



**RECOMMENDED PROCEDURE FOR
MAINTENANCE AND REPAIR OF
PPGI**

Maintenance & Repair

The following guidelines are to be recommended to ensure metal buildings using Pre-Painted Galvanized steel remain in good condition. Factors that most affect the long life of a roof or a wall are the original design, the environment of the installation and the maintenance of the installation. Maintenance is probably the biggest factor.

This procedure will define areas of importance when inspecting the building and the procedure for carrying out washing and repair.

Inspection:

Regular inspection for problems before they become major corrosion sites is very important. The inspection of claddings and roofing must be performed at least twice a year (once in every six months) and duly recorded. If the environment is aggressive, like near to sea/ near to chemical plant, the frequency should be even higher.

- Check the condition of the sealants, fasteners and finishing of the building to ensure water tightness
- Examine local defects (e.g. scratches) that can cause early deterioration of the coating or corrosion of the Substrate.

Cleaning:

- To achieve a maximum life for coil coated material, it is important to clean off accumulations of dirt and debris which are not removed by normal rainfall.
- Remove leaves, grass, mould and any other debris.
- Clean - any blockage in gutters to avoid overflow
- Keep the walls free of soil, concrete and debris near the ground.
- Soon after the building has been completed, Special attention should be paid to the fixings, damage to the coating, drilling swarf, pop rivet stems and general building debris.

Washing: -

- Washing twice a year of all areas is strongly recommended and has to be duly recorded. Washing should be done more frequently in coastal areas where high levels of fallout occur. Avoid accumulation of salty deposits or industrial dirt.
- Washing should include roofs, walls, soffits, wall cladding under eaves, garage doors and the underside of eave gutters.

- Washing should be carried out with municipal water, by hand using a sponge, soft cloth or a soft nylon bristle brush or by pressure spraying (max 50 bars). Washing should be gentle to prevent shiny spots. If necessary, a mild (PH 6-7) detergent, pure soap or non-abrasive non-ionic kitchen detergent (max 10 %) can be added to the water.
- Washing from top to bottom must always be followed by a thorough rinse off the detergent with fresh water.
- Avoid ponding of water.

Caution: -

- Organic solvents (like turps, petrol, kerosene and paint thinners) and abrasive cleaners or metal brushes should be avoided in cleaning coated surface.

Repairing:-

- During inspection, if damage is found on the surface of the coating, repairing should be restricted to small areas of defects. Any significant repair work should be discussed with UNICOIL.
- At the damaged portion if, no corrosion present, the damaged surface will only have to be washed and dried. A touch-up paint supplied by UNICOIL should be applied.
- For any defects involving corrosion/red rust, contact UNICOIL sales engineer for assessment and advice.