babcockdavis®

Installation, Operation + Maintenance Manual

EnvIRONtread II, MATdesign, MATrac, QuietFLEX

SURFACE MOUNT ALUMINUM FRAMES

Models: BFD38SAM, BFQ38SAM, BFT38SAM, BFV12SAM

EnvIRONtread II Rigid Grille is constructed of recycled, reversible, and sustainable materials and is effective in any type of high-traffic entrance. The envIRONtread II provides a scraping and absorbing functionality and is suitable for zones 2-3.

MATdesign Roll-Up Mat is engineered with aluminum rails, ball and socket aluminum hinges and drain holes to allow debris and moisture to flow through the mat.

MATrac roll-up mat is ideal for interior, low traffic and retrofit applications. This lightweight mat is easy to install and rolls back for easy cleaning.

QuietFLEX roll-up mat is constructed of LDPE hinges to reduce traffic noise. The lightweight aluminum rails make this mat easy to roll back for routine maintenance.

Great Products. Better Partners.

Babcock-Davis is a leader in roof hatches, smoke vents and safety railings for the commercial roofing market. We also manufacture architectural access and safety-related building products for commercial structures. Babcock-Davis provides local connections through a broad distribution network to accelerate and simplify the building process for contractors and building owners, offering hassle-free services including access to technical experts, REVIT tools for BIM, HPDs for LEED v4, 3-part specifications and AIA-accredited continuing education courses.

©2025 Babcock-Davis

Rev 12/2025

GENERAL SAFETY PRECAUTIONS Improper selection, installation, or use can cause personal injury or property damage. It is solely the responsibility of the user, through its own analysis to select products suitable for their specific application requirements, ensure they are properly maintained, and limit their use to its intended purpose. Follow proper local, state and federal regulations for proper installation and operation requirements.

Introduction + Safety

Please read the complete instructions carefully before beginning any work. To ensure proper installation and performance of the product, the following actions must be completed by the installing contractor. Failure to do so will affect product warranty.

Transportation + Storage

- Inspect all shipments and materials for missing or damaged components and hardware.
- Material must be stored in a clean, dry location.

Preparation

- Locate the packing slip(s) and/or shop drawings.
- Verify that all products listed on the packing slip are included in the package.
- Check the products for damage. If products are damaged, report a freight claim immediately and leave the products in their packaging. If you sign for products without reporting damage you waive your right to a freight claim and will be responsible for their replacement cost.
- Read the instructions thoroughly before beginning installation.

Tool List

- Level
- Marking Pen
- Drill, and 1/4" Drill Bit
- Screwdriver, Phillips
- Wrench, Adjustable
- Silicone caulk, Caulk gun
- Utility Knife
- Pry Bar
- Clean-up tools – see section on Cleaning the Treads

Great Products. Better Partners.
Babcock-Davis is a leader in roof hatches, smoke vents and safety railings for the commercial roofing market. We also manufacture architectural access and safety-related building products for commercial structures. Babcock-Davis provides local connections through a broad distribution network to accelerate and simplify the building process for contractors and building owners, offering hassle-free services including access to technical experts, REVIT tools for BIM, HPDs for LEED v4, 3-part specifications and AIA-accredited continuing education courses.

©2025 Babcock-Davis
Rev 12/2025

INSTALLATION

INSTALL THE FRAME

A flat floor and accurately installed frames are critical to the overall performance of the grille.

1. Verify that the floor is flat within 1/8” over 10’. Floor must be flat to prevent damage to the mat / grille. Utilize a self-leveling compound (provide by others) if necessary to ensure a level floor surface.
2. Position the pre-cut and pre-mitered frame pieces on the floor as indicated on the shop drawings.
3. Mark the fastening point locations on the frames. The required locations are indicated on the shop drawings. Otherwise, evenly space the fastening points at a maximum distance of 24” on all sides of the frame. Drill and countersink 1/4" diameter holes at the marked locations.
4. Mark and drill 1/4" diameter holes in the floor for the anchors.
5. Using the provided anchors, secure the frame to the floor.

INSTALL THE GRILLE

1. Clean the recess thoroughly. Note that debris will cause irregularities in the recess that may cause the grille to rock or create a tripping hazard.
2. Consult drawings to determine the correct locations of the grille sections.
3. Set grilles into the recess.
4. Save the installation and maintenance instructions and include them with the closeout documentation for the owner and maintenance personnel.

INSTALL THE MAT

1. Clean the recess thoroughly. Note that debris will cause irregularities in the recess that may cause the mat to rock or create a tripping hazard.

Great Products. Better Partners.
Babcock-Davis is a leader in roof hatches, smoke vents and safety railings for the commercial roofing market. We also manufacture architectural access and safety-related building products for commercial structures. Babcock-Davis provides local connections through a broad distribution network to accelerate and simplify the building process for contractors and building owners, offering hassle-free services including access to technical experts, REVIT tools for BIM, HPDs for LEED v4, 3-part specifications and AIA-accredited continuing education courses.

©2025 Babcock-Davis
Rev 12/2025

2. Consult drawings to determine the correct locations of the mat sections. Mats provided in multiple sections in the traffic direction will include an additional hinge for combining the sections.
3. Unroll the mat inside the frame. Push the mat tightly up against one side of the frame. Trim the attached vinyl filler to ensure a tight fit in the recess.
4. Save the installation and maintenance instructions and include them with the information that will be passed on to the owner or maintenance personnel.

MAINTENANCE

Continued maintenance is critical to the long-term safety and performance of the mat / grille. Remove the mat / grille and clean the recess periodically to prevent the surface from becoming uneven. Debris build up within the recess could lead to deflection in the grille and may possibly cause tripping hazards. Lifting hooks are not required to remove the grille/mat. If necessary, use a screwdriver or pry bar to assist in removing the grille/mat from the recess.

The type and schedule of maintenance of your grille or mat will depend upon location and amount of traffic. See the outline below for cleaning instructions for the variety of tread insert materials.

- **EcoTread™**
  - Use a mild detergent and water with a soft bristle brush or microfiber mop.
  - Do not use petroleum-based products to clean recycled rubber. These types of solvents will damage or fade the treads.

- **Premium Carpet or EnvIRONtread® II**
  - A good heavy-duty vacuum cleaner with a rotating brush is the most effective way to routinely clean the carpet in your entrance Grille or mat. By vibrating the fibers, this type of vacuum not only cleans the surface of the carpet, but also removes soil that is imbedded into the pile. The rotating brush aids in keeping the pile upright for longer lasting beauty.
  - The heaviest traffic areas should be vacuumed daily and the light traffic areas as infrequently as weekly.
  - Carpet should be deep cleaned with a hot water extraction cleaner once per month or when vacuuming will no longer remove the soil. This may be monthly, quarterly, or longer, depending upon soil and traffic conditions.

©2025 Babcock-Davis

- Inspect the grille or mat regularly for spots and stains, to reduce the possibility of them becoming permanent.
- Removing Spots
  - If the spot is semi-solid, scrape with a spoon or spatula and then blot with a damp sponge. Work from the edge of the spot to the center. This will keep the stain from spreading. If this procedure does not work, use a spot remover.

  - We recommend a dry system because it reduces solid build-up won't leave floors wet and slippery, and there is no risk in damaging the carpet from dye bleeding. For most spills such as coffee, tea, pet stains, etc., a dry soil extractor works best.

  - Wet cleaning methods, including aerosols, foams, hot water extraction, or shampoo will work, but sometimes they leave sticky detergent residue that will accelerate soil build-up.

  - For oily stains such as tar, grease, paint, etc., a non-flammable dry cleaning solvent works best. Be extremely careful when using dry-cleaning solvent. Take care to check for color fastness before cleaning the entire surface. Put a few drops of stain remover in an inconspicuous area and press the area with a clean cloth for ten seconds. If the color fades or changes, discontinue use.

- **Ribbed Rubber**
  - Use a mild detergent and water to damp mop the rubber treads. To remove caked on mud, use a stiff brush.
  - Do not use petroleum-based products to clean rubber. These types of solvents will damage or fade the treads.

- **Rugged Scrub®**
  - The most effective way to clean the treads is with a garden hose or high-pressure washer, as necessary. The treads can withstand pressure of up to 1,000 pounds per square inch. A good heavy-duty vacuum cleaner with a rotating brush will remove most dirt from your Rugged Scrub treads during routine daily cleaning.

©2025 Babcock-Davis

- Do not use petroleum-based products to clean Rugged Scrub®. These types of solvents will damage or dissolve the treads.

- **Serrated Aluminum Mats and Serrated Grilles**
  - Clean the treads with a vacuum or broom first, and then mop the treads with standard floor cleaner.

- **Vinyl Abrasive Tread**
  - Clean the vinyl abrasive treads with a vacuum or broom.
  - Do not use any hydrocarbon solvents such as kerosene, paint thinner or acetone to clean vinyl abrasive treads. These types of solvents will damage or fade the treads.

- **Vinyl Tread**
  - Use a mild detergent and water to damp mop the vinyl treads. To remove caked on mud, use a stiff brush.
  - Do not use petroleum-based products to clean vinyl. These types of solvents will damage or fade the treads.

QUESTIONS?

For more information on installation, repair or replacement, please visit babcockdavis.com

©2025 Babcock-Davis