

MAINTENANCE

Regular maintenance is essential to ensure the performance requirements of the NZBC are continually met and to ensure the maximum serviceability of the system. Building owners are responsible for the care and maintenance of the exterior claddings / façade systems.

Annual inspections must be carried out to ensure that all aspects of the system(s), including flashings and any sealed joints remain in a weatherproof condition. Any damaged areas or areas showing signs of deterioration which would allow water ingress, must be repaired immediately. Sealant, paint coatings, flashings and/or the Fibre Cement product must be repaired in accordance with the relevant manufacturer's instructions.

To maximise the life and appearance of the system, it is recommended that:

- Regular cleaning (at least annually) of the paint finish is required to remove grime, dirt and organic growth. Grime may be removed by brushing with a soft brush, warm water and a mild detergent - **Do not water-blast.**
- Check ground clearances – Failure to adhere to the minimum [Building Code] ground clearances will adversely affect the long term durability of the system.
- Inspect regularly and repair if required. Fibre Cement planks and sheet products must be checked to ensure the fixings and adhesive bond is sound.

Recoating of the paint finish will be necessary throughout the life of the system. Re-painting must be carried out every 5-10 years in accordance with the paint manufacturer's instructions. When re-painting, care must be taken to ensure bottom edges are well covered with the paint. Flashing and sealants must continue to perform their design function.

Damaged product(s) should be replaced as originally installed. Paintwork should be maintained in accordance with the manufacturer's instructions.

NB: Durabarrier / Stonesheet (and associated render tape) require no maintenance provided they have been installed correctly.