

Maintenance of Painted Metal Roofing and Siding

Following are the recommendations for the maintenance of painted metal roofing and siding.

(1) Maintenance at the time of erection:

After the structure has been completed, the panels should be carefully examined for stains, scratches, abrasion, grease, or dirt. Stubborn stains should be washed with “one” of the following solutions;

- A.) One cup of detergent which contains less than 0.5% phosphate (example-“Tide”)* dissolved into 5 gallons of water. *Trisodium Phosphate (soilax)
- B.) One cup household ammonia dissolved into 5 gallons of water (room temperature).
- C.) Solvent containing cleaners (examples – “Fantastic®” or “Formula 409®”) are very effective and can be used without concern.
- D.) Starbrite instant Black Streak Remover can also be very effective and can be used without concern. Fort Lauderdale, Fla. 33314. Telephone #: 800-327-8583.

Working from the top to the bottom of the panels, use a well soaked cloth, sponge brush (with very soft bristles) or low pressure spray washer. Once the building is washed, a thorough rinsing with clear water is necessary to eliminate the possibility of residue. The use of scouring powders or industrial solvents are not recommended since these agents may damage the film, or leave unsightly sources for dirt accumulation. Particular attention should be paid to remove metal chips, shavings, or random particles loose or lightly embedded in the paint. These particles originate from drilled holes and field-cut sections and consist of carbon steel which, if left, will oxidize quickly and be a source of red rust stains. These stains can be extensive and severe, and all possible steps should be taken to avoid them.

IMPORTANT: All scratches or abraded areas should immediately be spot-painted with a bottle brush touch-up paint. In the acid rain areas of the country it is recommended, that all exposed cut edges/ends, should be roller painted with an acrylic clear coat, or equivalent clear coat. This includes factory cuts, and field cuts. This will prolong the chance of exposed edges rusting in the future.

(2) Annual Maintenance

The System paint finish will last many years longer than ordinary paints, however, a routine, thorough cleaning should be performed at least once per year. A thorough cleaning will generally restore that appearance of the panels and render repainting unnecessary.

In rural areas, annual washing with clear water may be all that is required. Even though The System paint finishes are mildew resistant, mildew will grow on accumulated dust and dirt which is on the surface. If mildew or other fungal growth becomes a problem and cannot be removed as outlined, household bleach (read all bleach caution warnings) – mixed at a concentration of one gallon bleach to five gallons water, along with one cup of mild soap to aid wetting – is recommended. Rinse thoroughly.

In industrial areas where fumes and soot are more prevalent, or in marine environments where salt is in the atmosphere, the structure should be washed with one of the solutions described in section one followed by a fresh water rinse.