



**WALL OWNER'S
OPERATION
AND
MAINTENANCE
MANUAL**



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Section 1.0 – General Maintenance Statement

Your new McElroy Metal Wall System is designed to provide many years of protection with very little maintenance. However, there is no wall panel material that is immune to severe weather or that is completely maintenance free. To keep your wall performing as it should, a comprehensive maintenance program should be implemented. This manual will inform you of things that need to be accomplished in order to insure your wall system is in good condition and that it will continue to meet your expectations through the years.

Section 2.0 - Safety

SAFETY FIRST!!!

Safety should always be your number one priority when walking inspecting, or performing maintenance on your McElroy Metal Wall system. You should always use safety equipment such as fall protection as required by OSHA and other regulatory agencies. Failure to do so could result in serious injury including death. In addition, you may also be subject to citations for non-compliance.

You should insure that all personnel are trained in safety procedures and that all safety equipment is in proper working condition.

When inspecting or performing maintenance on a metal wall, always use fall protection and other safety equipment as required.

Section 3.0 – Inspections

- Your McElroy Metal Wall should be inspected annually at a minimum, and whenever any of the following occur:
 - After a fire, vandalism or any known damage to the wall or an adjacent wall area.
 - After exposure to severe weather, including, but not limited to, high winds, hail, or abnormally heavy rains.
 - Items to check after high winds include:
 - Debris scattered or blown against the wall panels.
 - Loose flashing or other wall components
 - Punctures from falling or flying objects
 - Loose fasteners (Replace stripped-out fasteners by removing existing fastener; apply butyl sealant into hole; install an oversize, long-life fastener into hole)
 - Any other damage



Section 3.0 – Inspections (Cont.)

- Items to check after a hail storm include:
 - Punctures
 - Damaged trim
 - Loose fasteners (Replace stripped-out fasteners by removing existing fastener; apply butyl sealant into hole; install an oversize, long-life fastener into hole)
 - Any other damage
- Items to check after abnormally heavy rains include:
 - Ground surrounding the structure for ponding water that is coming in contact with the wall system.
 - Loose fasteners (Replace stripped-out fasteners by removing existing fastener; apply butyl sealant into hole; install an oversize, long-life fastener into hole)
 - Any other damage
- After other trades have been working near the wall for any reason;
 - Inspect the wall for damage caused by workers including chemical or solvent spills, scratches in the paint or Galvalume coating, and punctures.
 - Make sure that any debris or scrap left behind by the workers is removed from around the wall immediately.
 - Avoid using cutoff saws and welding equipment near the wall. In cases where this is not possible, the wall should be adequately protected. A fire cloth is recommended.
 - Items such as drill shavings, wire, metal scrap and other debris can corrode and damage the wall.
 - Mortar or concrete will etch the paint or Galvalume coating. Wall panels in areas where there is a possibility of any masonry product being splattered on them should be protected. In the event that the panels do have a masonry product splattered on them, they should be cleaned and the panels rinsed.
 - Should any solvent or chemical be spilled on the roof, clean up immediately and thoroughly rinse the affected area. Panels should be cleaned with mild detergent.

Section 4.0 - Repairs

Never allow workers to "fix" leaks by applying caulk, elastomeric membranes, plastic roof cement, etc to the wall surface. This is never a long term solution for repairing a leak. Surface applied caulks and compounds will eventually lose their bond to the metal. This will allow water to become trapped between the repair material and the wall panel, which will cause severe corrosion. Leaks at panel or trim joints, should be repaired by disassembling the metal joint and reinstalling the proper sealant between the metal layers. Leaks caused by panel punctures must be evaluated on an individual basis. In some cases, the affected wall panel may need to be replaced.

Always consult McElroy Metal before initiating repair work. McElroy Metal can give you helpful information as to how to make the repair and can give you a list of "Certified Installers" in your area that you can contact about performing the repair work.



Section 5.0 – Additions to Wall

All additions to the wall, including but not limited to, doors, windows, pipe penetrations and HVAC units must be approved in writing by McElroy Metal before work commences. All work must be performed by a McElroy Metal "Certified Installer".

Section 6.0 – Dissimilar Materials

Never allow your wall panels to come in contact with, or water runoff from, any dissimilar metal including but not limited to:

- copper
- lead
- graphite
- mortar or cement

Failure to adhere to this requirement will cause your wall to rapidly deteriorate due to galvanic corrosion and will void all warranties. Common abuses of this requirement include: lead hats for plumbing vents, copper lightning rods and/or cable, copper trim, existing copper gutter, and condensate from AC units dripping down the wall.

Section 7.0 – Paint and Coating

Remove smudge marks from bare Galvalume. Formula 409 has proven to be somewhat effective. Lightly rub with a clean cloth and rinse with water. Do not rub more than required to remove smudge. No product will remove all smudge marks.

Remove rust stains. Soft Scrub has proven to be somewhat effective. Lightly rub with a soft cloth and rinse with water. Do not rub more than required to remove stain. No product will completely remove rust stains.

To touch-up scratches in paint (not to bare metal), clean area to be painted with mineral spirits. Rinse thoroughly and dry. Using a small artist's brush, lightly apply the absolute minimum amount of touch-up paint required to fill the scratch. Use only touch-up paint supplied by manufacturer.