

Maintenance Schedule

M.R. Polymer Renders & Decorative Coatings

Suggested Maintenance Schedule for M.R. Polymer Renders & Decorative Coatings, whether used in a Render Only Application or as part of an Alumasc External Wall Insulation System (Swisslab or Swisspan):

- Mechanical or other damage to the render surface must be repaired with Alumasc products and applied by an Alumasc Approved Contractor in accordance with the Alumasc project specification and written guidelines.
- Regular cleaning of the Alumasc render system is to be undertaken in conjunction with the main building maintenance document, and is recommended as good practice to improve the life span of Alumasc systems, but is not a requirement of the Alumasc warranties.
- To keep Alumasc renders and masonry coatings in optimum condition it is recommended that inspections take place on an annual basis and cleaning is actioned approximately every 5 years.
- M.R. S6 will remain effective for 15 years but it would be advisable from the 10 year period onwards for (typically annual) visual checks to take place of significant components, main wall elevations, movement joints, etc. as part of the maintenance regime in conjunction with other external building materials.
- Alumasc renders and coatings may be over-painted using M.R. S6, dependent upon dirt, environment, aesthetics and/or finances - after 8, 10, 12, 15, 20, 25 years etc. (Requirement is subject to the exposure of the building and location). Please consult Alumasc Exterior Building Products Ltd for technical advice.
- Alumasc paints should be used for maintenance and should be applied strictly in accordance with the manufacturer's recommendations. Materials may be obtained from Alumasc Exterior Building Products Limited. Please consult Alumasc for technical advice.
- Ensure all gutters, downpipes, overflows etc are maintained in sound, clean condition. When damage and/or a blockage is reported, it is recommended that immediate action is taken to effect a repair or replacement, as a continuous leak onto an Alumasc system could cause staining or damage to the finish causing a secondary maintenance problem.
- All movement joints within the system should be inspected on a periodic basis in conjunction with the main maintenance schedule for any cleaning necessary, checking of seals and the removal of any obstructions.
- Suitable remedial action must be taken at the first opportunity when evidence of leaks or stains on the render system face which may originate from external sources and/or building details is visible.
- All silicone sealants should be inspected and maintained on a periodic basis and appropriate remedial action taken to replace once expected life of sealant has been reached.
- In the event of specific staining, the intensity of cleaning solution, beginning with hot soapy water, is to be increased until the required effect is achieved. A proprietary brick cleaning product may be used in specific circumstances. Please consult Alumasc for technical advice.
- In the event of fire damage a dilute solution of 10% hydrochloric acid to 90% clean water can be used for surface cleaning.

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- Care must be taken to avoid discoloration of existing render system and coatings. All health & safety regulations must be adhered to at all times.
- Project site conditions can affect the long term condition and subsequent maintenance of the Alumasc coatings. All external shrubbery, plants and landscaping must be kept in good order, and overgrown plants, etc should be cut back regularly to prevent algaecides and or mildew from growing on the surface of the coating. M.R. S6 has inbuilt fungicides and algaecide agents but care must be taken to prevent excessive mould growth.
- Where appropriate, good architectural detailing should be promoted to ensure that water sheds evenly and effectively to prevent moisture streaking or stains.
- Any subsequent attachments and or external fixtures fixed to the surface to the system must be installed in accordance with Alumasc specification requirements using approved mechanical fixings.

If it is found that remedial or maintenance work is thought necessary please contact the original Alumasc Approved Contractor and/or Alumasc Regional Manager for your area. Where work has been warrantied always check with Alumasc Exterior Building Products Ltd that the proposed remedial work would not invalidate any warranties.