed, as well as resistance to graffiti, cleaning products, common solvents and hand sanitizers.



**SaniGLAZE Textite** is a polymer-based microsphere product that can be added to SaniMAX to enhance durability and style, as well as to boost a surface's coefficient of friction in order to improve safety. It is available in a variety of textural grades from fine to coarse.





## GROUTGLAZE

**When Dingy Grout Lines  
are the Problem,  
GroutGLAZE is the Solution**

Dirty, mildewed grout lines tend to be a common problem that often goes without a long-term solution. This is because grout lines often act as tiny water troughs, catching befoiled liquids as floors are cleaned. If the grout, which is naturally porous, is left unsealed, moisture and contaminants eventually penetrate the grout lines, creating dingy, odorous conditions for tile and grout surfaces – whether they are in an commercial restroom, operating room or restaurant kitchen.

Sanitizing stained grout lines often involves strong chemicals and harsh agitation – approaches that tend to degrade the grout further. This creates even more cracks and holes for bacteria to breed in, and the cycle continues.



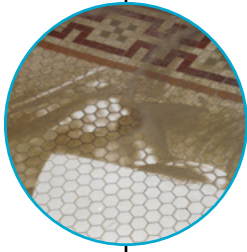
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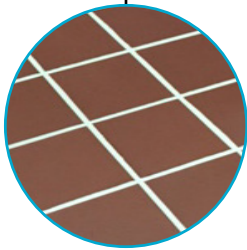
## THE GROUTGLAZE PROCESS

GroutGLAZE is a restorative bonding process for grout joints in which a specialized protective coating is installed over the existing grout.



### STEP ONE

Contaminants are extracted from the entire tile and grout surface through the SaniGLAZE XcelKLEEN process. Note, GroutGLAZE is appropriate for all tile sizes and is the ideal solution for cleaning and sealing grout lines on surfaces where tile coatings are not recommended or tile cleaning isn't needed.



### STEP TWO

A certified technician installs the appropriate SaniGLAZE® protective coating.

**Tile**

**Substrate**

**SaniGLAZE Protective Grout Coating**  
(available in choice of colors)

**Grout**



## Products Used in the GroutGLAZE Process

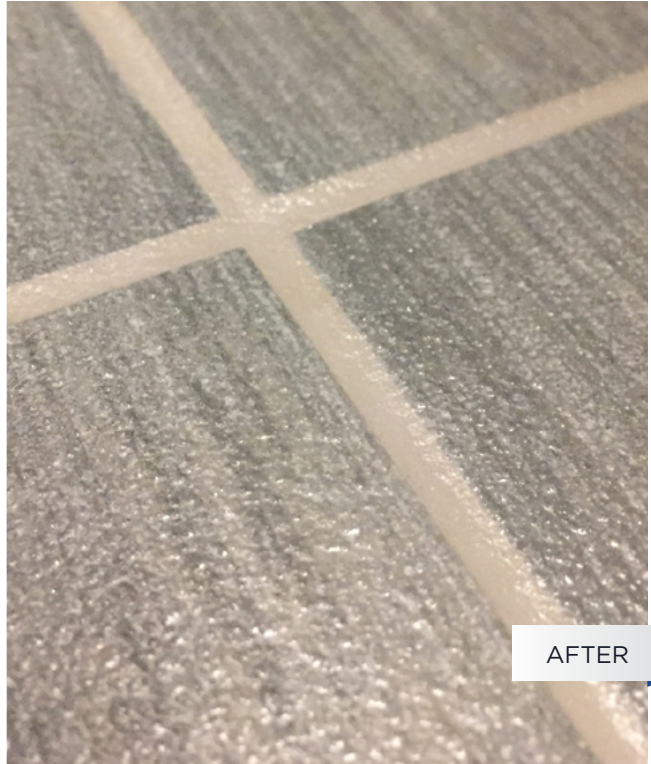
The GroutGLAZE process relies on two SaniGLAZE grout coatings – SaniKOTE and High Build Glazing Compound. Both products are available in a wide range of colors.



**SaniKOTE** is ideal for sanded or wide grout joints  $\frac{3}{16}$ " or greater in width, designed to form-fill and boasts incredible strength.



BEFORE



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**High Build Glazing Compound**, which is formulated to be more viscous, can be used to replace missing grout and raise the height of grout joints. It's the perfect choice for narrow or non-sanded grout joints that are  $\frac{3}{16}$ " or less in width.

## **Adding Color to Sparkling Sanitation with These SaniGLAZE Processes**

For tile and hard surfaces that needs a dramatic color transformation and/or has holes or large chips, SaniGLAZE offers two great solutions.

These innovative SaniGLAZE products don't just deliver ongoing durability and protection – they transform dingy, aged flooring into eye-catching surfaces, capable of dazzling the eye with bright metallics or soothing the mind with fresh, new color.





## CHROMAGLAZE

### A Cost-Effective Answer to Restoration and Recoloring Needs

Sometimes a tile and grout surface needs more than restoration – it needs a full makeover. When facilities require a bit more than sanitation and shine, the ChromaGLAZE process is a superb solution for upgrading both style and protection.

ChromaGLAZE relies on the SaniGLAZE restorative bonding process to install an incredibly durable, pigmented coating over the entire tile and grout surface.



BEFORE



AFTER



## THE CHROMAGLAZE PROCESS



### STEP ONE

Moisture and contaminants are removed with the XcelKLEEN process.



### STEP TWO

Once sanitized, a pigmented coating is installed over the entire surface. This eliminates porosity and delivers a neat, unified look while completely restyling a room's appearance by changing its color.

SaniMAX® is used to install an additional clear coat of protection over tile and grout surfaces. In areas where safety is paramount, such as patient rooms and athletic centers, Textite can be added to improve the coefficient of friction and reduce the potential for slips, trips and falls.



← **SaniMAX-C Tinted Protective Coating** →

**Tile**

**Substrate**

**Grout**

## Products Used in the ChromaGLAZE Process

There are primarily two SaniGLAZE products used for the ChromaGLAZE process – SaniMAX-C and Textite.



**SaniMAX-C** is a game-changer, offering color transformation alongside superior tile and grout surface protection. The resins in Xolite form an incredibly strong, cross-linked structure that defies staining and scuffing, and offer exceptional durability.

SaniMAX-C provides all the benefits of an epoxy-based system, like strength and chemical resistance, with none of the drawbacks – such as brittleness, chipping or fading from UV instability. Its tightly-knit chemical structure also makes tile and grout surfaces easier to maintain, sealing cracks and imperfections so moisture and contaminants cannot penetrate the surface to breed bacteria and odors.

There are more than 100 colors in our standard collections, with color matching services beyond that in some circumstances.

Your local Service Provider can provide you the full list of options for your project.

### The Essentials Collection



### The Brighter Side Collection



**Textite** can be added to SaniMAX-C to take protection to the next level. This compound of micro-particles can be used to improve appearance and the COF of some tile and grout surfaces. The added particles come in a variety of sizes.



## VARIGLAZE

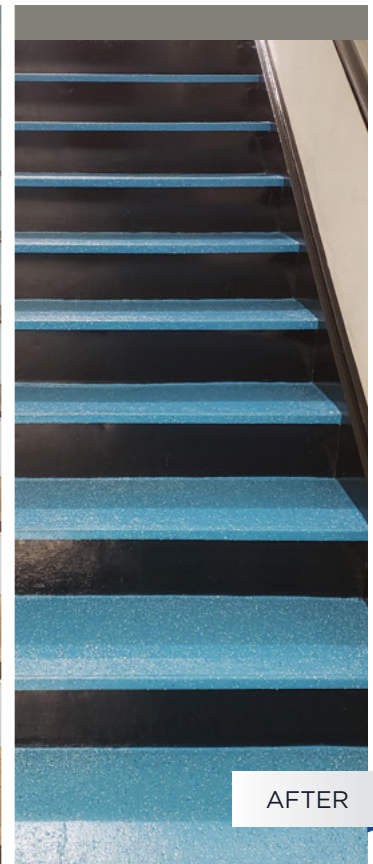
### For a Dazzling and Dramatic Change, Turn to VariGLAZE

Out of all the transformative SaniGLAZE System processes, VariGLAZE is the ultimate magician. With the perfect balance of science and pizzazz, the VariGLAZE process dazzles with its ability to transform a variety of hard surfaces, delivering a terrazzo-like appearance while sealing out moisture and contaminants.

The VariGLAZE process is specified for all tile sizes, as well as additional hard flooring surfaces. It is the perfect solution for situations that require a dramatic transformation and an exceptionally high level of appearance, while still delivering superior protection. Holes or large chips in tiles can be repaired to look better than ever before.



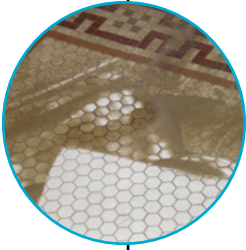
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## THE VARIGLAZE PROCESS



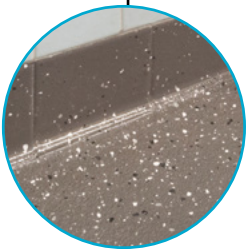
### STEP ONE

Like all SaniGLAZE processes, VariGLAZE begins with a deep extraction of foul liquids and contaminants.



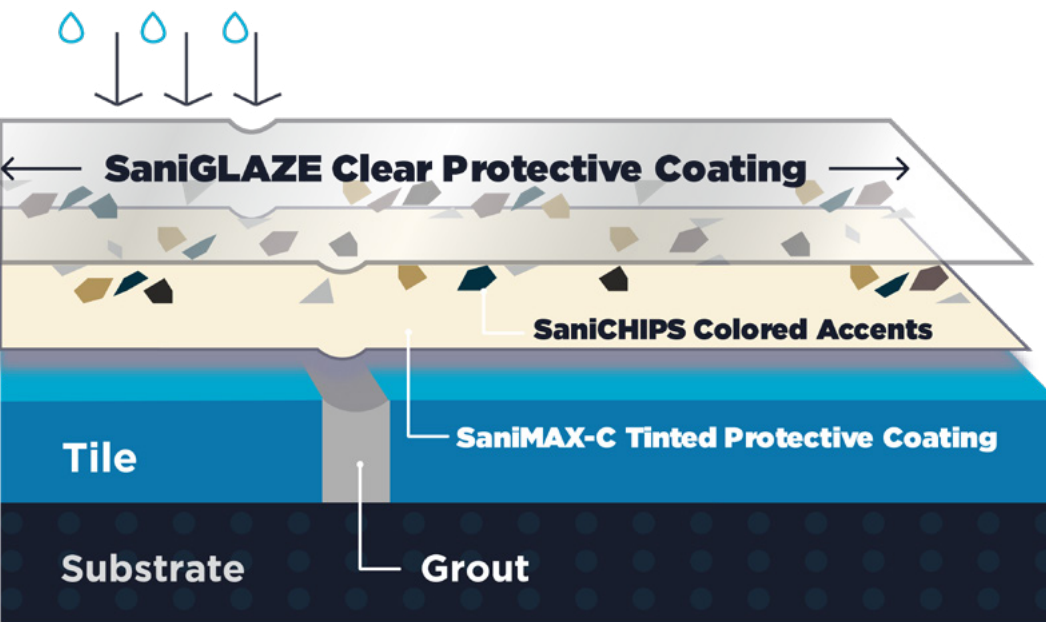
### STEP TWO

Once the surface is sanitized and ready for restoration, VariGLAZE uses the restorative bonding process to install a durable base coating over the entire surface. This base coat is pigmented and available in an array of colors. A unifying color creates a tidy look, and the application of filler material to the substrate – highly recommended for tile and grout surfaces – eliminates the appearance of grout lines. This is done before the base coat is applied, setting the stage for a sleek new appearance.



### STEP THREE

Once the base coat is down, vinyl chips are scattered over the surface to the desired density. After the base coat is dry, a clear coat of a protective SaniGLAZE shield is applied to seal the flakes and base coat together, protect against abrasion and repel moisture and contaminants. A special compound of micro-particles can also be added to the clear coat to enhance appearance and improve the coefficient of friction.



### Expanding Creativity and Function with Product Versatility

SaniGLAZE products used in the VariGLAZE process are SaniMAX, SaniMAX-C, SaniCHIPS and Textite.



**SaniMAX-C** is a game-changer, offering color transformation alongside superior tile and grout surface protection. The resins in Xolite form an incredibly strong, cross-linked structure that defies staining and scuffing, and offer exceptional durability.

SaniMAX-C provides all the benefits of an epoxy-based system, like strength and chemical resistance, with none of the drawbacks – such as brittleness, chipping or fading from UV instability. Its tightly-knit chemical structure also makes tile and grout surfaces easier to maintain, sealing cracks and imperfections so moisture and contaminants cannot penetrate the surface to breed bacteria and odors.



**Textite** can be added to SaniMAX-C to take protection to the next level. This compound of microspheres can be used to improve appearance and improve the COF of some tile and grout surfaces. The added particles come in a variety of grades from fine to coarse.



**SaniCHIPS** are accent flakes available in various color schemes that are comprised of water-based, resin materials and inorganic minerals.

SaniCHIPS can be ordered in a single color – chosen from about 100 color chip options. These color options can also be combined to create custom blends.

They can also be used to create unique designs on both floors and walls – even sensory experiences that can be beneficial in healthcare or child-centric settings.



#### Wood SaniCHIPS

Introduce a touch of organic, as well as soothing, natural textures with the use of wood SaniCHIPS, available in different types.



#### Metallic SaniCHIPS

Nothing introduces shine and depth like the use of metallic chips. Available in various shades of silver, gold, copper and mica, these metallic SaniCHIPS distract from dirt and debris while creating a modern look with plenty of style and flair.



#### Illuminating SaniCHIPS

Glow-in-the-dark and black light-responsive chips can be used in numerous applications, whether that's charting a path in dark conditions, enhancing efficiency in lab or facility settings, or assisting the elderly and impaired when light is low.





## Put Your Best Foot Forward With SaniGLAZE

Architects, Designers and General Contractors turn to the SaniGLAZE System because it provides great value to their clients.





## DINGY, ODOROUS FACILITIES SEND A MESSAGE; SANIGLAZE SENDS THE RIGHT ONE

Numerous studies of schools, hospitals and businesses have revealed that staff, students, residents and other facility occupants have some deep feelings about facility cleanliness and appearance. In addition to universally desiring a clean space that is well stocked and offers privacy, people often view a business' investment in facility cleanliness as a reflection of its feelings about its staff.

Employees often believe poor sanitation and disrepair means the company doesn't prioritize their safety and health. Awareness of the SaniGLAZE System often grows through word-by-mouth simply because happy employees show off their restored areas to other staff members. As employees take better care of restored spaces, it garners even more upper-level attention.

**A study of 43,021 respondents across 351 offices found that cleanliness was correlated with employee satisfaction.**

*Source: Building and Environment Journal*

When companies invest in the well-being of their employees, everyone wins.



## PROTECTING YOUR BRAND AND ENCOURAGING BETTER HABITS

Foul restrooms or locker rooms affect more than staff, they can also leave a terrible impression on customers and other facility visitors, which then spreads to their perceptions about the business, its staff, and products or services.

Unkempt, smelly restrooms don't just harm an individual business – they can damage its brand, whether local or international – and today's

disgruntled customers tend to be vocal thanks to social media.

That's why numerous businesses depend on the SaniGLAZE System to restore dingy, odorous restrooms to like-new condition. It not only reduces

odor and streamlines maintenance, it encourages cleanliness. Customers work harder to maintain a clean space, such as flushing toilets or placing waste in a bin, when they feel it's attractive and sanitary.

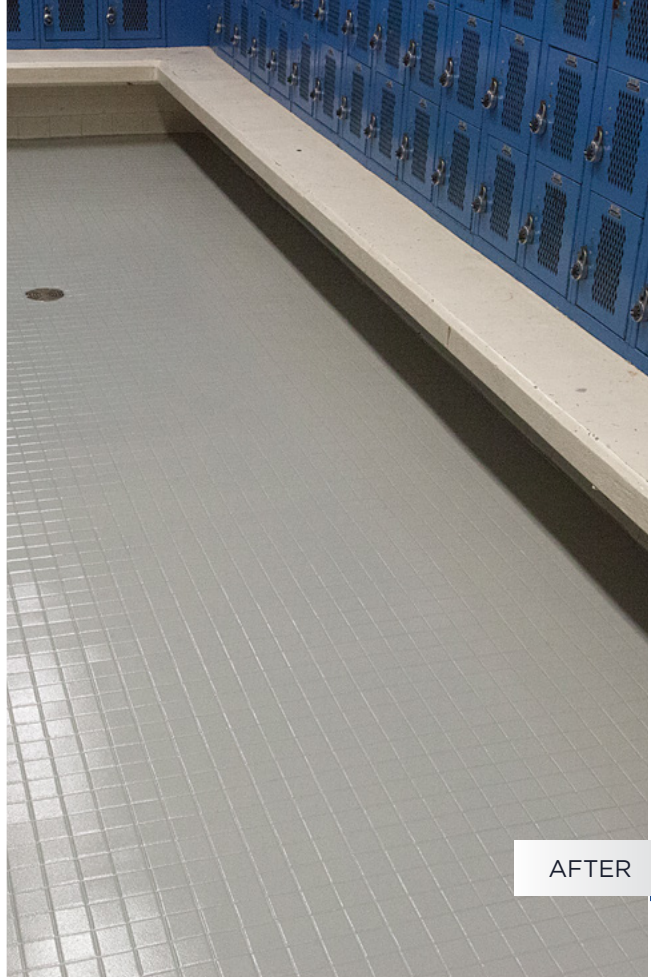
**93% of Americans say foul odors negatively affect their perception of an organization.**

*Source: The Harris Poll*





BEFORE



AFTER

## SHOW YOUR TRUE COLORS

Sealing tile and grout surfaces presents an affordable opportunity to interweave company or school colors into restored spaces. Services like GroutGLAZE and ChromaGLAZE can recolor both tile surfaces and grout lines – creating new possibilities for integrating your brand colors onto floors and walls while providing long-lasting protection.

Thanks to its ability to color match and eliminate tile and grout porosity, SaniGLAZE is frequently relied upon by athletic centers and gyms, as well as commercial kitchens and colleges.

## SAFEGUARDING HEALTH

Protecting the health and safety of workers, residents or patients is a critical part of business, especially so in the healthcare field. When sanitation is essential, hospitals, nursing homes and even commercial kitchens look to SaniGLAZE to help reduce the potential for bacterial contamination and ease the burden of daily maintenance.

EVS directors frequently depend on SaniGLAZE to help clean and sanitize everything from patient shower rooms to hospital ORs. In the age of COVID-19, eliminating tile and grout porosity and regular disinfection will play a critical role in facilitating workplace safety and encouraging consumer trust.

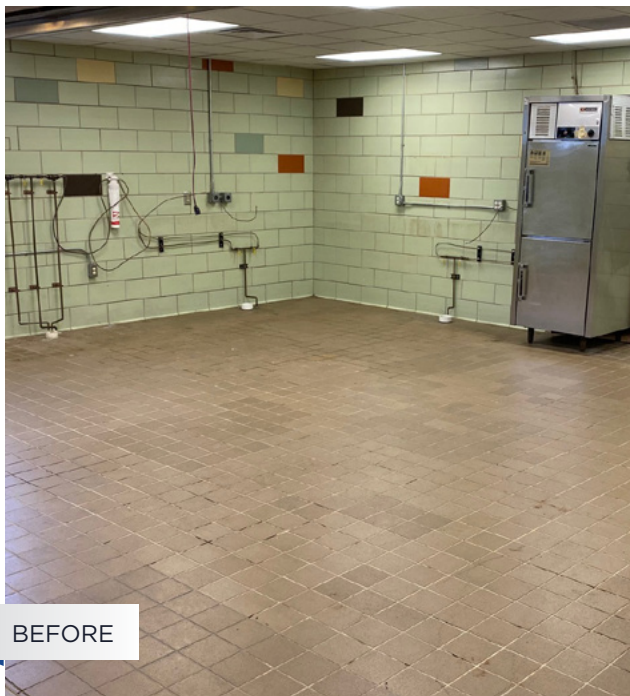




## PREPARING FOR INSPECTIONS

Numerous industries face oversight and regulation that make their appearance known in the form of inspections. For many businesses, especially those in healthcare, inspections are tremendously important and can impact accreditation, certifications and the public's trust.

It's no surprise, then, that many companies put a tremendous amount of labor and resources into preparing for these important inspections. SaniGLAZE can assist with this burden by restoring and beautifying problem areas, allowing staff to focus on other preparations. Several hospitals that rely on SaniGLAZE to prepare for inspections like the HCPCS have reported improved scores.



BEFORE



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## Getting Started with SaniGLAZE

Specifying the SaniGLAZE  
System in your project.

## PICKING YOUR SANIGLAZE PROCESS

### SaniGLAZE Processes Compared

EnduraGLAZE	ChromaGLAZE	VariGLAZE
<b>VISUAL RESULTS</b> <p>Tile is restored to original color.</p> <p>Grout color can be changed.</p>	<b>VISUAL RESULTS</b> <p>Tile and grout color are changed for one cohesive result. Walls and borders can use an accent color.</p>	<b>VISUAL RESULTS</b> <p>Base color changed across entire surface.</p> <p>Accent chips of up to three colors added.</p>
 Flagship Process	 Changes Floor Look and Feel	 Changes Floor Look and Feel
 Restores Floor Look and Feel		
<b>HOLE REPAIR OPTIONS</b> <p>Not designed for tile with large chips or holes.</p>	<b>HOLE REPAIR OPTIONS</b> <p>Holes or large chips in tile can be repaired.</p>	<b>HOLE REPAIR OPTIONS</b> <p>Holes or large chips in tile can be repaired.</p>
<b>USE CASES</b>	<b>USE CASES</b>	<b>USE CASES</b>
 Tile	 Tile	 Tile
 Grout	 Grout	 Grout
 Walls	 Walls	 Baseboards
 Baseboards	 Baseboards	 VCT
	 Partitions	 Concrete
	 VCT	 Epoxy
	 Concrete	
	 Epoxy	
<b>COST</b>	<b>COST</b>	<b>COST</b>
\$\$-\$\$\$\$	\$-\$\$\$\$	\$\$\$-\$\$\$\$\$

Want more information on SaniGLAZE System processes? Request our Process Guide [here](#) today!



# Transformation & Restoration with SaniGLAZE

We'd love for SaniGLAZE to be included on your next project.

For more information and to schedule your free consultation with one of our local Service Providers across North America, email us at [info@saniglaze.com](mailto:info@saniglaze.com).



**Contact SaniGLAZE via email, phone or online to learn how our flooring solutions can improve your project today.**

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