



CARE AND MAINTENANCE

For

BUILDING PANELS AND ACCESSORIES

INTRODUCTION

The factory-applied finish on your metal building panels is a baked-on coating designed to give trouble-free performance for years, with little service required. This brochure serves as a guide to maintaining the aesthetic and protective properties of the coating for the life of the metal building panels. It is important to read this brochure thoroughly and completely before attempting to clean, touch-up or repaint factory finished building panels.

IT IS THE USER OR HIS/HER AGENT'S RESPONSIBILITY TO SELECT MATERIALS AND IMPLEMENT PROCEDURES SPECIFIC TO THE SAFE, PROPER AND COMPLIANT USE OF CLEANING AGENTS, PAINTS AND SOLVENTS MENTIONED BELOW.

CLEANING PAINTED SURFACES

While factory-applied finishes for metal building panels are so durable that they will last many years longer than ordinary paints, it is desirable to clean them thoroughly on a routine basis. Apparent discoloration of the paint may occur when it has been exposed in dirt-laden atmospheres for long periods of time. Slight chalking may also cause some change in appearance in areas of strong sunlight. A good cleaning will generally restore the appearance of these coatings and render repainting unnecessary. An occasional light cleaning will also help maintain an aesthetically pleasing appearance. To maintain the original finish of the metal building panels, the only regular maintenance necessary is that of annual washing. Mild solutions of biodegradable clean or household ammonia will aid in the removal of most dirt, and the following are recommended levels:

1.) One cup of Simple Green®, or other non-toxic biodegradable cleaners, which contain less than 0.5% phosphate, dissolved into two gallons of warm water. **NOTE: The use of detergents containing greater than 0.5% phosphate is not recommended for use in general cleaning of building panels. NEVER BLEND CLEANSERS OR DETERGENTS WITH BLEACH.**

2.) One cup of household ammonia dissolved into five gallons of water (room temperature).

Working from the bottom to the top of the metal building panels, the panels may be washed with either solution. The use of a well-soaked cloth, sponge, brush (with very soft bristles), or a low-pressure spray washer is advised. We **do not** recommend the use of scouring powders or industrial solvents, since these agents may damage the film. Solvent-containing cleaners such as Fantastic®, however, are very effective and can be used without concern. If mildew or other fungal growth is a problem and cannot be removed as outlined above, household bleach, mixed at a concentration of one cup of bleach to five gallons of water, along with one cup of a mild soap (e.g., Ivory) to aid wetting, is recommended.

Once the building panel is washed, thorough rinsing with clear water is necessary to eliminate the possibility of residue. Failure to remove all residues from these cleaning steps may damage the film.

REPAINTING OF BUILDING PANELS

To repaint your factory-finished building panels, great care must be taken to prepare the factory-applied surface and to carefully assess the adhe-

sion between this well-prepared surface and the coating to be used to repaint the building panels. Field painting of Drexmet® finishes often requires special considerations. ***Oil-based Alkyd house paint must not be applied over factory-applied finishes.*** This entire section must be carefully read before attempting field repainting of building panels.

A. **SURFACE PREPARATION**

Any metal building panel surface to be repainted must be properly prepared to assure the continued performance of the coating system. The following five problem areas must be addressed before the repainting process can begin:

1.) **Dirt and Mildew**

Dirt, loose chalk and mildew must be removed as recommended by the cleaning method outlined in the section, "Cleaning Painted Surfaces." Heavier dirt accumulations, which must be addressed prior to repainting, may necessitate the use of a dilute solution of Spic and Span® (1 cup into 5 gallons of warm water). **NOTE: Detergent containing greater than 0.5% phosphate is recommended only as a preparation prior to repainting. Do not use such detergents for routine cleaning.** Always rinse the surface thoroughly to remove any of the agents used in the cleaning procedure. Residual cleaners left on the surface will damage the adhesion of the newly applied paint system.

2.) **Surface Imperfections**

Minor scratches, which have not left the metal substrate exposed, can be lightly sanded or buffed to create a smoother surface. Care must be taken, however, not to expose the substrate. Once this exposed condition exists, the likelihood for rusting is greatly increased. Should the metal substrate be observed during this operation, see the following paragraph.

3.) **Exposed Metal and Rust**

Exposed metal minimum surface preparation is Hand Tool Cleaning per SSPC-SP2¹ and use of a primer specifically designed to protect any exposed galvanized steel metal from corrosion.¹ Care must be taken, however, not to destroy the galvanized surface. Before priming the metal building panel, test for adequate intercoat adhesion (see Section 2 of the Repainting section). Allow sufficient time for the primer to dry before

applying the topcoat. For severely rusted building panels the recommended preparation is SSPC-SP7ⁱⁱ – Brush-Off Blast Cleaning. Akzo Nobel's Water-Based Epoxy Maintenance Coat, or a maintenance primer designed for use on hot-dipped galvanized steel, is recommended to protect the metal building panel from further rusting.

4.) **Additional Surface Preparation Required for New Building Panels**

There may still be a layer of factory-applied wax on the surface of the building panel if it has been installed within the last two years. This material is used to protect the panels during forming and transit, and failure to remove this material will result in poor intercoat adhesion with resultant peeling or flaking of the new coating. To remove this wax, it will be necessary to lightly scuff the surface with a **GRAY (not green)** 3M Synthetic Steel Wool pad (equivalent to "000" steel wool) saturated with soapy water. A final wipe should be done using clean water only, to remove any loose dust or soapy film. Once this procedure is completed, perform the adhesion test in Appendix A to assure that acceptable adhesion is evident. If poor adhesion is still observed, repeat step #4. It is imperative, of course, that the factory finish itself not be removed during this process. It is necessary to once again test the intercoat adhesion according to Appendix A. If the test results still indicate poor intercoat adhesion, **DO NOT PROCEED!** Contact your metal building panel supplier immediately.

¹ Akzo Nobel's Water-Based Epoxy Maintenance Coat, WA9C32800/GW9C32796 or equivalent primer specifically designed for adhesion to galvanized steel.

B. **REPAINTING**

1.) **Paint**

After the building panels have been properly prepared, they must be coated within 24 hours. (See section D for coatings supplied by Carlisle Metal Products Corporation) As an alternative, exterior acrylic latex DTM (direct to metal) paint may be

used. ***Oil-based Alkyd house paint must not be applied over factory-applied finishes.*** Before repainting the building panels, however, it is imperative that the intercoat adhesion be ascertained. See the following section.

2.) Testing for Adequate Intercoat Adhesion

Only after the surface has been carefully prepared and the intercoat adhesion between the repaint material and the building panel is known to be acceptable should you proceed in repainting your building panels. Without sufficient intercoat adhesion, delamination after long-term exposure may be encountered. (See Appendix A that describes a method to ascertain the intercoat adhesion properties.) NOTE: **It is the sole responsibility of the person doing the repainting to ascertain if acceptable intercoat adhesion is being achieved. Akzo Nobel Coatings Inc. is not responsible for any intercoat adhesion failure or any other unsatisfactory condition result from field coating application to factory painted panels, either immediately or over time.**

3.) Minor Scratch Touch-up with Ceram-A-Cryl®II.

Review section A for surface preparation requirements before using Ceram-A-Cryl® II to touch-up minor defects.

Brush Application

CERAM-A-CRYL®II coatings are formulated for fast drying and are not ideally suited for brush application in large areas. However, they can be used successfully for spot or scratch touch-up repair and for small area painting. Apply CERAM-A-CRYL®II, as supplied, without reduction, as you would any other brushable coating. Work quickly to smooth out brush marks before the coating dries. Use EXP5050, Reducing solvent for clean-up.

WARNING: Enforce NO SMOKING and remove all possible sources of ignition when EXP5050, Reducing Solvent or CERAM-A-CRYL®II coating are used.

C. ADDITIONAL PRECAUTIONS AND OTHER RECOMMENDATIONS

CERAM-A-CRYL®II coatings contain petroleum distillates. Wash hands thoroughly after use. Keep all containers away from heat, sparks and flame.

Use only with adequate ventilation. Avoid breathing CERAM-A-CRYL®II vapor or mist and prolonged or repeated contact with skin.

Keep closures tight and containers upright to prevent leakage. In case of spillage, absorb and dispose of all materials in accordance with applicable government regulations.

D. AKZO NOBEL REPAINT COATINGS

If you are considering repainting your building, a family of premium coatings has been developed by Akzo Nobel to assure the long-term performance of your metal structure.

CERAM-A-CRYL®II – **Silicone-modified Acrylic topcoat.** CERAM-CRYL®II is a highly durable coating recommended for repainting non-corroded, weathered metal building panels. The coating system is comprised of a Silicone-modified Acrylic coating, intended for use as a one-coat or two-coat material applied over factory prepainted panels. Obtain a copy of the **Ceram-A-Cryl®II, Silicone-modified Acrylic Repaint Finish** application guide for additional information.

Water-Based Epoxy Maintenance Coating – WA9C32800 and GW9C32796. Two-component primer/sealer designed for application over prepainted and bare metal substrates. Maintenance Coat is recommended for sealing aged plastisol coatings, cut edge corrosion, priming metal building roofs and sidewalls. Intended to be topcoated with Akzo Nobel CERAM-A-CRYL®II topcoats. Obtain a copy of the **Water-Based Epoxy Maintenance Coating** application guide for additional information.

Gray Tiecoat – VA0C31630 and UC0C31631. Designed to provide optimum adhesion to newly erected metal building panels. Gray Tiecoat is recommended for metal building panels that have less than two years exposure to the environment. Intended to be topcoated with Akzo Nobel CERAM-A-CRYL®II topcoats. Obtain a copy of the **Gray Tiecoat** application guide for additional information.

APPENDIX A

EVALUATING INTERCOAT ADHESION

- 1.) After properly cleaning the surface to be repainted, repaint a 4" x 4" area with the repaint material according to the manufacturer's instruction. Allow to dry completely before proceeding.
- 2.) Use a utility knife to cut a two-inch "X" into the repaint coating.
- 3.) Place a three-inch strip of Scotch® 610 tape over the "X" and rub 10 times with heavy pressure leaving a half-inch of tape free for removal.
- 4.) Pull the tape back over itself at a right angle.
- 5.) Examine the tape and the building panel for any signs of paint removal.

IF THE TAPE REMOVES MORE THAN 1/16" OF THE REPAINT MATERIAL FROM THE "X" CUT, THE INTERCOAT ADHESION IS INADEQUATE.

be removed by any of the methods specified in SSPC-SP1 or other agreed upon methods. For complete instructions, refer to Joint Surface Preparation Standard SSPC-SP7/NACE NO. 4.

i SSPC-SP2 – Hand Tool Cleaning

Hand Tool Cleaning removes all loose mill scale, loose rust and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Mill scale, rust and paint are considered adherent if they cannot be removed by lifting with a dull putty knife. Before hand tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No. 2

iii SSPC-SP1 – Solvent Cleaning

Solvent Cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation. For complete instructions, refer to Steel Structures Paint Council Surface Preparation Specification No. 1.

ii SSPC-SP7 - Brush-Off Blast Cleaning

A Brush-Off Blast Cleaned surface when examined without magnification, shall be free of all visible oil, grease, dirt, dust, loose mill scale, loose rust, and loose paint. Tightly adherent mill scale, rust, and paint may remain on the surface. Mill scale, rust, and coating are considered adherent if they cannot be removed by lifting with a dull putty knife. Before blast cleaning, visible deposits of oil or grease shall