



CARE & MAINTENANCE

All Crown Portable Buildings require regular care and maintenance to ensure the long-term performance of the building. This guide applies to all the components that make up the construction of the portable building.

Schedule

As evidence of an implemented maintenance and inspection program, a history of inspections and maintenance must be documented detailing any maintenance, repairs and damage to the portable building. Failure to do so might compromise the performance of the materials and negate the warranty. The timing of the inspections and maintenance, and the type of maintenance vary depending on the building element and the environment as outlined below.

Internal		External Walls		
Dry	Damp	Moderate	Severe	Very Severe
Wiping to remove dust once per year and inspect at the same time	Damp wiping to remove dust, salts and pollutants every 3 months and inspecting at the same time	Rain washing plus manual washing every year. Inspection every 6 months. Regular gutter clean	Rain washing plus manual washing every 6 months. Inspection every 3 months. Regular gutter clean	Rain washing plus manual washing every 3 months. Inspection every 3 months. Gutter cleaned every month

* No obvious marine or industrial influence and/or typically more than 500m from the coast and/or typically more than 500m from industrial emissions.

** Very severe environments can include areas under over hanging trees, 0-500m from breaking surf, and sites that are prone to sulphur, mould, lichen, bird droppings, debris, and a frequent smell of salt in the air.

Washing: While normal rain will remove some contaminants, a manual wash is recommended as it will remove the accumulation of dirt, debris, and other material not removed by rain washing alone.

Washing Instructions

Manually wash panels and windows with either a sponge, or a soft nylon-bristles brush, or by water blasting at pressures of no more than 20MPa. Ensure that the following are carefully washed:

- Areas that receive little to no rain wash, such as soffits, wall cladding, and sheltered areas;
- High risk areas around aerials, satellite dishes, air conditioning units, external hot water heaters, and all penetrations and panel joints;
- Areas with overhanging trees which are prone to mould, lichen, and bird droppings.

Inspection: Inspection involves a visual inspection of the surface paying particular attention to joints, drip edges, unwashed areas, lifting lugs, welding areas, the base frame of the building and any fixings. The inspection will look for deterioration of the paint coating, early indications of corrosion and deterioration of the sealants (used to seal panel joints).



Evident Corrosion

Any areas that show signs of white or red corrosion/rust (typically in unwashed areas) require cleaning back with a stiff nylon brush and cleaner to remove all dust, surface contaminants and corrosion products and present a sound substrate for painting. Priming of the surface and application of two coats of paint as per Paint Manufacturer's recommendations is then required. Particular attention needs to be paid to the base frame and welding joints of the base frame of the building, where early corrosion may start due to the galvanized steel being too close to the ground. The base frame of the portable building needs to be at least 100mm off the ground to minimise the effects of ground moisture on the durability of the galvanised coating of the steel.

Warranties

Warranties do not apply to weathering, chalking or fading over time as a result of normal wear and tear.

Damage, loss of functionality or corrosion resulting from the following are not covered in the warranty:

- Damages sustained after delivery of portable building on site
- Failure to remove debris such as swarf, rivet casings, excess fixings and off cuts by third parties
- Uses of incorrect or non-compatible fasteners or fixings

Disclaimer:

With Crown Portable Building's commitment to continues improvement, information provided in this Care & Maintenance document may be subject to modification. At the time of publication, we believe the information contained in this document is the best available and is accurate.

For more information:

For more information about care and maintenance of individual products, refer to:

[COLORSTEEL® Downloads & Brochures - Access Roofing Resources » COLORSTEEL®](#)

https://www.metalcraftinsulatedpanels.co.nz/media/599318/mip_care-and-maintenance-guide_v30-1.pdf

<https://www.bondor.co.nz/>

<https://www.nzsteel.co.nz/>

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