

MAINTENANCE & REPAIR OF METAL ROOFING

While your new metal roof system is designed to deliver many years of aesthetic appearance and protection with very little maintenance, all roofs require routine inspections and periodic maintenance. In order to insure that your roof performs as intended, you should develop and implement a comprehensive Inspection, maintenance and repair program.

I. PROTECT YOUR ROOF INVESTMENT THROUGH PREVENTATIVE MAINTENANCE:

Exercising due diligence in the following areas will help insure that your roof delivers many years of trouble-free service:

A. Maintain Proper Roof Drainage:

Water must be allowed to drain from the roof -- here are some recommendations to prevent drainage problems:

- Remove debris from roof and gutters.
- Do not allow water to drain onto the roof from adjacent roof areas.
- Do not use wood blocking to support roof top equipment, as this will prevent proper drainage. Untreated wood may also cause deterioration which will void the roof finish and material warranty.
- Do not install or allow anything on the roof which will trap or hold moisture or cause water ponding.
- Use drain pans and PVC piping to carry condensate from rooftop HVAC equipment away from the roof area -- water from condensate contains chemicals which will cause corrosion.

B. Keep Foot Traffic to a minimum:

Heavy foot traffic can cause low spots and water ponding on low slope roof areas, especially near eave and at panel endlaps. Instruct workers to always walk on panel flats near or over supporting purlins or other structural members. No foot traffic should be allowed on trim, panel seam, flashing or gutters, as this will lead to immediate damage to those components. Unfinished Galvalume roofs are subject to scuffing or darkened burnish marks if subjected to excessive foot traffic. Always remove all metal shavings, metal scraps or other debris as these can become embedded in worker's shoes and cause scratching of the metal roof panels.

If frequent roof traffic is anticipated, permanent and well-designed walkways should be installed. Roof access should be limited by keeping roof hatches or access ladders locked at all times, and a sign posted at all access points, stating that only authorized personnel are allowed on the roof. All roof visitors should sign a log book, indicating the date, name and reason for access.





C. Remove Excessive Ice & Snow Buildup from the Roof:

Buildup of ice and snow should be removed immediately to prevent injury to pedestrians below and damage or possible roof collapse. Metal shovels or tools should not be used to remove ice or snow, as damage to the roof surface will occur. Exercise caution around pipe boots and other penetrations.

D. Avoid Damage from Electrolytic/Galvanic Action Caused by Dissimilar Materials:

Do not allow your roof to come into contact with, or water runoff from dissimilar materials such as copper, lead or graphite. Failure to do so will cause corrosion and early failure due to galvanic corrosion and will void both paint finish, material and watertightness warranties. Common instances include: copper lightning rods and cables, copper pipes, gutter or trim that is adjacent to or drains onto the roof, and condensate from rooftop AC units.

E. Maintain both Coated and Uncoated Panels and Trim:

1. Uncoated (unpainted Galvalume): remove smudge and burnish marks using a mild cleaning solution -- rub only as needed to remove stains or smudge marks and rinse with water as necessary. Note: experiences has found that no product will remove all smudge marks.
2. Rust stains: "Soft Scrub" cleanser is effective in removing rust stains: lightly rub with a clean cloth only as needed to remove rust stains then rinse with water. No product will completely remove rust stains.
3. Scratches: To touch up scratches in the paint surface, clean the area to be touched up with mineral spirits then rinse thoroughly and dry. Using a small artist's brush, apply air dry formula touch up paint ONLY to the scratch -- not surrounding area.

II. INSPECTION & REPAIR RECOMMENDATIONS:

A. Inspect on a regularly scheduled basis and when one of the following conditions occur:

1. Severe Weather conditions such as high winds, hail, ice & snow or heavy and prolonged rainfall:
 - After high winds, inspect for loose or missing flashing or trim, damage from falling limbs and accumulation of and/or damage from other windblown debris.
 - After a hail storm check for penetration of the surface coating, damaged sheet metal trim and flashing and loose fasteners.
 - Following heavy or prolonged rainfall inspect roof and gutters for water ponding. Check upslope from roof penetrations and curbs to make sure water is not ponding upslope.
 - After an ice or snow storm check gutters, trim and flashing for damage from moving ice or heavy accumulations. Inspect snow guards if present to insure they are intact.
2. Vandalism, fire or damage to an adjacent structure or roof area.

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3. Other trades working on the roof:

- Inspect for scratches or dents caused by excessive foot traffic.
- Remove scraps or debris left behind by other trades.
- Check for damage caused by chemical or solvent spills.
- Watch for metal shavings or damage to the paint or metal surface caused by cutting or drilling.
- Remove any mortar, or paint spills and clean with water and a mild detergent.

B. Leak Repair Recommendations:

Leaks should never be repaired by applying roof cement, caulk or other materials to the roof surface, as this is not a permanent or effective solution to leak problems. Surface applied cement, caulk or other materials will weather and lose adherence to the metal surface, which will in turn lead to water accumulating between the caulking material and roof surface, and rusting or corrosion will ultimately result. The proper method of leak repair is to remove panels around the leak area and reinstall using proper sealant at joints and between layers of metal. In the case of puncture damage, the entire panel may need to be replaced. Always consult the panel manufacturer before having any repair work done and obtain a recommendation on how to repair the leak and the name(s) of nearby licensees who can perform the repair work.

III. SAFETY CONSIDERATIONS:

ALWAYS USE FALL PROTECTION AND SAFETY EQUIPMENT. REQUIRED BY OSHA AND OTHER REGULATORY AGENCIES. EXERCISE EXTREME CAUTION WHEN WALKING ON ROOF SURFACES: SAFETY IS OF FOREMOST IMPORTANCE WHEN PERFORMING INSPECTION, MAINTENANCE OR REPAIRS TO THE ROOF. FAILURE TO FOLLOW ALL SAFETY REGULATIONS OR TO USE FALL PROTECTION OR OTHER REQUIRED SAFETY EQUIPMENT MAY RESULT IN SERIOUS INJURY OR DEATH AND MAY ALSO RESULT IN SUBSTANTIAL FINES AND PENALTIES FOR NONCOMPLIANCE.

Extreme caution must be exercised when working on roofs with steep slopes or curved sections, areas near roof edges, roof openings, or area where roof panels have not yet been installed over insulation. The presence of moisture, either from rain or condensation poses an extreme fall hazard, as does areas of ice or snow. All personnel working on the roof must be trained in safety procedures and in the proper use of safety equipment. Inspect all fall protection and other safety equipment to insure that they are in good working condition.

The following procedures must be followed when performing roof inspection, maintenance or repairs:

1. Always use fall protection and other required safety equipment.
2. Do not walk on translucent fiberglass panels or other roof accessories which will not support a person's weight.
3. Do not walk on panel seams, roof flashings or trim, such as rake, gutter, fascia or ridge flashing.
4. Walk only on flat areas of panels on or near supporting roof purlins or other structural members.
5. Exercise extreme caution when walking on barrel vault or curved roof areas.

End of Section

