

## Maintenance requirements

Elzinc® roofing and cladding products are low maintenance materials. Save in aggressive environments they do not require any particular attention from the building owner and will give a long and cost-effective service life 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 discolourations. 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 zinc 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 most effective way to protect elZinc® from graffiti is to apply a sacrificial layer after installation, which when washed off with hot water takes the graffiti with it. There are products on the market that are easy to apply and re-apply – please contact us for more information.

#### **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. Near the sea, any salt deposits in these areas should be treated in the same way, as should any detected salt deposits generated by winter road salt spray near to main roads.

#### **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 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.