

TECHNICAL INFORMATION SHEET

MAINTENANCE OF SIKAGARD-550 ELASTIC (NZ) COATING

No coating will last forever on the exterior of a building but regular maintenance will help maintain the coating system's good looks and extend its life. Regular cleaning is recommended at maximum 12 monthly intervals.

This Technical Information Sheet is intended to help the applicator, specifier, and/or building owner understand why coatings are not "maintenance free" and what needs to be done to extend the life of the Sikagard-550 Elastic (NZ) coating system.

Always refer to the most current product data sheet(s) available at the date of this specification.

The Problem At some time during the coating's life, depending on how shaded the coating is, how dirty the area is, the geographical location, and the closeness to the sea, industry or agriculture/horticultural activity, the coating will begin to lose its sheen and begin to deteriorate.

Damp Areas If the area is shady it will also be damp, the ideal conditions for mould growth. Mould spores are always present in the air and if conditions are favourable they settle down and grow on surfaces that are dirty or porous. Mould will grow on any surface under the right conditions. Coarse textures trap nutrients and mould spores making an ideal breeding ground. If left to grow the roots will ultimately take hold in the coating causing it to deteriorate prematurely.

Dirt/Dust In new subdivisions or areas with intensive horticulture/agriculture there is often a considerable amount of dust in the air from ploughing and earthmoving operations, etc. This also tends to settle on textured surfaces. Some industrial areas may also produce dusts and other airborne substances which can settle on the coating.

Environment Extremes of temperature, ultraviolet radiation and humidity also contribute to accelerated surface degradation, including colour change and fading, etc. Temperature and humidity fluctuations also cause structural stresses as building and cladding materials expand and contract. This can cause high levels of stress to the coating and jointing systems in the cladding.

Don't forget the effects of spider webs, insect nests and gardens/trees close to the coated walls.

A combination of the above results in a damp, discoloured coating that never dries out and is therefore more susceptible to breaking down. However, a building that is cleaned regularly and is well maintained will retain its fresh look longer and will be easier to maintain overall.

The Solution

The best way to clean the Sikagard-550 Elastic (NZ) coating system is to lightly scrub with a soft bristled brush and water containing household detergent.

Non-caustic, non-acidic proprietary moss/mould treatment solutions or dilute bleach (0.5% active chlorine in Sodium Hypochlorite solution) are also suitable, if used in accordance with the manufacturers recommendations.

High pressure water blasting is not recommended due to possible damage to the coating or cladding.

The coating should be rinsed off after washing, or after moss/mould treatment solutions (following the recommended dwell time). Use fresh water to remove all loose materials, salt, dirt, mould and other surface contaminants.

Alternatively, employ a professional washing company which uses suitable chemical solutions in combination with low pressure washing.

Inspection

After the surface has been cleaned and left to dry it is a good time to inspect the Sikagard-550 Elastic (NZ) coating for damage or deterioration including cracking, flaking paint, peeling, etc.

Repair the coating as required preventing moisture ingress behind the coating or into the cladding or structure.

Ensure gardens have not been built up close to or over the cladding system. Maintain recommended distances from the bottom of the cladding to gardens, paving, etc. Architectural coatings and sheet cladding materials (fibre cement and others) are not designed to be buried. Constant moisture exposure can cause them to break down very quickly.

Other cladding materials may not deteriorate but may allow water to gain access to the inside which in turn will rot the framing, carpet and wall linings.

The NZ Building Code requires 175mm clearance between soil and the base of the cladding. Concrete or other paving must be kept 100mm clear of the base of the cladding.

Repairs

If coating has been lost it must be replaced using Sikagard-550 Elastic (NZ).

Care is required at the edge of the repairs to ensure it blends in with the rest of the coating. If this is not possible, the entire wall or elevation will require recoating to a natural break in the structure to hide or mask the repair.

Any cracks must be properly filled or repaired prior to coating.

Once cleaning and remedial work is completed it is recommend that recoating/glazing of the original coating be carried out as recommended below.

Repainting

Recoating/glazing of the Sikagard-550 Elastic (NZ) system is recommended at maximum 10 yearly intervals.

Clean and prepare the coating as recommended above.

If the coating is undamaged and/or recommended repairs have been carried out, recoat using 2 full coats of Sikagard-550 Elastic (NZ).

Health & Safety Instructions

Protective Measures

- To avoid rare allergic reactions, we recommend the use of protective gloves. Change soiled work clothes and wash hands before breaks and after finishing work.
- Local regulations as well as health and safety advice on packaging labels must be observed.
- For further information refer to the Sika Material Safety Data Sheet which is available on request.
- If in doubt always follow the directions given on the pack or label.

Important Notes

- Residues of material must be removed according to local regulations. Fully cured material can be disposed of as household waste under agreement with the responsible local authorities.
- Detailed health and safety information as well as detailed precautionary measures e.g. physical, toxicological and ecological data can be obtained from the Safety Data Sheet.

Legal Notes

The information, and, in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The user of the product must test the product's suitability for the intended application and purpose. Sika reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request.