

Maintenance Guide for Terraçade™ Façade System components

SYSTEM INSPECTION

It is recommended that the Terraçade façade system be inspected at regular intervals to ensure the integrity of the system. The inspection interval/s will vary according to the sub-frame and trim components utilised in the system.

Below is a summary of cleaning and maintenance information that can be accessed at the Terraçade website.

CLADDING TILE

The Terraçade tiles are classified exposure grade so they can be used in all environments including severe marine environments and areas subject to heavy industrial pollution. Terracotta tiles are robust and extremely durable and have an extremely long service life and require visual inspection every five years.

Terraçade also offers design flexibility as individual tiles can be replaced at any stage for ease of maintenance or to facilitate changes to update the buildings appearance.

Cleaning

Terraçade tiles are a natural terracotta product and are therefore virtually maintenance free. If you wish to remove any dirt or pollution grime that has built up over time, simply lightly hose or sponge down the tiles with water. The tiles should be washed down during installation using a sponge with water and a neutral pH cleaner and then rinsed off with clean water. For ongoing maintenance the tiles may be hosed or sponged to remove dust and the build-up of dirt. Normally, cleaning the tiles will be as easy as letting the rain do the work for you.

Which Dry-Treat Sealer is best for Terraçade façade tiles?

Terraçade tiles have a hard wearing surface that is resistant to most normal staining agents. In particularly difficult environments, for instance high traffic city areas, Terraçade may be exposed to graffiti vandalism or build up of carbon dirt from passing motor vehicle traffic. A high quality impregnating (penetrating) sealer can be used to make the surface easier to clean and prevent permanent staining as much as possible.

STAIN-PROOF

Permanent, invisible, fully breathable impregnating sealer for protection against water ingress and salt attack, PLUS premium oil stain protection. Excellent graffiti resistance. 15 year performance warranty when sealing is performed by an Accredited Applicator (visit www.drytreat.com for more details).

STAIN-PROOF has special molecules which bond permanently inside the terracotta. It is highly recommended for such surfaces for its 15 year + durability and its ability to stand up to commercial cleaning techniques such as pressure hosing which are commonly used to clean vertical surfaces.

Maintenance of Terraçade cladding tile surfaces after sealing with STAIN-PROOF

Due to superior bonding, STAIN-PROOF will not be harmed by strong alkaline cleaners or pressure hosing. Standard cleaning regimes (except for acid washing) can continue to be used on the treated surfaces, and the use of special proprietary cleaning chemicals or equipment is not required to uphold the STAIN-PROOF performance warranty. STAIN-PROOF will make the treated surfaces easier to clean, so less time should be required for effective maintenance.

Pre-sealing Preparation

1. Any surface to be sealed should be clean and looking just as you want it before it is sealed - it may be impossible to remove stains after sealing.
2. Ensure the material is thoroughly dry before applying any Dry-Treat sealer.

PLEASE NOTE:

- 1) **Always test any cleaning chemical or sealer on a small, inconspicuous area of the surface 24 hours before doing the project, to check that it will produce the desired result.**
- 2) **Always ensure the surface is completely dry before proceeding with sealing.**

Replacing Individual Tiles

Terraçade TN

It is difficult to remove individual tiles from a wall as it requires 'shuffling' of immediately adjacent tiles. It may be more practical to break the damaged tile with a rubber mallet so that it can be removed piece by piece. Care must be taken if this option is used as falling or sharp pieces of tiles may cause injuries. Ensure that no falling pieces will hit passers-by and that adequate personal protective equipment such as approved gloves and safety glasses are worn. To place a new tile into position, insert the top edge of the tile beneath the bottom edge of the tile above. Shuffle the tile above up slightly, ensuring that it is restrained from falling by an assistant. Capture the tile on the top hook first and then the bottom hook. Check that the tile and the tiles above are fully engaged by visual and manual checks.

Terraçade XP

If a Terraçade XP tile is damaged they can be easily replaced. Simply remove the damaged tile or broken pieces and insert a new tile. If tiles have been mechanically fixed (using the method described in the installation section) start removing tiles vertically adjacent to the damaged tile. Remove the tiles one by one by unscrewing the fasteners at each step until the damaged tile is removed. Insert the new tiles and replace the tiles and mechanical fixings working back up the wall until all the tiles have been replaced.

VERTICAL SUSPENSION RAILS

Maintain COLORBOND® steel and ZINCALUME® steel

Simple maintenance of COLORBOND® steel and ZINCALUME® steel by regular washing with water will not only enhance its life but maintain its attractiveness for longer periods thus protecting your asset. Applications where the paint finish is automatically washed by rainwater do not usually require this maintenance, e.g. roof cladding. Examples of applications requiring maintenance cleaning include wall cladding under eaves, garage doors and the underside of eave gutters.

Areas not regularly washed by rainwater should be hosed down at least every six months and more frequently in coastal areas where marine salt spray is prevalent, and in areas where high levels of industrial fallout occur.

In cases where the regular maintenance referred to above does not remove all dirt which may have adhered to the surface of the paint, the following procedure should be carried out:

- Wash the surface with a mild solution of pure soap or mild non-abrasive kitchen detergent in warm water.
- Application should be with a sponge, soft cloth or soft bristle nylon brush, and should be gentle to prevent shiny spots.
- The COLORBOND® steel and ZINCALUME® steel should be thoroughly rinsed with clean water immediately after cleaning to remove traces of detergent.

Never use abrasive or solvent type cleaners (turps, petrol, kerosene, paint thinners) on COLORBOND® steel and ZINCALUME® steel.

If cared for in accordance with these instructions, your building components made from COLORBOND® prepainted steel and ZINCALUME® steel will give many years of low maintenance life.

This information is intended as a guide only. For more information, please see "Technical Bulletin 4 - Maintenance of COLORBOND® prepainted steel roofing" on our [Technical Bulletins](#) page.

(Extract from <http://www.bluescopesteel.com.au/go/howto/maintain-colorbond-steel-and-zincalume-steel>)

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Stainless Steel

Maintenance Cleaning

On **external applications**, such as facades, rainfall can normally be expected to wash off accumulations of dirt and other deposits efficiently, depending on the amount of exposure of the elevation.

Special attention should be given to sheltered areas during routine cleaning to ensure that accumulations of airborne contaminants are removed. This is particularly important in marine and industrial environments, where build-up of airborne chlorides or SO_x can result in localised corrosion, if not effectively removed.

Cleaning Intervals

On building exterior applications, stainless steel may be exposed to a wider range of potentially more aggressive environments as a result of contact with:

- marine atmospheres,
- environments laden with industrial pollutants,
- salt spray from road de-icing salt,
- atmospheric dirt and traffic film.

All cause brown staining to appear. It is a good practice to clean the stainless steel at the **same frequency as the building's windows (glazing)**. Depending on the severity of soiling and deposit build up, routine cleaning frequencies of 6-12 months for light soiling and 3-6 months for heavy soiling or environments such as those listed above is advisable. A stainless steel cleaner containing phosphoric acid will remove this form of contamination.

(Extract from "Cleaning and Maintenance of Stainless Steel Architectural Surfaces" published by Euro Inox – The European Stainless Steel Development Association)

ALUMINIUM TRIMS

Care & Maintenance Instructions

A simple regular clean will minimise the effects of weathering and will remove dirt, grime and other build-up detrimental to all powder coatings.

Recommended Cleaning Method.

Just a gentle clean with a soft brush and mild detergent, followed by a fresh water rinse, will maintain the long-term performance of your powder coated products. In rural or normal urban environments cleaning should occur every 12 months. In areas of high pollution, such as industrial areas, geothermal areas or coastal environments, cleaning should occur every three months. In particularly hazardous locations, such as beachfronts, severe marine environments or areas of high industrial pollution, cleaning should be increased to monthly.

Recommended Cleaning Products.

To protect the surface of your powder coated products, do not use strong solvents, abrasive cleaning products or those products that are recommended for thinning various types of paints. If you need to remove splashed paint, sealants or mastics from your powder coated products, you can use white spirits. When using white spirits, cleaning should be carried out in shade and during cooler temperatures using a soft cloth and gentle wiping only. It is also recommended that, prior to use, a small non-visible area of your powder coated products be tested to ensure that no visual colour change or damage will occur, particularly with bright and deep colours.

(provided by Interpon® Powder Coating)