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## MAINTENANCE

### MAINTENANCE RECOMMENDATIONS

# Made to stand the test of time

To maximise the life of your steel roofing and cladding, regular washing and maintenance is recommended. It is also required to maintain your warranty.

The following maintenance practices will help to ensure the long term performance, durability and aesthetic appeal of your COLORSTEEL® pre-painted steel or ZINCALUME® steel.

## Helping your steel roofing and cladding last longer

All roofing and cladding products are subject to the cumulative effects of weather, dust and other deposits.

Regular washing of steel roofing and cladding products increases the durability by reducing attack from airborne salts and pollutants.

Normal rain washing will remove most accumulated atmospheric contaminants from the top side of roofs.

Wall cladding requires manual washing every 3 to 12 months (depending on the local environment and paint system), to prevent build up of dirt, debris or other material that is not otherwise removed by rain washing.

Areas that do not receive adequate rain washing (known as unwashed areas) require more extensive manual washing. These areas include soffits, wall cladding under eaves, undersides of gutters, fascias, sheltered areas of garage doors, unwashed roof areas, and other **high risk areas** like around flues, under television aerials and solar panels or in sites prone to mould, lichen, bird droppings or debris.

External objects such as walkways and platforms, air conditioning units, solar hot water and solar photovoltaic systems all have the potential to create areas on the roof that are sheltered from the rain (unwashed areas) and, as such, additional maintenance of the roof area is required as highlighted in the table.

For the underside of roofs, such high risk areas exist for any roof that is not fully enclosed by four walls such as open sheds, awnings etc.

## Washing your steel roofing and cladding

Roofing and cladding products should be manually washed by either water and a sponge or a soft nylon-bristled brush or by water blasting at pressures of no more than 20MPa.

Note: The reverse surface of the COLORSTEEL® DRIDEX® range should be manually washed with water from a low pressure hose and a sponge.

## When correctly installed and maintained, our products will meet or exceed New Zealand Building Code B2: Durability

The New Zealand Building Code B2 requirement of 15 years durability for non-structural roofs and exterior walls will be met, or exceeded if New Zealand Steel Limited's roofing and cladding products are maintained according to the recommendations specified in this bulletin.

## About the code

The New Zealand Building Code durability requirement does not include aesthetic appearance. It requires a durability of 15 years minimum (with maintenance) for non-structural roofing, including valleys, and wall cladding products. This means no moisture penetration due to product failure.

New Zealand Steel Limited's roofing and cladding products are designed to exceed the requirements of New Zealand Building Code B2: Durability. Continued maintenance and over-painting will greatly extend the ultimate life of all roofing and cladding products.

## For more information

The maintenance information contained in this document is only intended as a guide and is not a warranty or professional advice and should not be construed as such. For more detailed information, please refer to our **Environmental Categories, Warranty & Product Maintenance Recommendations guide**.

Please also refer to the manufacturers' recommendations for each proprietary building product. Where a 50 year durability is required, or where a product is to be used in aggressive internal or heavy industrial environments, please contact New Zealand Steel Limited for advice.

## MAINTENANCE RECOMMENDATIONS<sup>1</sup>

		ENVIRONMENT		
		VERY SEVERE	SEVERE	MODERATE
<b>ENDURA®</b>	ROOF	Not recommended	Rain washing <sup>2</sup>	Rain washing <sup>2</sup>
	WALL CLADDING	Not recommended	Not recommended	Rain washing plus manual washing every year
	UNWASHED AND HIGH RISK AREAS	Not recommended	Not recommended	Manual washing every 6 months
<b>MAXX®</b>	ROOF	Rain washing <sup>2</sup>	Rain washing <sup>2</sup>	Rain washing <sup>2</sup>
	WALL CLADDING	Rain washing plus manual washing every 3 months	Rain washing plus manual washing every 6 months	Rain washing plus manual washing every year
	UNWASHED AND HIGH RISK AREAS	Manual washing every month	Manual washing every 3 months	Manual washing every 6 months
<b>DRIDEX®</b>	ROOF	Not recommended	Not recommended	Rain washing <sup>2</sup>
	UNWASHED AND HIGH RISK AREAS	Not recommended	Not recommended	Manual washing every 6 months
<b>DRIDEX+®</b>	ROOF	Not recommended	Rain washing <sup>2</sup>	Rain washing <sup>2</sup>
	UNWASHED AND HIGH RISK AREAS	Not recommended	Manual washing every 3 months	Manual washing every 6 months
<b>ZINCALUME®</b>	ROOF	Not recommended	Not recommended	Rain washing <sup>2</sup>
	WALL CLADDING	Not recommended	Not recommended	Rain washing plus manual washing every 6 months
	UNWASHED AND HIGH RISK AREAS	Not recommended	Not recommended	Manual washing every 3 months

<sup>1</sup> The recommendations provided in this table apply to the standard provisions of the New Zealand Building Code, Section B2: Durability.

<sup>2</sup> If lichen or fungal growth occurs, further maintenance will be required. For identification and recommendations for removal of lichen or fungus, refer to Maintenance: Removal of Lichen.

<sup>3</sup> In industrial environments the type of pollution generated may alter the recommendations contained in this bulletin. Please contact New Zealand Steel Limited for advice.