

Maintenance of Exterior BlueScope Coated Steel Products

INTRODUCTION

The paint system on all COLORBOND® prepainted steel products and the metallic coating on ZINCALUME® steel are highly durable and decorative finishes. Simple maintenance of these finishes by regular washing with clean fresh water will enhance the service life of the product and help maintain the appearance.

“Unwashed areas” are areas on a building that are sheltered from general rain washing.

Condensation can be absorbed by the dust and dirt that build up in these areas, leading to dissolution of potentially aggressive compounds that may initiate corrosion. The associated effect is exacerbated in the vicinity of a salt marine or industrial influence, where the build-up includes marine salts and/or other pollutants (e.g. industrial fall out). Regular cleaning of exterior BlueScope coated 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.

Salt marine influence



Industrial fallout



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

Prior to conducting maintenance work according to this guideline, kindly note that COLORBOND® steel with Clean Technology is only recommended to be hosed down with fresh water without mechanical washing for the first five years. Any mechanical washing of COLORBOND® steel will affect the effectiveness of the Clean Technology.

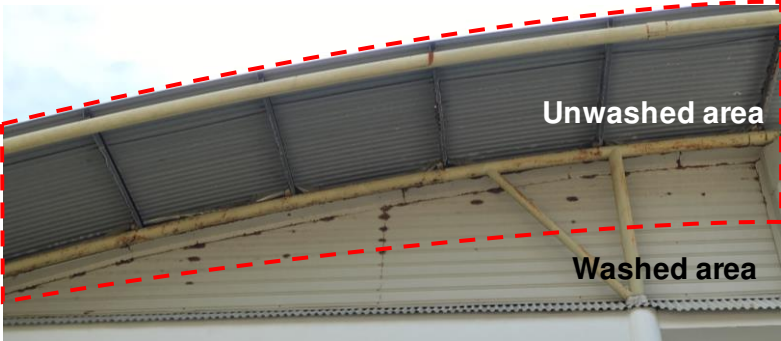
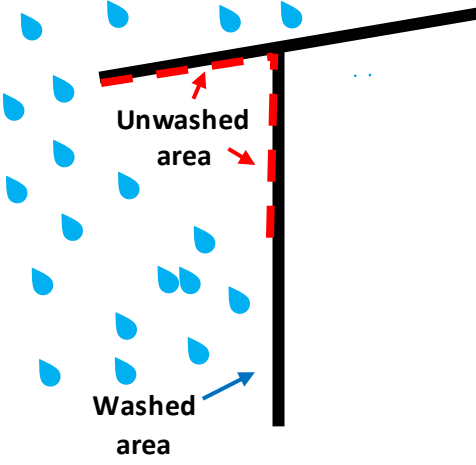
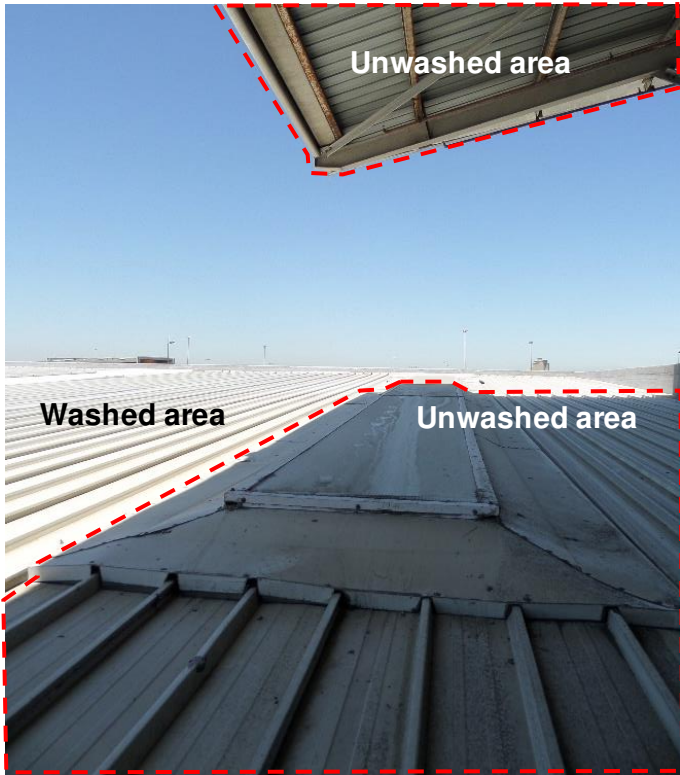
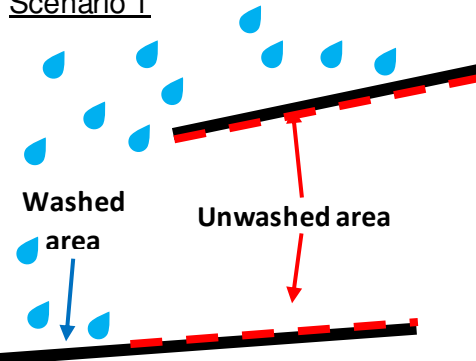
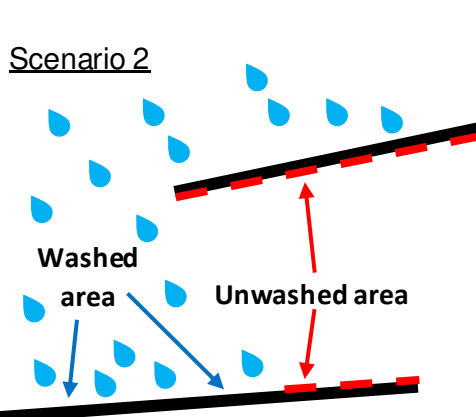
Technical Bulletin, TB-4 (MY)



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Table 1: Photos and illustrations of “unwashed areas” on a building.

Photo	Illustration
 <p>Unwashed area</p> <p>Washed area</p>	 <p>Unwashed area</p> <p>Washed area</p>
 <p>Unwashed area</p> <p>Washed area</p> <p>Unwashed area</p>	<p><u>Scenario 1</u></p>  <p>Washed area</p> <p>Unwashed area</p> <p><u>Scenario 2</u></p>  <p>Washed area</p> <p>Unwashed area</p>

CLEANING

It is good practice to establish a regular routine for washing exterior BlueScope coated steel products. Water restrictions permitting (check with your local council), garage doors can be washed with fresh 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 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 scourer, steel wool etc.), and be performed gently to reduce the possibility of scuffing the product surface.
- Thoroughly rinse the surface with fresh water immediately after cleaning to remove traces of detergent.
- Dirt and marks may look different depending on the colour or finish of your BlueScope product. Repeat cleaning steps above if required.
- For advice on dirt or other material not removed by soap or detergent, please contact your nearest BlueScope sales office.

NOTE:

- i. BlueScope do not recommend the use of hard, mineral rich ground waters (e.g. bore water) in the maintenance of exterior BlueScope coated steel products.
- ii. Ensure maintenance is undertaken in accordance with local government water restriction guidelines.
- iii. Care should be taken when washing water catchment surfaces (e.g. roof) to avoid soap/detergent runoff being washed into water tanks.
- iv. It is recommended that the chosen cleaning method be tested on a small inconspicuous section of the building to ensure that no damage to the steel sheeting occurs (e.g. surface dulling or discolouration).
- v. Never use abrasive or solvent type cleaners (e.g. turpentine, petrol, kerosene, paint thinners, sugar soap) on exterior BlueScope coated steel products.

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ADDITIONAL MAINTENANCE

The long-term performance of exterior BlueScope coated steel products can at times be impacted by the durability of the accessories which are in contact with the product. For example, rapid deterioration of the fasteners used to fix BlueScope coated steel roofing or walling can result in sacrificial corrosion of the product in the areas immediately adjacent to the fasteners. It is therefore good practice to:

- Ensure that fasteners used to fix BlueScope coated steel roofing or walling are suitable for that location. For further information refer to Technical Bulletin TB-16 Fasteners for roofing, walling and accessory products - selection guide.
- Include regular inspection of fasteners into the maintenance routine. Consideration should be given to replacing any fasteners showing evidence of red rusting.



RELATED TECHNICAL BULLETINS

Technical Bulletin, TB-16 Fasteners for roofing, walling and accessory products - selection guide.



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