



NO MAINTAIN, NO GAIN

PROPER MAINTENANCE IS VITAL TO THE LONG-TERM PERFORMANCE OF METAL-CLAD BUILDINGS

BY DAVE FULTON

THERE ARE NUMEROUS TYPES of warranties for metal roofs and walls. For example, paint-finish warranties can vary from five to 50 years and may reference specific film integrity, chalk and fade. There even is a 25-year perforation warranty for unpainted Galvalume. Standing-seam roof systems that carry a weathertightness warranty, which can range from five to 25 years, guarantee the roof will not leak.

Regardless of the types, all warranties have maintenance requirements.



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Each warranty carries a caveat about cleaning the roof annually. Maintenance does play an important role. It is necessary from a warranty standpoint and also is vital in achieving the optimal performance of any building.



Keep It Clean

Every metal-panel manufacturer has maintenance guidelines for its products, despite whether those products have a warranty. In addition to basic maintenance instructions, there often are instructions for maintenance during installation. For example, instructions typically advise keeping the panels clean of metal shavings and cuttings created when fasteners are drilled through the panels and substrate or through the panels and trim being field-cut to meet installation requirements.

The rusting process takes only 12 hours of exposure, so it is critical the panels be cleaned of all debris at the end of each work day

during installation. Although aluminum shavings will not rust, they still must be removed to keep the paint finish from being scratched. The installer needs to remove the shavings from the gutters and downspouts, as well, because build-up in these places will accelerate the rusting process on the water-collection side of the gutter.

A metal-clad building can last longer if it has a properly maintained, strict maintenance program.

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