caf limited
cladding and flashings

STEEL - INSPECTION & MAINTENANCE RECOMMENDATIONS

MAINTENANCE

Inspection is based on good practice and should be carried out annually throughout the life of the building. An inspection record should be maintained.

Proper and regular maintenance of coated metal claddings will considerably extend their functional life. Planned inspections, commencing shortly after installation, will ensure that any remedial action can be carried out before the problem becomes too serious.

As claddings are exposed to the elements, and in particular sunlight, the anticipated repaint decision varies with the colour chosen. The lighter colours absorb less ultra-violet than darker colours and hence will deteriorate less. Watch for changes in conditions of the coating particularly when the re-paint decision time approaches.

CHECK FOR:

- Blocked or leaking gutters
- Accumulation of debris
- Dirt where cladding is not naturally cleared by rainwater
- Mould growth in extreme conditions
- Damage to the coating which can cause substrate corrosion
- Swarf, rivet stems and any other items which can rust
- Conditions of fasteners to ensure continued performance and avoid localised damage
- Cut edge corrosion at overlap or overhang positions

CLEANING

To prolong the lifetime of the cladding it should be cleaned as part of the general maintenance procedure, the following should be carried out:

- All blockages must be removed and cleaned from gutters.
- Remove any debris from cladding that may result in corrosion.
- Wash down and clean dirt infected areas.
- Washing may be carried out with a hose and soft bristle brush.
- If necessary a good quality household detergent or proprietary cleaner may be applied, following manufacturers recommendations.
- Always rinse with clean water.
- Always wash from top to bottom.
- Do not use organic solvents or abrasive cleaners.
- Prior to cleaning remove tar or similar substances with mineral spirit.
- Any coating damage should be treated and a touch-up paint applied.
- A suitable treatment should be applied to any corroded cut edges and then sprayed with a protective lacquer.
- High pressure water jets are not recommended, as mastic or fillers could be dislodged, leading to other problems.

SCRATCHES TO SURFACE OF THE SHEET

Clean the area around the damage and check for damage to the galvanised layer. If the damage is limited to the coating only, lightly abrade the area, degrease and repair with a proprietary paint or paste.

If the galvanised surface is damaged, then the area of the damage, plus approx 20mm all round, should be rubbed with a fine wire brush or medium emery cloth, to remove all traces of rust. The area should be thoroughly cleaned, degreased and a 'cold galvanising' paint applied. When dry, a suitable primer and finishing paint should be applied.

SHEET EDGE PEEL

Sometimes the cut edge of Plastisol coated sheets shows signs of delamination (edge peel) well in advance of anticipated life of the sheet. This will usually be limited to 5-10mm from the sheet end, and it is therefore not detrimental to the performance of the sheet. When first noticed, the loose Plastisol should be removed and repair carried out, ensuring that the coating covers at least the damaged area plus 20mm. Cutting sheets with the correct sharp tools will minimise the likelihood of peel.

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