

WORKINSTRUCTION

TITLE: MAINTENANCE GUIDELINES FOR
LUXALON FASSADES

CODE: WH.011

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1. Subject

This workinstruction describes guidelines for the maintenance of LUXALON Fassades in coated aluminium.

By following these guidelines the paintsurface of the Fassade will longer keep its quality properties.

2. Preventive maintenance

Preventive maintenance means keeping the protective layer of the Fassade as long as possible in a good condition until it becomes necessary to apply a new layer. Cleaning the Fassade is preventive maintenance.

3. Cleaning/maintenance advise.

3.1. **Cleaning/maintenance of coated aluminium Fassades.**

Cleaning the coated aluminium of Fassades should be part of the maintenance of the building.

In an early stage this maintenance should already start.

3.2. **Influences during construction.**

During construction the coated aluminium can be attacked by:

- alkalic cement and concrete;
- iron and copperparticles as a result of drilling, sanding. This can cause corrosion.
- Chemicals washing out of brickwork and carbonising can have disastrous consequences.
- mechanical damages.

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3.3. Cleaning during construction.

Before the building is handed over, it is already necessary to do the maintenance periodic. In general once every six months.
Of course cement remains have to be removed at once.

3.4 Guideline periodic cleaning after hand over.

a. Fassades which can be washed down by rain.

2x every year
first cleaning in march/april
second cleaning in october/november

Cleaning with sponge with clean water and a neutral cleaner (Ph 7) is sufficient (U12 of U12N).

After cleaning rinse with sufficient clean water to wash down remains of cleaner and dirt. Average of 20 liter watersupply per minute. This will be enough for an area of aprox. 4m². When using warm water of 40°C a reduction is possible.

b. Fassades which can not be washed down by rain.

3 times every year
first cleaning in march/april
second cleaning on june/july
third cleaning in october/november.

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Cleaning with a non woven pad and clean water with a neutral cleaner.
This intensive cleaning has to be done by hand to reach all places as corners and Fassade connections. These are places where dirt can accumulate.

After cleaning, rinse with sufficient clean water to wash down remains of cleaner and dirt.

Average of 20 liter watersupply per minute. This will be enough for an area of aprox. 4m². When using warm water of 40°C a reduction is possible.

The cleaners used have to be neutral and may not contain any acids or alkalic concentrates.

Acids will attack brickwork, concrete, aluminium, steel etc.

Alkalic product will attack aluminium, rubber, mastics etc.

4. Remarks.

Inspections by independant laboratories have proven that in the winterperiod the concentration of chloride in sea enviroments is the highest. Cleaning coated aluminium Fassades should commence direct after the winterperiod.