



Corus Information Sheet 1: Inspection and maintenance

Further Information can be obtained at www.colorcoat-online.com

There are few exterior materials whose appearance and performance will not benefit from regular inspection, together with any maintenance that might be necessary at the time. Such activities will repay the careful building owner and the occupier by giving them the best possible performance from the product.

Annual inspection

<i>Check for</i>	<i>Action</i>
<i>Blocked gutters:</i> They can cause overflow into the building.	Remove debris
<i>Build-up of debris on sheets:</i> Such debris retains water and pollutants, forming a 'poultice', which can cause corrosion.	Remove the debris and, if necessary, wash the area as described under <i>Washing</i> .
<i>Retention of dirt in areas of cladding not washed naturally by rainwater, e.g. below overhangs:</i> This detracts from the appearance of the building and, if ignored, can cause the coating to break down.	Wash the area as described under <i>Washing</i> .
<i>Mould growth:</i> This rarely occurs, but can arise in extreme conditions.	Wash the area and treat it for mould growth as described under <i>Removing mould</i> .
<i>Local damage*:</i> If the damage has broken through the paint coating, the steel substrate may be exposed to attack.	Assess the extent of the damage and either repair it with touch-up paint (see below) or replace the sheets through the original cladding supplier.
<i>Swarf (from drilling), rivet stems, and other fixing debris*:</i> These items themselves can corrode and stain the sheet surface.	Remove the debris and, if necessary, wash the sheet surface as described under <i>Washing</i> .
<i>Faulty or inappropriate fasteners*:</i> Such fasteners can cause leaks or can corrode and stain the sheet surface, or both.	Replace the fasteners and any missing caps.
<i>Areas at cut edges or surfaces that need over-painting</i>	Use specialist contractors and approved maintenance paints from listed suppliers (see below).

(* These items should be checked as soon as possible after the building has been erected and as part of the annual inspection.

Washing

Regularly wash away dirt and debris that have not been removed by natural rainfall.

Areas of cladding that lie beneath overhanging building details, such as those beneath gutters, for example, are particularly susceptible to a build-up of dirt. Such accumulations may hold water and pollutants, which can lead to 'wet poultice' corrosion.

Wash cladding with fresh water, using a hose and a soft cloth. In areas where heavy industrial deposits dull the surface, use a good quality household detergent in solution or a proprietary cleaner (follow manufacturer's instructions). Always rinse thoroughly with clean water.

Guidelines:

1. Do not use a concentration of detergent greater than the 10% solution mentioned above nor a concentration of a proprietary cleaner greater than that recommended by the manufacturer.
2. Do not use organic solvents or abrasive cleaners.
3. Mineral spirits may be used to remove caulking components, tar, and similar substances, but the surface must then be washed immediately and thoroughly in the manner described above.
4. Always wash coated surfaces from top to bottom.
5. After washing, always rinse the cladding immediately and thoroughly to remove all detergents and cleaners.
6. Do not over-clean or scrub the surface since that can spoil the high-quality finish.

Removing mould

Colorcoat products have been specially formulated to resist fungal growth and therefore this should not be a problem in most geographical areas. However, some types of local environment are particularly conducive to mould growth, e.g. areas of wet, dark, or wooded surroundings or low-lying marshland. In these areas, mould will grow, even on inert materials such as glass.

Mould can be removed by treating the affected surface with a basic solution of the ingredients shown below (by weight), which should be available from local chemical suppliers. Before applying the mixture, wash the surface of the cladding first, as described under *Washing* above. Then apply the mixture to all surfaces by low-pressure spray or cloth. Rinse the cloth frequently and change it and the mixture as necessary to prevent any grit or abrasive particles scratching the building. All surfaces must be rinsed with cold water within 24 hours of applying the mixture.

The mixture

You should refer to the manufacturers' health and safety information before using the chemical ingredients listed below.

<i>Ingredient</i>	<i>By weight</i>
Good quality household detergent or proprietary cleaner	0.5
Trisodium phosphate	3.0
5% sodium hypochlorite solution	25.0
Fresh water	71.5
Total	100.0

Touch-up painting

Slight scuffs are best left untreated.

If the sheet has been scratched down to the substrate, it should be repaired with standard touch-up paint. Ensure that the applied paint is no wider than the original scratch. Since touch-up paints are air-drying, they will, over time, change colour differently from the original coating, so keep the applied area as small as possible.

Suppliers of complementary products

Cleaners:

British Flowplant Group Limited
Units 11 & 15
Stadium Court
Barbot Hall Industrial Estate
Rotherham S62 6EU

Tel: +44 (0)1709 838138

D.R. Chemicals Limited
Viking Way
Winchwen Industrial Estate
Swansea SA1 7DA

Tel: +44 (0)1792 701135

Perpetual Environmental Limited
Hayden Lane
Nuffield
Henley-on-Thames
Oxon RG9 5TX

Tel: +44(0)1491 641945

Time Factor Chemicals Limited
Penmaenmawr
Conwy
North Wales LL34 6AN

Tel: +44 (0)1492 622387

Over-painting and touch-up paints:

Akzo Nobel Industrial Coatings Limited
PO Box 37
Crown House
Hollins road
Darwen
Lancashire BB3 0BG

Tel: +44 (0)1254 760760

This company can arrange a technical visit to supply a specification and can also recommend contractors who carry out this work.