



McElroy Metal, Inc.

Metal Panel Care and Maintenance Guidelines

Properly maintained, metal panels will provide years of service. This bulletin is designed to protect an owner's long-term investment by highlighting some common care and maintenance guidelines for metal roofing and siding.

Although there are times when it is necessary to walk on a metal roof, foot traffic should be kept to a minimum. Traffic should also be limited to the flats of the panel and near structural supports. Walking on seams and ribs may cause deformation and should be avoided. Excessive traffic on low slope roofs may also cause indentations in the metal panels, which may result in ponding water. Do not walk or put pressure on roof flashings.

Dissimilar Metals and Materials

Other construction materials can adversely affect metal roofing. Metal roofing should not come in contact with lead or copper goods, including the runoff or moisture from condensation tubing. Graphic pencils should never be used on metal roofing, even to mark areas that are out of view. Contact with treated lumber, uncured mortar and uncured concrete will also have a detrimental effect on metal panels and may result in failure.

Drainage

Standing water is detrimental to a roofing system and will void all warranties. Periodic inspections are needed to ensure proper drainage. Make sure the roof is free of debris and trash that may hold moisture. Eaves, downspouts and gutters should be kept free of any blockages. Avoid any and all roof top equipment and penetrations that will cause moisture to be trapped or pond.

Cleaning and Maintenance for Fluoropolymer (Kynar 500®) Coatings

Although Fluoropolymer systems are durable, a periodic cleaning to remove build-ups of resins and other residue is a good idea to extend coating life. Although a variety of methods for removal of surface deposits are available, simple washing with plain water using hoses or pressure spray equipment is usually adequate. When heavy deposits of dirt or other contaminants dull surfaces, stronger methods may be needed.

Two Precautions:

- (1) Do not use wire brushes, abrasives, or similar cleaning tools which will mechanically abrade the coating surface.
- (2) Certain cleaning agents listed below should be tested in an inconspicuous area before used on a large scale.

Group A: Hot or Cold Detergent Solutions

A 5% solution of commonly used commercial and industrial detergents in water will not have any deleterious effect on a fluoropolymer surface. These solutions should be followed by an adequate rinse of water. Use a cloth or sponge for application.

Group B: Solvents

Most organic solvents are flammable and/or toxic, and must be used accordingly. Read the manufacturer's Material Safety Data Sheet (MSDS). Keep away from open flames, sparks and electric motors. Use adequate ventilation, protective clothing and goggles.

Solvents that may be used to remove non-water soluble deposits such as tar, grease, paint and graffiti from fluoropolymer surfaces include:

- Alcohols
- Denatured Alcohol (Ethanol)
- Isopropyl (Rubbing Alcohol)
- Methanol (Wood Alcohol)

Additional information on cleaning and maintaining Fluoropolymer coatings can be found at www.paintandcolor.com.

Repair of a damaged paint surface:

If the surface to be repaired is intact and not exposed to the substrate, then clean the locale of all dirt, oil, grease or other foreign matter. Lightly scuff the damage with #400 grit sandpaper. If the surface is damaged to the substrate, or corrosion is present, sanding to the bare substrate and priming would be in order.

Dampen a lint-free cloth or tack cloth with MEK (Methyl Ethyl Ketone) using the proper precautions for handling solvents as instructed on the MSDS, or container of the solvent. This may include safety glasses, gloves, protective clothing and a respirator. Wipe the surface liberally to clean the exposed area to be re-painted.

When applying touch-up paint, less is best. Apply with as small an applicator as possible. On small imperfections such as surface scratches, a brush similar to a fingernail polish applicator is best. Dip the brush half the length of the bristles into the paint. Tap the brush against the side of the container but don't wipe against the lip. Hold the applicator at the handle near the base and apply light pressure with the fingertips to make the bristles flex slightly. Feather the touch-up paint into the scratch using as small an amount as possible.

If paint is applied in too thick a layer and spread to areas where it is not needed, then long-term differential fading between the two coatings will be much more apparent. This is due to the fact that an air-dry paint is being applied to a surface that originally was factory applied and thermally cured. Therefore, the same performance cannot be expected.

Like any building material, care and maintenance may be required in order to obtain desired performance from your metal panels. Failure to follow these care and maintenance guidelines may void all warranties.



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