



Cleaning and maintenance of elZinc®

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elZinc

Designing with elZinc®

Cleaning and maintenance of elZinc® roofing and cladding.

elZinc® roofing and cladding products are low-maintenance materials. They generally do not require any particular attention from the building owner and will give a long and cost-effective service life looking good and protecting the building from the weather for many decades. The following recommendations are given below to enable these expectations to be fully met by our products.

During the life of the elZinc® cladding

General

Visual inspections should be carried out annually, as well as just after any other works have been completed to other parts of the building that have required access to the roof and could have caused some damage to it in that area.

General cleaning of gutters, rainwater pipes and other elements that channel rainwater should be carried out periodically in order to avoid the build-up of soil deposits and general debris. This also maintains the water course's ability to drain the roof effectively.

Rain protected areas.

Areas of roofs or cladding that are protected from rainwater do not benefit from the natural washing qualities of rainfall, and therefore dirty deposits can accumulate over time. These areas should simply be washed with warm water, as regularly as is required to keep the overall cleanliness of the building as desired.

In coastal areas the zinc cladding should be kept clean of salt deposits, as should any cladding susceptible to salt deposit build-up generated by winter road salt spray near to main roads. The build-up of salt deposits on rain-protected areas produces a very corrosive effect on the zinc especially if the air is locally contaminated from industrial pollution, which can limit its lifespan considerably so we strongly urge that these sheltered areas of cladding are maintained salt-free.

Subsequent installation of machinery or other attachments to the roof.

Attachment points of Hvac equipment fitted subsequently should respect the functionality of the roof (for example regarding thermal movement) and any layers important to the general performance of the roof such as vapour barriers and separating membranes that have been perforated by the installation, should be properly and effectively sealed.



Damaged panels.

Zinc is a naturally weathering material and most minor imperfections such as light scratches and abrasions will self- heal over time. Unless these imperfections are too unsightly to tolerate, no action is necessary. Any seriously damaged panels however should be repaired immediately by a specialist zinc metal roofing contractor.

- Storm damaged panels should be replaced and adjacent panels checked.
- Perforated panels (arising from any subsequent works) should be repaired by soldering a cover piece over the area.
- Dented areas (from access ladders for example) should also be repaired in the same way if rainwater does not completely drain from the dent for long periods of time.
- Deformed and trodden-down standing seams caused by foot traffic should be corrected.

All repairs should be carried out according to elZinc®'s general installation guidelines and the zinc of existing panels should be heated if required to facilitate re-forming. The correct functioning of the repaired cladding in regard to thermal movements should be checked.

Replacement panels can be expected to have a slightly different colour tone to the surrounding panels. These tonal differences can be expected to reduce over time, the speed with which this happens depends on the finish of the material. The aforementioned general guidelines are recommended to get the most out of elZinc® products, but the influence of unforeseeable agents or contaminants in the atmosphere could result in the material being affected in other ways.

Graffiti removal

Graffiti can be effectively cleaned from some elZinc® surfaces but not from others. If graffiti removal is considered likely to be a frequent requirement, the most effective way to protect elZinc® from graffiti is to apply a sacrificial layer after installation. This layer, which when washed off with hot water, takes the graffiti with it. It is then re-applied. There are products on the market that are easy to apply and re-apply – please contact us for more information. Written authorisation should be sought from elZinc® before application of the chosen treatment so as not to invalidate the product warranty.

Cleaning of elZinc®

The following table shows recommended methods for cleaning marks and stains on our products, both caused during the installation/- construction process and afterwards. We recommend testing the procedure on a hidden area beforehand. If the procedure does not produce satisfactory cleaning, please contact your distributor. The reader is reminded that abrasive materials such as steel wool can be used to remove stubborn stains as an ultimate recourse only on elZinc® Natural – used on any other finish it will damage the surface. This will leave a bright zinc finish that should be treated with titanium zinc passivating oil.



Stain, mark to be removed	elZinc® finish	Step 1		Step 2	
		Cleaning products	Procedure	Cleaning products	Procedure
Salt deposits	All finishes	Warm water (cold Works less well)	High pressure washing using a fan nozzle, directed downwards and at an angle to the cladding (to avoid mechanically deforming the panels) from about 20cms away. Max pressure below 60 bar.	Not Applicable	Not Applicable
Fat and oil residue	All finishes	Lukewarm water + neutral soap	Wipe with a soft sponge or cotton cloth. Rinse thoroughly from top to bottom to remove soap residue, taking care not to force water into joints between panels.	Diesel	Apply with a cotton cloth and repeat step 1
Graffiti, paint residue	elZinc Natural elZinc Slate elZinc Rainbow elZinc Advance	Lukewarm water + neutral soap	Wipe with a soft sponge or cotton cloth. Rinse thoroughly from top to bottom to remove soap residue, taking care not to force water into joints between panels.	Graffiti remover 1500 of brand 3M	Spray and wait a few minutes, gently wipe with a cotton cloth and repeat step 1
	elZinc Graphite elZinc Crystal elZinc Oliva elZinc Lava			Not possible to eliminate without damaging the elZinc® surface	Not applicable
Light spots and dust	All finishes	Lukewarm water + neutral soap	Wipe with a soft sponge or cotton cloth. Rinse thoroughly from top to bottom to remove soap residue, taking care not to force water into joints between panels	Not Applicable	Not Applicable
Bird droppings, gypsum¹, cement¹, fingerprints	All finishes	Lukewarm water + neutral soap	Wipe with a soft sponge or cotton cloth. Rinse thoroughly from top to bottom to remove soap residue, taking care not to force water into joints between panels	Diesel	Apply with a cotton cloth and repeat step 1
Missed flux residue²	All finishes	Lukewarm water + neutral soap	Wipe with a soft sponge or cotton cloth. Rinse thoroughly from top to bottom to remove soap residue, taking care not to force water into joints between panels	Not Applicable	Not Applicable
Brown / olive brown stains from unprotected bitumen roofs, PVC coated areas	All finishes	Lukewarm water + neutral soap	Wipe with a soft sponge or cotton cloth. Rinse thoroughly from top to bottom to remove soap residue, taking care not to force water into joints between panels	A - Pronto furniture polish (Johnson) or B - diesel	A - Spray and wait a few minutes, gently wipe with a cotton cloth and repeat step 1 or B Apply with a cotton cloth and repeat step 1
Zinc hydroxide White rust	elZinc Natural light rust	Brush off	Use a stiff non-metal bristled brush to remove white deposits	Clean warm water	Rinse to remove any powder cloth and repeat step 1
	elZinc Natural heavy rust	Hard brush off	Use stainless steel wool or corundum fleece for mild abrasive cleaning	Clean warm water	Rinse to remove any powder (possibly treat with passivation oil)
	elZinc Alkimi	Unlikely to be affected, but not possible to remove without damaging the elZinc Alkimi prepatinated layer			
	elZinc Rainbow elZinc Advance	These surfaces are unaffected by white rust			
Adhesive residue	All finishes	Lukewarm water + neutral soap	Wipe with a soft sponge or cotton cloth. Rinse thoroughly from top to bottom to remove soap residue, taking care not to force water into joints between panels	A - Pronto furniture polish (Johnson)	A - Spray and wait a few minutes, gently wipe with a cotton cloth and repeat step 1
		If the above steps are not sufficient to remove the adhesive residue, this is indicative of the presence of additional types of deposits (particles, dust, etc.) from the environment, in which case the surface should be cleaned with isopropyl alcohol using a soft sponge or cotton cloth.			

1. Much easier to remove if still fresh, so remove as soon as possible.

2. Flux residues should be removed immediately after soldering with a damp cloth, as soldering proceeds.

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