

MAINTENANCE OF CENTENARY STEEL AND ZINCALUME STEEL



INTRODUCTION

The paint system on next generation COLORBOND® prepainted steel and the metallic coating on ZINCALUME® aluminium/zinc/magnesium alloy coated steel with Activate™ technology are both highly durable and decorative finishes. Simple maintenance of these finishes by regular washing with clean water will enhance the service life of the product and maintain the appearance.

“Unwashed areas” are areas on a building that are sheltered from general rain washing and are therefore not naturally washed by rainfall. Condensation can be absorbed by the dust and dirt that build up in these areas, leading to an increase in the time that the material is in contact with sufficient moisture to initiate corrosion (i.e. time of wetness). The associated effect is exacerbated in the vicinity of a salt marine influence, where the build-up includes marine salts and/or other pollutants (e.g. industrial fall out). Regular cleaning of COLORBOND® steel and ZINCALUME® steel products in unwashed areas is required. Examples of applications requiring cleaning include, but are not limited to, fascia, wall cladding under eaves, garage doors, and the underside of eave gutters, carports and patios.

Washing should be done three monthly as a minimum, or monthly in coastal areas where marine salt spray is prevalent and/or in areas where high levels of industrial fallout occur.

SAFETY FIRST

Any work you do around your home with a ladder, especially on guttering, requires care. Basic precautions will make your maintenance safe and easy.

- Be aware of hazards around your home, such as power lines, and take necessary precautions.
- Use a sturdy ladder or a platform placed on flat stable ground. Likewise, it is safer to get down and move the ladder across instead of leaning over beyond the footprint of the ladder.
- Guttering can contain all types of debris so wear thick protective gloves.
- A non-slip mat over the guttering will stop your ladder from scratching it.

INSPECT REGULARLY

Inspecting and maintaining your COLORBOND® steel installation should be done at least every six months – the end of autumn and spring are usually good times. In some locations, more frequent maintenance may be required due to local factors such as overhanging trees.

After installation, regularly check for the build-up of debris on all surfaces. If cleaning is needed, say after four months, then that would be your regular maintenance period. Talk to your local handyman if you are unable to check or clean the guttering yourself.



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WHAT TO LOOK FOR

During your first inspection, look for any loose metal debris that may have been left behind after installation. Subsequent inspections should:

- Look for any build-up of dirt and salt deposits on the underside of roofing, guttering, posts and beams. Also look for deposits around joins, brackets, rivets and screws.

CLEANING

It is good practice to establish a regular routine for washing COLORBOND® and ZINCALUME® steel products. Water restrictions permitting (check with your local council), garage doors can be washed with fresh portable water at the same time as your car is being washed.

Gutters, fascia and eaves can be washed when windows are being cleaned. COLORBOND® steel fencing can be washed when watering the garden.

In cases where regular maintenance using fresh portable water does not remove all dirt from the surface of the product, or local water regulations prohibit the use of a mains water hose, the following procedure should be followed using water obtained from a locally approved source:

- Wash the surface with a mild solution of pure soap or non-abrasive dish washing kitchen detergent in warm water. Washing should be conducted with a sponge, soft cloth or soft bristle nylon brush (no abrasive scourers, steel wool etc.), and be performed gently to reduce the possibility of scuffing the product surface.
- Thoroughly rinse the COLORBOND® or ZINCALUME® steel products fresh portable water immediately after cleaning to remove traces of detergent.

MAINTENANCE PROCEDURE

- Use a stiff, soft bristled brush to sweep debris into a pile (do not use hand shovels or other hard tools). Be careful not to scratch or damage the COLORBOND® steel.
 - Place debris into a bucket or similar and lower to the ground.
 - Wash down the underside of the patio roof, beams, posts and the inside of the gutter with fresh water from a garden hose every three months.
 - To remove significant fungal growth, see BlueScope Steel Technical Bulletin Identification of Fungus in the Field and Recommendations for its Removal TB 27.
 - To remove stubborn stains and dirt (such as areas above a BBQ), wash the surface with a mild solution of pure soap or non-abrasive dishwashing kitchen detergent in warm water, immediately followed by rinsing with clean fresh water. See BlueScope Steel Technical Bulletin TB-4 'Maintenance of COLORBOND® steel Roofing' for further advice.
 - To prevent corrosion, all post connections must not be touch or be buried in soil and mulch.
- Note: If you use detergent, disconnect any water tanks connected to the relevant gutters.
- Maintenance must be undertaken in accordance with local government water restriction guidelines.

Refer to the Platinum Warranty for directions on any issues or claims.

