

## RUUKKI PRIMO FAÇADE SYSTEM – MAINTENANCE INSTRUCTIONS (colour coated products)

### GENERAL

Regular inspection and proper maintenance will ensure the longest possible useful life for façades. With the instructions provided here, you can carry out the inspection and maintenance yourself, or you can also entrust the work to professionals.

The environment around a building determines how its façade will age. UV radiation from the sun, weather conditions as well as proximity to the sea are factors that cause ageing of the surface, yet impurities and pollutants in the environment also have an effect. The effect of these impurities in the air is greatest near polluted industrial and coastal areas as well as on the areas of the building where dirt and deposits are not washed away by rainwater. Impurities put a strain on the coatings and reduce their useful life. Therefore, regular cleaning of façade is an important part of the maintenance.

The color coating protects the aluminum facing of the product against environmental attack. If the coating is damaged by dents or scratches, the protection it provides will be greatly reduced. However, the useful life of the product will be maintained if damage in the coating, regardless of its size, is quickly touch-up by painting.



*Primo Skyline 100 product.*

### TWO MEASUREMENTS FOR USEFUL LIFE

There are two different ways to measure the useful life of product: the aesthetic useful life and functional useful life. These periods can be extended by regular inspection and maintenance.

**The aesthetic useful life** is the period up to the time when the appearance of the product has changed to such an extent that it no longer meets the demands. This means, for example, significant or uneven alterations in the color. The degree to which the discoloration on a building is deemed acceptable depends on the person who performs the assessment and the building on which the product is fitted.

**The functional useful life** is the period up to the time when the product can no longer protect the load bearing structure of the building or the insulation behind the product. The time varies widely

depending on the coating applied to the product and, most importantly, the environment to which the product is exposed.

## SAFETY

Before starting any maintenance actions please take safety into account. Use proper safety equipment when working in elevated positions. Ladders should not be used as a working platform. It is advised that maintenance work on difficult to reach places be entrusted to professionals.

## INSPECTION & MAINTENANCE

Regular inspection and maintenance for façades consists of:

- Regular inspections
- Cleaning of surfaces
- Touch-up painting of minor damage
- Repairing larger damaged areas
- Documentation

### Regular inspection

The parts of a building where products are used should be inspected regularly. Visual inspection of the products should be carried out once a year as a general inspection. A more thorough inspection should be carried out every 5 years. If any defects are found in the product, they should be repaired immediately in order to ensure long life. The inspection should include the following procedures:

#### Initial inspection

Shortly after installation remove all loose objects such as loose fittings, excess pieces of sheet, drill residues and other metal particles from the façade. Any damage during handling and installation or damage caused by a fitting or tool dropping onto the product should be touchup painted as soon as discovered.

#### Keep the façade clean

Dirt and soil cause a corrosion risk by keeping the surface of the product wet. Remove all accumulations of dirt and, if necessary, clean the facade thoroughly.

#### Condition of coating

Check the condition of the color coating of the product. Peeling of the coating, uneven fading, blistering and cracking as well as local scratching are all signs of the need to repair the coating by touch-up painting or repainting.

### Cleaning

Rainfall is often sufficient to keep the surfaces clean. Any deposits of dirt that rainwater cannot wash away can be removed by means of a soft brush and water or by high pressure washing (up to 100 bars). More stubborn dirt can be removed using a cleaning agent that is suitable for color coatings. Difficult dirt spots can be removed with a cloth moistened in white spirit. Dose the detergent in accordance with the manufacturer's instructions. Then, rinse thoroughly or use a high-pressure washer.

#### Washing advice

- Unsuitable or excessively strong cleaning agents may damage the product.
- Avoid organic solvents or abrasive cleaning products.
- Rinse thoroughly from the top downwards to remove all detergent residues.

### Touch-up painting

Touch-up painting can repair minor damage such as scratches. Suitable touch-up paint that air dries can be applied with a narrow brush. It is important to apply the paint only where it is actually needed since the repair paint can be expected to gradually discolor differently from the paint applied at the factory. Spray-paints must not be used.

- Clean the damaged area using white spirit or cleaning agent as necessary.
- Paint the damaged area, 1 – 2 layers depending on the depth of the damage

### Repairing larger damaged areas

If for example the whole Primo panel is damaged, it is recommended to replace it with a new panel. It is impossible to find a maintenance paint, which would provide exactly the same look (gloss, colour, surface structure) as the original coating.

### Documentation

It is advised to keep a log about the maintenance work done (cleaning and painting materials, working methods, temperature, and weather conditions). Documentation will also help in the maintenance and future repainting work.