Maintenance Guide
PLASTISOL

To secure the best possible performance and life-time from pre-finished steel cladding, a structured maintenance regime is recommended.

Build up of dirt and debris

A build up of dirt and debris can occur on all surfaces, on all elevations and on roof cladding. Such build up will be particularly profound at any irregularity, such as at corners, penetrations and gutters. In some environments such as industrial estates and areas close to busy roads, dirt will build up more quickly than elsewhere. Rainfall will have a degree of washing effect. However, any area of the building sheltered from rain, for example, the top of roller doors or overhanging eaves, will not benefit from this natural cleaning effect.

Cleaning

Cleaning should be carried out when dirt and debris are visibly apparent, not merely out of habit. The presence of dirt and debris not only affects the appearance, but may also lead to a breakdown of the coating. Furthermore, over many years, corrosion of the metal substrate may occur if a 'poultice' of debris, dirt, retained water and aggressive chemicals is allowed to build up.

Large quantities of debris can also lead to the overflowing or ponding of water, particularly in guttering, which may also lead to corrosion. To avoid this, debris should be swept into a pile, using a soft-bristled brush and removed. Shovels or hard tools should be avoided. All dirty areas should then be washed down using clean water. Do not use salt water or high pressure jets with a hose. If necessary use a plastisol mill manufacturer recommended cleaning product, before applying a final hose down with clean water. A soft-bristled brush can be used for particularly stubborn deposits.

In some areas birds can be a nuisance. A build up of bird droppings can occur on roofs and this may significantly alter the pH of the surface water run off. Buildings used as communal roosts, where an excessive build up of bird droppings is possible, should be regularly monitored and cleaned down.

Build up of fungal growth

In general, fungi grow as a result of certain conditions, such as the presence of fungal spores, moisture and also of nutrients from various types of dirt. As with dirt and debris, fungal growth will not only affect the appearance, but can also lead to a breakdown of the coating and ultimately result in corrosion of the sheet. Washing the surface can remove fungal growth.

Strippable Film

If strippable film is left in place for too long then, under the action of Ultraviolet radiation from sunlight, the adhesive sets and the tack increases to the point where the removal of the film becomes difficult and sometimes impossible. It is important that the material manufacturers specific advice on film removal is always followed

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