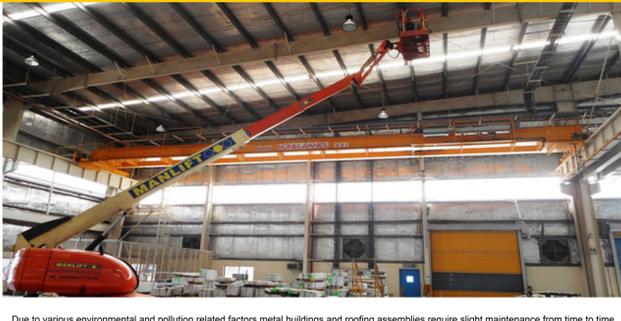


Pre-Monsoon Maintenance check points for Interarch Pre-Engineered Buildings to Avoid Leakage



Due to various environmental and pollution related factors metal buildings and roofing assemblies require slight maintenance from time to time. To achieve the desired life and functionality, maintenance of the building is also important just like any other maintenance of plant & machinery and other equipment in your factory

Interarch strongly recommends executing a pre-monsoon check upon the pre-engineered building before the raining season starts.

We highly recommend forwarding this e-mailer to the concern people/in-charge maintenance department of your company

Pre-monsoon building maintenance check points to avoid any potential leakage

1. Eave & valley gutter should be thoroughly cleaned. Any dry leaves, garbage or any other kind of items that can choke the gutter drainage system should be removed
2. All down spout pipes should be checked properly for clear passage from top to bottom and blockages should be cleared
3. Roof inspection should be done to check for any damages to roof sheets, flashings etc. due to winds, man movement or animals etc.
4. Opening of all down spout pipes should be clear at ground level for free flow of water from roof. Down spout pipes should be at least one foot above the ground level.
5. Any modification done on roof sheeting by any other party, after building handover by Interarch, should be checked properly for leak proofing
6. Damages due to any civil work done after handover, should also be checked properly



Maintenance of Pre-Engineered Steel Building

Properly designed, constructed and maintained, a metal building or roof assembly has a long life. For proper maintenance of the building, various functional items like day light panels, turbo vents, doors, shutters etc. needs a regular maintenance. Interarch recommends the following for proper functioning of Pre-Engineered Steel Building



a) Periodicity of Maintenance

Periodicity of maintenance is dependent upon the environmental zone and pollution level in which the building is located. In PEB the core maintenance is required for the steel roofing & cladding. At Interarch we recommend following simple maintenance period to be followed for pre-engineered steel buildings

Building Location	Maintenance Period
Within 5 Km of the sea or High pollution industrial area	Every 3 months
Medium pollution industrial area or Area of high humidity	Every 4 months
Low pollution industrial area or Dry regions	Every 6 months

b) Standard maintenance procedure

- Preventive maintenance shall begin immediately after a project is erected & completed
- Waste and small items such as screws, pop rivets, drill bits, or any ferrous objects shall be removed by sweeping with a soft nylon brush. Large items such as sheet metal cut-off shall be removed by hand to avoid damage to the surface of the roof panels
- Sand and dust retain salt and moisture, which will eventually breakdown the paint and zinc layers, resulting in corrosion of the base metal. Sand and dust shall be removed by washing with clean water and soft nylon brush, working from the highest point to the lowest, followed by a final rinse using a hose and clean water
- For buildings located in high pollution industrial areas, or close to marine environments, water alone may not be sufficient to remove saline deposits that have become encrusted on the panels. In such cases, a mild detergent should be added to the initial washing water. Panels shall be washed with the mild detergent solution and a soft nylon brush. Oil, grease, tar, wax, or similar substances can be removed with mineral spirits, followed by a detergent solution and a clean potable water rinse
- Do not use caustic or abrasive cleaners, they may damage the paint and zinc layers
- Eave gutters and valley gutters shall be thoroughly cleaned with a mild detergent solution and a soft nylon brush, followed by a rinse of clean potable water.



c) Maintenance of Accessories

Skylight Cleaning-

- Inside light is affected due to dirt build-up so it should be washed with clean water periodically to maintain the day light effect

Doors

- Lubricate hinges and lockset.
- Remove dirt and grit from the threshold
- Ensure that the door cannot swing back and strike the wall panels, as this will strain the hinges and damage the panel.

Sliding Doors

- Regularly clean the bottom guide to remove sand and stones

Roll-up Doors

- Clean and lubricate the chain and reduction drive gears.

Power Vents

- Clean fan blades to remove build-up of dust and dirt.

Buildings with Cranes

- Check that all bracing is tight and tighten them.
- Ensure that all high strength bolts in the crane beams and main frame connections are tight.



d) Safety measures to be followed during maintenance

- Periodic Maintenance Log Book should be kept. All maintenance dates should be recorded and signed by the maintenance staff. These steps are crucial to avoid any hazards and come in handy as evidence of standard safety measures being followed.
- Personal Protective Equipment (PPE) should be used at all times while working on height
- Extreme caution should be exercised while working on the roof
- Only competent and experienced workers and staff should be used for regular maintenance works
- Access ladders should reach at least one meter above the step off point
- Ladders be secured to the building, and be on firm base
- Workers should not step on skylights on the roof
- When walking on the roof, step in the valleys of the panel not on the ribs
- Whenever possible, walk directly on the screw line and also on the purlin line
- Areas of roof subject to frequent access shall be protected by temporary or permanent walkways
- When maintaining overhead crane runways, immobilize the crane before commencement of work



In case there is a requirement of maintenance at your building kindly get in touch our executive at support@interarchbuildings.com

If you have any maintenance query for your building kindly contact with the following person in the below list as per your region:-

S. No.	Category *	Company Name	Erector's Name	Contact Details	Regions
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40	C	Sri Khalilash Engineering	Mr. Paramesh Waran	M- 8220294989 / 9965610543 E-mail id - srikhalilashengineering@gmail.com	South India
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45	B	Tirupati Enterprises	Mr. Ramesh Sharma	M- 9555921735 E-mail id - tirupatienterprises079@gmail.com	West, West & East India
46	C	ZA Engineering	Mr. Zafar Alam	M- 9634547457 E-mail id - mohdzafar198@gmail.com	North & East India

Category*: A - For above 15,000 sq. mtr area
B - Between 5,000 sq. mtr - 15,000 sq. mtr areas
C - Below 5,000 sq. mtr area



If you find this information useful, please send us your feedback at: info@interarchbuildings.com

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