

BIO-CLEAN®

The Friendly Bacteria Waste Eliminator



PROPERTY MANAGEMENT

Drain problems can be a major headache for property managers. Treating the main lines with Bio-Clean can alleviate pains and save countless dollars in repairs.

Bio-Clean's approach is vastly different than the typical method of burning a hole through blockages with chemicals or regularly flushing/snaking plugged lines. Instead, Bio-Clean removes the cause of clogs and slow running drains WITHOUT using pipe-damaging caustics or acids.

Contrary to what TV commercials want you to believe, most drain problems are NOT a result of a clog in an otherwise clean trap. In real life, organic waste accumulates in the pipes beyond the trap; all the way out to the sewer. TV trap openers can't solve this problem but Bio-Clean was specifically formulated to digest organic waste. Bio-Clean contains micro-organisms in a dormant state. When mixed with water, they come to life. Like all living things, they must eat to survive. We have selected strains of organisms that eat grease, hair, soap film and all other organic waste that would otherwise plug up your pipes. In the process of digesting the waste, these organisms convert that waste into water and harmless carbon dioxide. This leaves your pipes clean and trouble free!

Backups and blockages always seem to happen at the most inconvenient time possible. So don't wait. Get started with Bio-Clean today.

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APPLICATION INSTRUCTIONS FOR APARTMENTS & CONDOS

CLEANING MAIN LINES VIA ROOF VENTS

INITIAL TREATMENT: This method doesn't take of the fixture drains connected to the stack. That is why it is best to have the tenant apply product to the fixtures directly. However, you will be keeping the main lines open.

You will need a watering can with a spout that has a removable head so a hose or tube may be attached (ex. Gardening can). Bio-Clean should be applied when the least amount of water will be used such as late night or morning after the work crowd has left for the day. For every 10 stories, use 2 ½ cups of Bio-Clean per Vent. Mix with warm water (never hot) at a ratio of 1 cup to 2 gallons of water. Stir and pour into the vent. Use the hose to pour the product down the **SIDES** of the pipes. **ROTATE THE HOSE AROUND THE CIRCUMFERENCE SO THE ENTIRE PIPE GETS COATED WITH BIO-CLEAN.** Repeat treatment for five consecutive days or longer if you are dealing with a severe build up (8 to 10 days).

MAINTENANCE TREATMENT: Treat vents once every two to four weeks, depending on the amount of accumulation.

NOTE: If you are having main line problems OR if the building is more than 50ft. from the sewer, treat the main first (see Sewer Line Instructions for Condos and Apts)

GARBAGE CHUTES

TREATMENT: treatment is the same as for roof vents on high rise buildings (see above). Premix and apply per the Initial Treatment and Maintenance Treatment above.

LAUNDRY FACILITIES

TREATMENT: Treat the laundry tub or laundry drain with ½ cup of Bio-Clean mixed in 1 gallon of warm water. Apply this amount for 5 consecutive days. This should be applied after the facilities have closed for the evening so the bacteria can have retention of 6 – 8 hours in the line. For maintenance, apply a ½ cup mixed as directed above every two weeks or once a month.

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LINE INSTRUCTIONS FOR CONDOS & APARTMENTS

Always treat at the beginning of the longest period of no-flow, or least flow.

TREAT FOR 5 CONSECUTIVE DAYS. CONTINUE TREATMENT ONCE OR TWICE PER WEEK UNTIL BUILD UP IS GONE. Then use as a maintenance product once every 1 -2 weeks. Smaller doses applied more often, provides better control than larger doses applied at longer intervals.

When treating a longer sewer which connects a building to a main sewer. Start the treatment at the manhole or cleanout closest to the main sewer. After 3 days, treat the next manhole or cleanout upstream. Continue until the building is reached. This will help to eliminate a blockage due to possible chunks of waste loosened from the wall and passing through an area of pipe where biological action has not occurred.

Mix Bio-Clean with the amount of water, warm to your hand, as shown in the treatment chart below:

NOTE:

When treating sewers that require several gallons of water, dump all the mixture in at once. Do not pour in slowly. The highest crest line obtainable is the most desirable.

DIAMETER	PIPE/SEWER LENGTH	QUANTITY
4" (10 cm)	25' - 100' / 7.5m - 30.5m	½ cup : 1 gallon water
	100' - 300' / 31m - 91m	1.5 cups : 3 gallons water
6" (15 cm)	25' - 100' / 7.5m - 30.5m	1 cup : 2 gallons water
	100' - 300' / 31m - 91m	3 cups : 3/4 gallons water
8" (20cm)	25' - 100' / 7.5m - 30.5m	1.5 cups : 3 gallons water
	100' - 300' / 31m - 91m	4.5 cups : 9.5 gallons water
10" (25cm)	25' - 100' / 7.5m - 30.5m	2 cups : 4.25 gallons water
	100' - 300' / 31m - 91m	6 cups : 12.5 gallons water

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LIFT STATION TREATMENT FOR CONDO & APARTMENT BUILDINGS

- STEP 1** ▶ If there is an old hard grease build up, remove it.
- STEP 2** ▶ When a new film of grease forms, raise the “pump on” water level as much as possible without causing back up problems. Raise the “pump off” level the same amount to keep the pumping time cycle unchanged. The more waste water retained, the better Bio-Clean will work; **A VERY MINIMUM OF 3 FEET.**
- STEP 3** ▶ Make daily applications for 5 consecutive days.
- Pre-mix with water warm to your hand. Mix well for about 30 seconds to a minute.
 - Apply at the beginning of the lowest flow period.
 - Pump down to the lowest possible level and then pour the mixture onto the pipes and walls.
 - Mix Ratio – *Bio-Clean to water.*
 - 454g (1 cup) Bio-Clean to 2 gallons / 1lb (2 ½ cups) Bio-Clean to 5 gallons
 - Application Rate:
 - **LOW FLOW** - these stations receive little or no flow at some point during 24hours, typical of stations receiving only domestic waste water.
 - 1lb /500 gallons US of volume at “pump on”
 - 1.2 lb/500 gallons Imperial of volume at “pump on”
 - 500g./ 2000litres of volume at “pump on”
 - **HIGH FLOW** - Variable but 24 hour flow
 - 1lb/50,000 gallons US daily flow rate
 - 1.2lb/50,000 gallons Imperial daily flow rate
 - 1KG/ 416,890 liters flow rate
- NOTE:** ▶ If flow is unknown, use pump capacity as guide.
- STEP 4** ▶ Maintenance Applications: Use same procedure as in Step 3, either one day each week or for best results, split treatment amount into 2 parts and apply twice each week.