

## Maintenance requirements

Elzinc® roofing and cladding products are low maintenance materials. They generally do not require any particular attention from the building owner and will give a long and cost-effective service life looking good and protecting the building from the weather for many decades. The following recommendations are given below to enable these expectations to be fully met by our products.

### During and immediately after installation.

We refer to the information given on pages 63 to 68 of our booklet “elZinc®, handling, storage, transport, installation and maintenance” for information on and the treatment of stains, marks and other types of discolouration. These guidelines are also applicable if building work carried out near to the finished zinc cladding dirties, marks or affects the cladding in any way.

### During the life of the elZinc® cladding

#### General

Visual inspections of the roof and cladding should be carried out annually, as well as just after any other works have been completed to other parts of the building that have required access to the roof and could have caused some damage to it in that area.

General cleaning of gutters, rain water pipes and other elements that channel rainwater should be carried out periodically in order to avoid the build-up of soil deposits and general debris. This also maintains the water course's ability to drain the roof effectively.

#### Graffiti

The procedure for graffiti removal depends on the elZinc finish.

- elZinc Natural, Slate, Rainbow and Advance finishes can be treated using 3M 1500 Graffiti Remover – please see our documentation on the correct use of this cleaner.
- elZinc® Graphite – consult elZinc.

#### Rain protected areas.

Areas of roofs or cladding that are protected from rainwater do not benefit from the natural washing qualities of rainfall, and therefore dirty deposits can accumulate over time. These areas should simply be washed with warm water, as regularly as is required to keep the overall cleanliness of the building as desired. In coastal areas the zinc cladding should be kept clean of salt deposits, as should any cladding susceptible to salt deposit build-up generated by winter road salt spray near to main roads. The build-up of salt deposits on rain-protected areas produces a very corrosive effect on the zinc especially if the air is locally contaminated from industrial pollution, which can limit its lifespan considerably so we strongly urge that these sheltered areas of cladding are maintained salt-free.

### **Subsequent installation of machinery or other attachments to the roof.**

Attachment points of Hvac equipment fitted subsequently should respect the functionality of the roof (for example regarding thermal movement) and any layers important to the general performance of the roof such as vapour barriers and separating membranes that have been perforated by the installation, should be properly and effectively sealed.

### **Damaged panels.**

Zinc is a naturally weathering material and most minor imperfections such as light scratches and abrasions will self-heal over time. Unless these imperfections are too unsightly to tolerate, no action is necessary. Any seriously damaged panels however should be repaired immediately by a specialist zinc metal roofing contractor.

- Storm damaged panels should be replaced and adjacent panels checked.
- Perforated panels (arising from any subsequent works) should be repaired by soldering a cover piece over the area.
- Dented areas (from access ladders for example) should also be repaired in the same way if rainwater does not completely drain from the dent for long periods of time.
- Deformed and trodden-down standing seams caused by foot traffic should be corrected.

All repairs should be carried out according to elZinc®'s general installation guidelines and the zinc of existing panels should be heated if required to facilitate re-forming. The correct functioning of the repaired cladding in regard to thermal movements should be checked.

The aforementioned general guidelines are recommended to get the most out of elZinc® products, but the influence of unforeseeable agents or contaminants in the atmosphere could result in the material being affected in other ways.