

KEEPING YOUR ROOF CLEAN

It is a condition of the material and product warranty issued by RoofTG Pacific Ltd for Decra products that the roof is kept free of organic growth by periodic cleaning with an appropriate roof cleaning solution.

Why would my roof need cleaning?

Organic growth like lichen and moss is a natural phenomenon that occurs on most permanent outdoor structures including your roof.

Its appearance and extent is dependent on local conditions and can even vary on different parts of the same roof. Temperature and humidity, the pitch and orientation of the roof and the location of nearby trees are all possible contributing factors.

Left unchecked, organic growth can cause damage to the surface coating of your roof and can create 'moisture traps' that cause corrosion.

Atmospheric pollutants

Atmospheric pollutants such as dirt from building sites, fertilisers from nearby farms and pollen also contaminate roofs. These are often mistaken for organic growth, particularly on new roofs.

Pollutants may rinse off in heavy rain - if they don't, they should be washed off or they may remain and contribute nutrients for organic growth to accumulate on in future.

Recognising different types of growth

There are several organic nasties to look out for including mosses, algal growth (which may be apparent as either a green or black staining of the surface) and lichens (which can vary from light green through to bright orange, in a number of different shapes, dependent on species).

Treat the problem

Decra recommends any unwanted growth be removed by spraying with a suitable chemical cleaner. For textured finish roofs and satin finish roofs use an appropriate sanitizing wash, known variously as Alkyl Benzyl Ammonium Chloride or Quarternary Ammonium compounds. Hypochlorite based cleaners should never be used on Decra roof tiles as it can affect the tiles' coating.

Some organic growths will be killed immediately after spraying of growths, such as black algae and lichen, may take many rainfalls and as long as 6 months to be removed from the surface.

You will know the treatment is working if the organic growth changes colour. This may take from a few days to a few weeks.

In some circumstances, like particularly heavy infestations, it may be necessary to re-apply the cleaning agent 1-2 months after the original application to ensure that all growth has been terminated.

Water blasting should not be used to remove residual matter after the growth and its spores have been chemically treated.

Prevent growth before it happens

Treating the roof will not only kill any growth, but also the spores that lead to it. We suggest treating the roof every three to five years, however if you see growth occurring sooner, we recommend you treat the roof immediately.

It's best to chemically clean your roof before growths are seen, as a preventive measure. Spores may be present on the roof for up to two years before the appearance of any organic growth.

Don't accidentally taint your drinking water

If rainwater is collected from the roof for drinking, the water connection system should be disconnected from the tank before any chemical cleaning of the roof and before the installation of any new tiles.

The system should remain unconnected for at least three heavy rainfalls to ensure the removal of any residue. Alternatively, the roof can be thoroughly hosed down with clean water before reconnection.

Special note about run-off to stormwater

The majority of local government bodies have prohibitions against chemicals being washed away in stormwater systems. Check with your local authority about prevailing requirements as to disposal/diversion of waste water before treating your roof.

DEALING WITH CORROSION

Your Decra roof is made of steel and, despite its protective coatings, may be subject to some form of corrosion during its lifespan. In the unlikely event this occurs, you should take steps to prevent any rust spots from developing into holes.

In most cases, where only a handful of tiles show signs of corrosion, it's usually straightforward to have these replaced, after identifying and mitigating the cause of the corrosion.

Please note that rust left untreated and leading to failure of components may invalidate a warranty claim. The warranty provides for 50 years weather-performance for your roof, not for the absence of corrosion nor that does the roof remain maintenance-free.

RE-COATING YOUR DECRA ROOF

Your Decra roof has been manufactured to last a long time. However, as with all coated roofing materials, its surface will need to be refurbished as part of its maintenance at some future point.

Signs that it's time to re-coat your roof

If your Decra roof develops white corrosion deposits over the surface it's usually a sign that re-coating is now prudent - left to deteriorate this may lead to more difficult problems.

Decra satin finish roof

If your roof has a satin finish, re-coating is best undertaken by a roof-restoration contractor who can also carry out any necessary repairs at the time.

Decra textured roof

Decra recommends that re-coating is undertaken by a specialist contractor. These people have the expertise, access to the appropriate equipment and to coatings which are not available through normal retail outlets. A specialist roof-restoration contractor can also carry out any repairs your roof may need.

ALTERATIONS/REFURBISHMENT TO YOUR DECRA ROOF

This section contains technical information for tasks beyond routine maintenance and should be referred to when making alterations or refurbishment to things that contact or impinge on the roof.

Your Decra roof is a sophisticated system of interlocking steel tiles fixed to the framing of the house to form an integral part of the structure. As such it may only be installed by recognised and qualified tradespeople.

Decra does not recommend roof alteration/refurbishment be made by homeowners on a Do-It-Yourself basis. Work on your Decra roof that is incorrectly carried out may void the warranty.

Alterations/Refurbishment that affect your roof

When making alterations (e.g. adding solar panel chimneys, skylights, or extensions) and refurbishment (e.g. repainting) to your home, it is important to ensure that the materials used are suitable and compatible with your Decra roof.

Decra roof tiles are manufactured from Aluminium-Zinc coated steel and then post-coated with a protective and decorative coating system.

Dissimilar Metal Corrosion

When two different metals are in contact and moisture is present, one metal is relatively protected while the other suffers accelerated corrosion. A similar effect often occurs with water flowing over different metals.

This form of corrosion is commonly found:

- ▶ Where water is discharged from copper or brass systems over a galvanised or Aluminium-Zinc coated steel roof
- ▶ Where lead flashings are applied directly to Aluminium-Zinc coated steel products without proper isolation
- ▶ Where fasteners are incompatible with the roofing material

Any electrical contact between dissimilar metals should be avoided, e.g. wet leaves making contact between copper gutters and Aluminium-Zinc coated steel roof tiles.

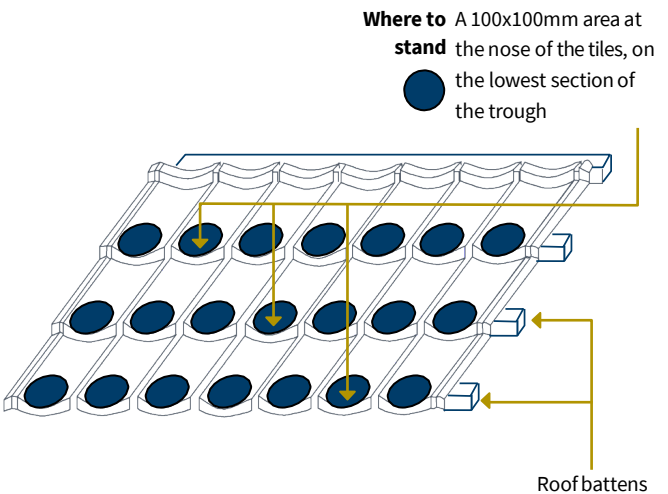
See below for a guide on dissimilar metals.

WALKING ON YOUR DECRA ROOF

You should not walk on your roof unless it is absolutely necessary. If you do have occasion to, you should wear soft-soled shoes like 'trainers' to avoid damage to the roof's surface. Make sure you always place your weight over the battens (the lowest point of the tile, at the front edge).

If you have to walk on your roof, take your time. Take particular care on steep pitch roofs and, if at all possible, you should avoid walking on the roof when it's wet. Always take appropriate precautions to prevent falls when working at height.

If service/trade persons need to access the roof, let them know that it is a steel tile roof and, if need be, tell them where it's safest to walk. Most good tradespeople know how to walk over roofs but, for safety's sake, they should be informed as to what precautions are required.



WORKING SAFELY AT HEIGHTS

To stay safe when working on a roof, ensure effective controls are in place to prevent people being harmed. To select the most effective controls, you must consider the following steps in sequence:

1. Eliminate the chances of a fall by doing as much of the preparation work as possible on the ground.
2. Isolate the worker from the risk of a fall by using scaffolds and edge protection to prevent the fall.
3. Only when these steps are not achievable should the risk be minimized by using a fall restraint or a fall protection system such as safety nets or airbags.

In some situations a combination of controls will be required to ensure safe work.

DISSIMILAR METALS GUIDE

MORE ACTIVE METALS

MORE NOBLE METALS



This chart lists commonly used metals in a 'Galvanic Series'. If any two of these metals are in damp contact or a run-off situation, the metal further to the left will sacrifice itself to protect the metal further to the right. Therefore, the simple rule to remember is that you can run water from left to right, but not from right to left. For example, zinc to copper is alright, but copper to zinc is not.



WALL CLADDING MAINTENANCE

It is a condition of the material and product warranty issued by RoofTG Pacific Ltd that cladding is kept free of organic growth and corrosive deposits by periodic cleaning.

Removing pollutants

As preventative maintenance, cladding needs to be washed every 3 – 6 months depending on the environment. To clean cladding effectively, use high-volume, low-pressure water washing. For textured stonechip finishes, strictly limit water pressure to 500psi to prevent chip loss. Painted cladding can withstand pressures up to 2000psi, or manual cleaning with a soft-bristled brush and water.

Treating organic growth

Decra recommends any unwanted growth be removed by spraying with a suitable chemical cleaner. For textured finish cladding and satin finish cladding use an appropriate sanitizing wash, known variously as Alkyl Benzyl Ammonium Chloride or Quarternary Ammonium compounds. Hypochlorite based cleaners should never be used on Decra cladding as it can affect the coating.

Some organic growths will be killed immediately after spraying of growths, such as black algae and lichen, may take many rainfalls and as long as 6 months to be removed from the surface.

You will know the treatment is working if the organic growth changes colour. This may take from a few days to a few weeks.

In some circumstances, like particularly heavy infestations, it may be necessary to re-apply the cleaning agent 1–2 months after the original application to ensure that all growth has been terminated.

Water blasting should not be used to remove residual matter after the growth and its spores have been chemically treated.

MAINTENANCE FREQUENCY FOR ROOFING AND CLADDING

	ROOFING	WALL CLADDING
STANDARD ENVIRONMENT	In regions with plenty of rainfall, water washing is not required. In the absence of rain, water washing should be done manually every 6 months. Chemical/moss treatment every 3 years.	Water washing every 6 months. Chemical/moss treatment every 3 years.
CORROSIVE ENVIRONMENT	In rainy regions, water washing is not required. In the absence of rain, water washing should be done manually every 3 months. Chemical/moss treatment every 3 years.	Water washing every 3 months. Chemical/moss treatment every 3 years.

