

Building Maintenance Guide

Building Exterior

We recommend that you follow our simple maintenance schedule. By following our recommendations you will be assured of the maximum trouble-free lifespan of your building.

Periodic maintenance of the exterior will depend on the location of your building.

The following table gives recommended periods but can be varied to suit particular environments based on local or practical experience.

Building Location	Maintenance Period
(a) Up to 5 km from the sea	2 Months
(b) High Pollution industrial area	2 Months
(c) Medium pollution industrial area	3 Months
(d) Areas of high humidity	4 Months
(e) Low pollution industrial area	4 Months
(f) Dry, desert areas	8 Months

Preventive maintenance should commence immediately after a project is erected, modified or repaired.

1. Check for any debris that may have been left on top of panel or trim.

Examples of this are ferrous items such as screws, pop rivets, nails, drill sward, sheet metal off-cuts, tin cans, etc. Large or heavy items should be removed by hand to avoid damaging the paint or zinc layer on the panel. The remaining smaller items may be swept off with a soft nylon brush. Please note this check should be made after any trade has worked on the building, e.g., electricians, plumbers, air conditioning technicians, and steel erectors.

2. Check for sand or dirt build up. These retain salt and moisture and will rapidly breakdown the paint and zinc layers resulting in corrosion of the base metal.

3. The most vulnerable areas of the building are:

- (I) Gutters.
- (II) Roof Sheets.
- (III) Sheltered Areas.
- (IV) Top portion of walls sheltered by roof overhangs or gutters.

Sand and dirt should be washed off with clean desalinated water and a soft nylon brush. Clean from top to bottom and give a final rinse with desalinated water when completed. Ensure no water is trapped anywhere.

4. If the building is in an area of industrial pollution or close to a marine environment then water alone may not be enough. Salts and other deposits build up at the formed corners of panels and quickly breakdown the paint and zinc layers and finally corrode the base metal. As such deposits build up, the hardness of the layer increases making removal more difficult. In this case, the period between maintenance operations should be shortened and a mild detergent should be added to the initial washing water.

The Following is a Recommended Solution:

- (I) 1/3 cup detergent
- (II) 2/3 cup tri-sodium phosphate (e.g., Soilex).
- (III) 1 quart sodium hypo chlorite - 5% solution (e.g., Clorox).
- (IV) 3 quarts water.

Wash down the panel with the above solution and a soft nylon brush. A final rinse of clean desalinated water should follow.

Caulking compounds, oil, grease, tar wax, or similar substances can be removed with mineral spirits. Follow this by cleaning with the detergent solution and clean desalinated water rinse.

CAUTION: Avoid solvent and abrasive type cleaners as they can do more harm than good by wearing both the paint and zinc layers.

5. Check the base of wall panels to ensure the ground level is at least 150 mm below the bottom of the panel. If wind blown-sand has built up at the base of the wall, It should be removed. If plants/shrubs etc., are around the building, make sure they are not touching the wall panel, particularly Thom-type bushes.

6. Check all equipment which is located through or adjacent to any panel (Roof or Wall). Ensure there is no moisture build up on or near the panel. If there is, then corrosion is inevitable. If this condition exists, then make modifications to avoid it.

The Following situations are examples of conditions to be avoided:

- (I) Water run-off from water services or air conditioners.
- (II) Copper pipes fastened directly to the steel panel.
- (III) Open water storage tanks or ponds adjacent to the panel.
- (IV) Steam outlets adjacent to the panels
- (V) Acid storage areas adjacent to the panels.

7. Standard gutters and Valley gutters.

- (I) Regular checks should be made and all rubbish and sand should be removed.
- (II) Flush the waters with gutters.
- (III) Check that downspouts are clear.
- (IV) Check that downspouts have adequate drainage away from the building.

8. If minor damage occurs to the sheeting or trims, and paint touch-up is required, then the following procedure should be followed:

- (I) Abrade tge affected area.
- (II) Clean down with a solvent.
- (III) If based metal exposed, apply one coat of a zinc chromate primer. If base metal is not exposed then the primer is not required.
- (IV) Apply one coat of available touch-up paint.

SAFETY

Roofs

Extreme caution should be exercise when working on roofs.

- I) Use only ladders which are long enough to reach one meter above the step off point.
- II) Always secure the ladder to the building and make sure it is on a firm base.
- III) Do not step on skylight panels.
- IV) When walking on the roof, step on the low corrugations, not on the high corrugations. Stepping on the high corrugations can damage the sheets. Walk along the screw line where possible.

Cranes

When maintaining overhead cranes or associated parts, immobilize the crane before commencing work.

Accessories

Walk Doors

- I) Occasionally lubricate the hinges and lockset.
- II) Removed any dirt or frit from the threshold.
- III) Make sure the door is not allowed to swing back against the wall, this can sprain the hinges, and damage the panel.

Sliding Doors

- I) Regular cleaning of the bottom door guide by removal of stones and sand will ensure smooth running.

Roll-up Doors

- I) Occasionally clean and lubricate chaing and reduction drive gears.
- II) Lightly grease the vertical guides.
- III) Operate with caution.

Power Vents

- I) Periodically clean the blades to avoid build up of dust and dirt.

Buildings with Cranes

- I) Every 3 months check that diagonal rod bracing are tight.
- II) After one month of operation check that the high strength bolts on the crane beams are tight.
- III) Every six months check the high strength bolts in the crane beams and main frame connections.