

REDLAND METAL ROOFING: RECOMMENDATIONS FOR CARE & MAINTENANCE

NOTE! Work on roof always brings risks. Always consider and respect safety regulations when you are on a roof.

PLEGEL ROOF is the generic name for Redland metal roofing (Kami) products. Products are available with two different surface coatings adapted to the exterior environment and to fulfill technical and aesthetic demands. Common to both surface coatings is that continuous maintenance is needed to secure performance and a long life expectancy. The frequency and range of maintenance will differ between the types of coatings.

TWO MEASURES OF LIFE TIME

A metal roof can remain intact and has a life expectancy of >30-40 years with on-going maintenance. Examples of metal roofs exist that are more than 150 years old and still in an acceptable condition thanks to maintenance. The aesthetic life expectancy should be considered separately from the durability expectancy for metal roofs.

Aesthetic life expectancy is how long it takes for the colored coating to change to the degree that it doesn't fulfill the aesthetic demands. The change in colour that is acceptable depends on who is judging, the type of building and where the building is situated. In some cases the limit of the aesthetic life expectancy is when the paint starts to flake off.

Durability expectancy is the time until corrosion outweighs the thickness of the coating. This is more important to consider when the sheets are used in marine and highly polluted environments. The sun will affect the paint system as follows: ultra violet (UV) will age the paint; and it will also cause the paint to be heated. Therefore, the life expectancy also depends on the colour, since darker colours absorb heat more than light colors and therefore normally also have a slightly shorter life time. Thus roofs facing south and with low pitches are normally also more affected than surfaces facing north.

CORE MATERIAL

Both PLEGEL and TerraPLEGEL are manufactured from hot dipped galvanized steel, Z275.

SURFACE COATING

TERRA is a paint system in several layers and with quartz sand between the two upper layers of paint. The sand and the last two paint layers are applied after forming. The paint is polyester based with a total coating thickness of approximately 85 µm. Due to the production methods the coating thickness may differ slightly over the surface.

MATT POLYESTER is a polyester coating with a total thickness of 35 µm. For maximum colour performance, corrosion resistance and scratch resistance we recommend the TERRA coating. With this system, the product is coated both before and after forming. Both coatings are optimised for profiled products and for exterior use.

YEARLY INSPECTION

During the yearly inspection the following should be checked:

1. Check the condition of the surface. If the coating is becoming "matt", the colour is changing. If there are any cracks, cleaning, touch up painting or repainting should be considered. The biggest risk areas are normally where the surface is protected from above and the rain can't clean it. Check cut edges carefully.
2. Waste in rain water gutters, eave gutters and hoppers increase the risk of water leakage into buildings. Clear and clean them from rubbish that binds water and other corrosive elements.
3. Dirt and rubbish on the steel sheet surface increase the risk of damage since the surface is kept wet continuously. Remove the dirt/rubbish from the surface, clean it and allow to dry.

4. Damaged surface coatings increase the risk of corrosion. Depending on the extent of damage, the damaged area should be touch-up painted, repainted or exchanged.
5. Loose fixings, waste from rivets, metal chips or other metal objects that lay directly on the sheet surface should be removed.
6. Defective or wrongly installed fixings can cause leakage. Exchange defective fixings and, if the threads are damaged, use a bigger dimensioned fixing.
7. Cut edges at side and end laps are especially exposed areas where corrosion can appear if not treated in time. Damaged areas must be freed from attack and then painted.
8. Keep an inspection protocol. Make thorough notes about the sheet status and any actions that should be taken. Keep note of actions taken.

CLEANING

Rain is normally enough to keep the sheets clean. Any residue from dirt that rain can't wash away can be removed with a soft brush and water. Take extra care to clean areas that are sheltered from rain. Use of high-pressure washing is not recommended except on surfaces that are to be repainted. High-pressure washing increases the amount of pores that thus promote dirt sticking to the surface. In areas of highly pollution it may be necessary to add detergent to clean the sheet surface. For example you can use ordinary washing-up detergent. We recommend "plättvätt", a specially developed detergent for areas that are to be repainted. Use according to the manufacturers instructions and rinse thoroughly afterwards.



Inspection and maintenance continued...

SOME CLEANING ADVICE

1. Always start from the top and work your way down the roof.
2. Work carefully. Too much cleaning can do more harm than good.
3. Only use detergents that are designed for the purpose intended.

TREATMENT OF DAMAGE CAUSED BY CORROSION

1. Scrape, grind or sand blast all organic material from the affected area.
2. Remove all rust by sand blasting or grinding the damaged area. Then clean the area with alkaline degreasing agent, for example 5% caustic soda with additional washing-up detergent. As a final step, rinse the surface thoroughly with water and let it dry.
3. Base coat: Use a paint with high zinc concentration.
4. Top coat: Paint according to following description.

REPAINTING

Colour changes, corrosion or the fact that you just want a new colour on the roof are examples of reasons to repaint your roof. Ask for further instructions from your local merchant.

TOUCH UP PAINTING

Touch up painting is applied to smaller areas such as scratches etc. Note that the colour of the touch up paint can differ slightly from the original color.

PAINTING

Steel sheet areas that shall be touch painted or repainted shall be dry and clean from dirt and fat. New sheets may have some extra wax on the surface that needs removing before painting. To reduce the risk of colour differences, mix the paint thoroughly. Don't paint in direct sunlight or when the temperature drops below +5°C. The relative humidity shall not exceed 80%. Check that old paint adheres thoroughly to the steel! This should be done according to the instructions from the paint supplier.

Remove loose paint with a scraper, steel brush or high-pressure washing. Surfaces with rust shall be thoroughly steel brushed or sand blasted. Clean with alkaline degreasing agent. Rinse with clean water and let dry.

Choose colour system depending on surface and type of damage:

- If the zinc layer is perished, the steel sheet should be primed with a primer containing a high concentration of zinc.
- If the colour is gone but the zinc layer is intact, the steel sheet shall be primed.
- If the old paint is intact it can be repainted after normal cleaning.

Use paintbrush, roller or paint-sprayer when painting. Choose a small, soft paintbrush for touch up painting of smaller surfaces.



Should you have any questions or require further information, please contact us using the details below:

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