



MAINTENANCE & WARRANTY GUIDE

A GUIDE TO MAINTAINING YOUR NEW SCHOOL BUILDING FOR GENERATIONS TO COME

The BlueScope Steel materials used in the construction of your new school buildings are proven to pass the test of time. COLORBOND®, ZINCALUME®, GALVASPAN® and TRUECORE® steel have been designed using the latest technology to withstand the everyday rigours of the harsh Australian climate. They are durable and require minimal or no maintenance – making them the ideal choice for schools.

Common sense guidelines

Following some common sense maintenance guidelines will enhance the durability and appearance of these products over the years to come. The following pages of this brochure provide a general guide to the most common maintenance issues. They include:

- General cleaning
- General maintenance
- Removing graffiti
- Removing fungus
- Guide for following trades

The guide for following trades is very important, as it provides guidelines for any future building work that may impact on the steel used in your building.

For example, the durability of steel roofing can be compromised by un-informed tradesman or ill-considered use of copper piping. A little extra thought and care can save your school a lot of headaches in the future. Take careful note of our guide for following trades whenever you commission new work – however small the job.

Maintaining and protecting your BlueScope Steel warranty

Find out more about your warranty on products in your building, made from COLORBOND®, ZINCALUME®, GALVASPAN® or TRUECORE® steels, which are backed by Australia's BlueScope Steel. Apply for your warranty online. We recommend you do so as soon as possible.

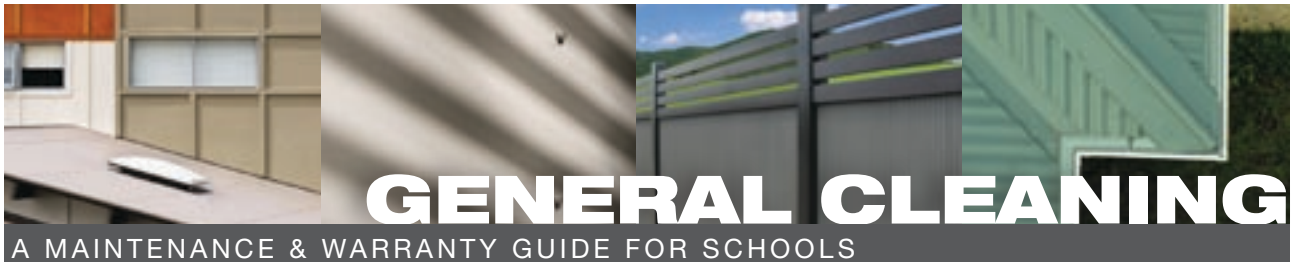
Important: Following these maintenance guidelines will help you meet the warranty conditions that apply to the BlueScope Steel materials used in your building.

Apply for your warranty now at
www.bluescopesteel.com.au/projects

Please call 1800 022 999 if you require any clarification or assistance.

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Both COLORBOND® steel and ZINCALUME® steel are highly durable and designed to look great for many years to come. However regular washing as part of your general cleaning schedule will enhance both looks and durability.

As a general rule surfaces that are exposed to regular washing by natural rainfall – roofs, fencing – should not need additional washing.

1 Wash indoor or covered surfaces every six months

Any surface not exposed to rain should be washed at least once every six months – including eaves and gutters as well as internal walls, garage doors, walls sheltered by eaves, verandahs and covered walkways.

2 Remove stubborn dirt carefully

Patches of stubborn dirt or grime that won't simply rinse away in water can be washed in a mild solution of non-abrasive detergent using a soft sponge or cloth.

Always rinse thoroughly to remove any traces of the detergent, do not use scourers and avoid using hard or mineral rich water.

3 In heavy salt coastal areas, wash every three months

Surfaces exposed to marine salt spray should be washed at least every three months. The same goes for industrial fallout. Never allow salt or chemicals to build up. Wash off accordingly.

4 Establish a regular cleaning routine

It's easy to integrate this cleaning into your regular school-cleaning program.

For example clean gutters and eaves at the same time as windows are washed.



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Products in your new school building will be made from either or both of the following BlueScope Steel materials – COLORBOND® steel for roofing, cladding or fencing, and ZINCALUME® steel for roofing and cladding. Both depend on their protective coatings to ensure longevity and good looks.

While these products are highly durable and tested in the toughest conditions, it's essential to maintain the integrity of their protective coatings at all times. Never do anything that could break or damage these coatings or chemically react with steel underneath, as this will compromise durability, appearance and your BlueScope Steel warranty.

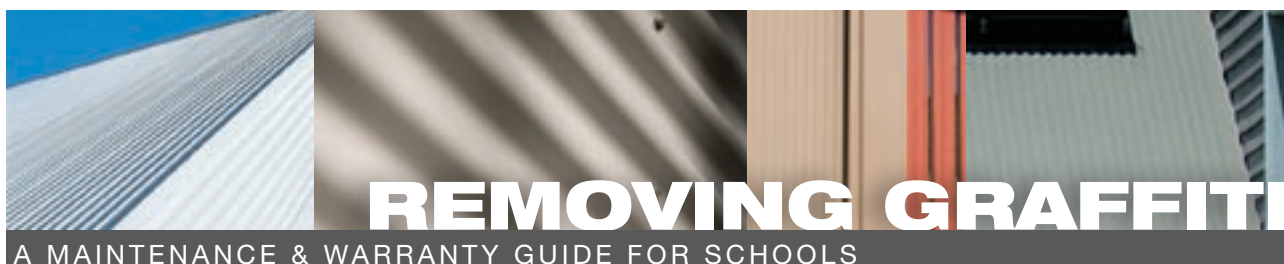
- 1 Detergents**
Never use high strength or abrasive detergents like sugar soap.
- 2 Chemical treatments**
Never apply chemical treatments other than those outlined in this guide.
- 3 Scourers**
Avoid using scourers, hard brushes or anything that may scratch or wear the outer coating.
- 4 Fasteners**
Always use correct fasteners – zinc or plastic – and ensure any copper piping is properly insulated and painted.
- 5 Treated timber**
Avoid direct contact with chemically treated wood.
- 6 Following trades**
Ensure follow-on trades-people do not break or damage surfaces and thoroughly clean up after each days work.



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Unfortunately graffiti is a common problem with school buildings and you may already have some procedures in place for removing and managing it. The following are the general graffiti maintenance guidelines recommended for roofs, walls, fences and garage doors made from COLORBOND® steel.

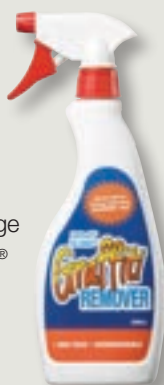
Important: Following these guidelines carefully will not only help you remove unsightly graffiti it will ensure you don't use products that may void your BlueScope Steel warranty.



Choose the correct graffiti remover

While many graffiti removers claim to work with COLORBOND® steel only one product is proven to work by BlueScope Steel – this is the DuPont™ Graffiti Remover (EZ-3463). If used correctly this product will NOT void your warranty. It's water based and biodegradable and generally gives good results.

Other chemical treatments may damage the outer paint coat of COLORBOND® steel compromising its durability. Using them automatically voids your BlueScope Steel warranty.



1 Wash the area first

Carefully follow the directions that come with DuPont™ Graffiti Remover (EZ-3463) and use clean water to wash and rinse any dirt away first. This can be abrasive and damage the paint coating of COLORBOND® steel.

2 Spot test and rub gently

Apply the correct solution to a small outer edge first – leave for a minute then rub away gently using a soft cloth or sponge. Now follow this process on a larger area, gradually treating all the graffiti, don't rub too hard and repeat process until the graffiti has gone.

3 Rinse continuously to avoid paint staining

The graffiti remover gradually dissolves the graffiti paint so make sure you continually rinse the surface with water to avoid staining. Rinse the whole surface thoroughly after the graffiti is removed.

Avoid abrasive scourers and be patient

Always use a soft cloth or similar, never use scourers or steel wool and be patient with stubborn paint.

Act quickly

It's important to remove graffiti quickly so it doesn't cure and harden making the removal process even harder.

Use of anti-graffiti coatings are not recommended

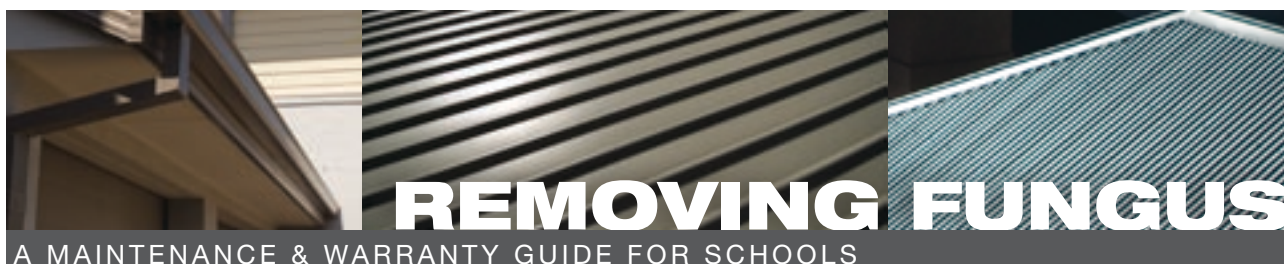
Anti-graffiti coatings may seem like a great time saving idea but can cause more issues than they solve. They are prone to yellowing and peeling and are often tacky causing considerable dirt build up – so you can end up with a bigger eyesore than the graffiti itself.

Important: Using any anti-graffiti coating will void your BlueScope Steel warranty as they often contain aggressive solvents that affect the protective coating of COLORBOND® steel.

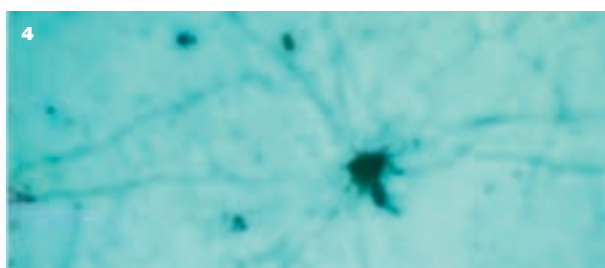
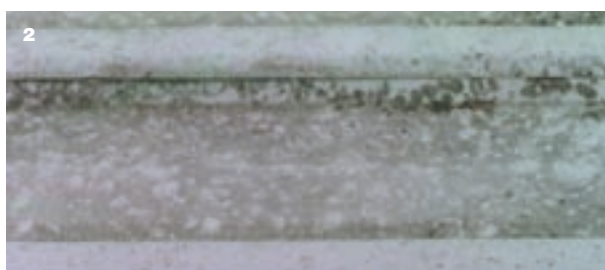
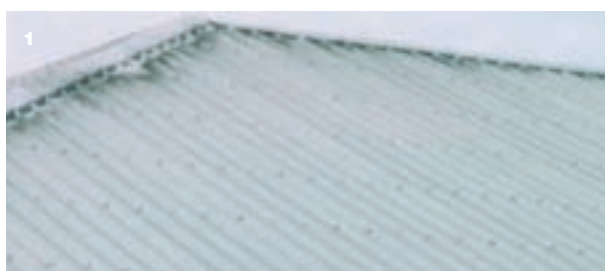
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Fungus can grow in almost any climate and is the result of microenvironments, which may be impossible for you to control. Fortunately removing fungus from steel roofs and other areas is relatively easy but special care is needed so as not to damage the protective surfaces of the steel material used in your school building.



1

Is it fungus or dirt?

The first step is to test if the dark patch or patches that have come to your attention are actually fungus or dirt.

You can either identify it visually using the pictures below as a guide or carry out a simple spot test.

Spot test

Using fresh bleach of no more than 3% concentration, carefully drop a spot on to the area you're thinking of treating. Mark this area – if after a few minutes the colour bleaches out it's most likely fungus. If it stays dark it's dirt and should simply be washed clean. Remember to always thoroughly rinse off the bleach you use.

Visual identification

The pictures here show typical fungal growth on a steel cladding, the third is a combination of fungus and lichen while the fourth is a magnified close up.

Use a magnifying glass to inspect and compare next to this picture.

2

Carefully remove with 2% Sodium Hypochlorite (bleach) solution

If your problem is fungus you must avoid using strong bleach as this can damage the protective surface of your roof or cladding. This table shows you the correct proportions to dilute different strengths of bleach to create a 2% solution.

Take care not to leave the solution on for too long and remember it's best to use either a soft bristle brush or broom to remove the fungus.

% sodium hypochlorite or % available chlorine in bleach (by weight) (NB: 10g/L = 1%)	Dilution to give 1L of 2% sodium hypochlorite solution
10%	200mL bleach + 800mL water
5%	400mL bleach + 600mL water
4%	500mL bleach + 500mL water
3%	670mL bleach + 330mL water
2%	No dilution required

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Your school building is finished and complete but it's likely you'll employ trades people to carry out additional work in the future. Jobs like fitting solar panels, adding extra air conditioning or simply installing a satellite TV dish.



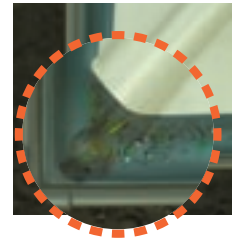
No matter how simple the job it's important you check the trades people you use to treat your steel roof and cladding with due care and attention. Little things like an incorrect fastener or a clumsily placed boot can compromise the protective coating of COLORBOND® steel for instance.

Additionally, make sure copper of any kind is insulated and painted to avoid chemically reacting with the steel. The same goes for chemically treated timber.

So to take steps to ensure that follow-on trades don't compromise your BlueScope Steel building materials and the BlueScope Steel warranty that backs them, here's a checklist to help you when commissioning and supervising future work.

1 General

- Don't put excessive pressure loads on roofing materials.
- Do tread carefully.
- Always clean up everything from the roof especially swarf left over from drilling and any left over metal – this may eventually react chemically with your roofing and cladding.



2 Treated timber

- Don't use chemically treated timber in direct contact with roofing or cladding. This applies to copper, chrome or arsenic treated wood and green hardwood.

3 Brickwork

- Don't place brickwork or mortar directly onto roof or cladding.
- Don't spill mortar onto roof.
- Do use correct flashing and sealants.
- Clean up everything everyday
- Don't leave discarded materials, cut offs, pop rivet mandrels or fasteners on the roof.
- Clean up thoroughly and wash off all swarf at the end of every day.

4 Copper and copper pipes, stainless steel accessories

- Properly insulate and post paint all copper pipes, vents, and lightning conductors to prevent build up of copper ions on steel.
- Isolate any stainless steel accessories (eg. roof anchor systems) from steel cladding to avoid compromising the steel cladding.

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