



# METAL BUILDING EXTERIOR MAINTENANCE TIPS

Metal buildings, such as pre-engineered steel buildings (PEMBs), and structural steel are generally very strong and durable. Unlike traditional wood framed buildings, they are not affected by termites or variations in the weather.

**That does not mean metal buildings don't need any maintenance.**

Here, we offer important metal building exterior maintenance tips, to help keep your buildings in the best possible shape for the long term.



## PERFORM REGULAR MAINTENANCE CHECKS

It is important to check the structure for damage on a regular basis and have regular maintenance checks by professionals. Repairs should be undertaken immediately if there are signs of damage or wear and tear. The checks should be made at least twice a year or after any additional construction. You should have a proper system for the maintenance records, such as the repairs made, dates of inspections, photos of the renovation work carried out, any information related to warranties as well as the names and contact information of the contractors. A sample maintenance record is included at the end of this PDF.



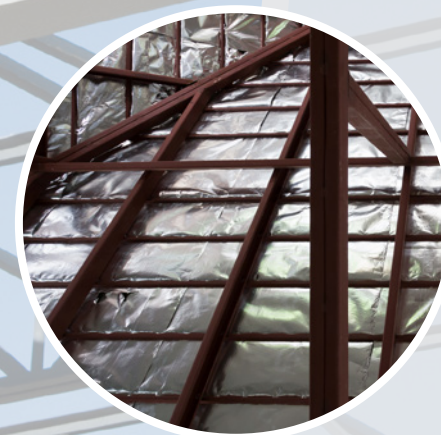
## WASH THE BUILDING

Dirt and chemicals in rain and snow can, over time, discolor and stain. The metal building panels should be washed occasionally. This can be done using a mild cleansing solution consisting of a tiny amount of ammonia dissolved in water. The exterior of the building should be washed gently using a low-pressure spray washer and sponge. The building panels should then be rinsed with clean water and left to dry. This is one of the simplest things you can do to make your building look good and this should be done only once or twice a year.



## REPAINT THE BUILDING

Today's metal panel finishes are extremely durable. Repainting the metal panels must be done with the right type of paint. Use a primer or a sealant before applying the paint. Your building contractor will know about the right coating to apply for your project. With the right paint, you can preserve your building's original appearance or give it a new look with a new color.



## REPLACE DAMAGED INSULATION

If insulation is missing or becomes damaged, it should be replaced in order to control heating and cooling costs. Without insulation, the metal panels will condensate, causing moisture and dripping inside your building.



## CLEAN THE GUTTERS

Excessive buildup of snow or rain, or any prolonged exposure to water on the building or around it, can damage its foundation and structure. Arrangements should be made to carry the precipitation away from the building. Adding gutters and downspouts to your structure is necessary especially if your building is located in an area where there is heavy precipitation. A proper drainage system directs the water flow away from the foundation of your building.

Take a walk around the building and look for any dirt at the base of the wall panels. Check the gutters and see if they are clogged. If the gutters are clogged, rain will cascade from the roof to the ground, instead of passing through the gutter, and splash dirt onto the metal panels. The metal panels get stained over a period of time as they get splashed by the dirt and the soil from the rain water. It is important to clean the gutters and to repair them if damaged. Also, wash off the dirt found on the panels with water and a brush or light power washing.



## MAKE MINOR REPAIRS AS REQUIRED

It is important to make minor repairs as soon as you spot damages, even if it is a tiny crack in the steel panel paint. Water can find its way through these openings and exposure to heat, humidity and other elements can very easily spread damage to the other parts of the building's exterior. Fill all cracks, and use a primer, paint and refinisher to repair scratches. It is easy to buff or sand away small scuffs and scratches from the exterior of the building as long as the metal substrate underneath the panels are protected.

Conducting regular maintenance checks of your building's exterior ensures that it looks great and stays that way for years, even decades. This also ensures that your metal building panels will require less maintenance than traditional structures over time.

ATTACHED YOU'LL FIND HANDY MAINTENANCE RECORD PAGES FOR YOUR USE.



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Since 1999, Mid-Land Building Company has become a trusted and powerful partner in the metal industry. As part of the Mid-Land Building Division, we service and repair existing buildings and structures including roofs, walls, penetrations, trims, gutters, and any other areas needing attention.

Call us at **417.782.7168**, we are here to help.

# MAINTENANCE RECORD

Building Address:

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# AUTHORIZED BUILDER

Name: \_\_\_\_\_

Address: \_\_\_\_\_

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Phone: \_\_\_\_\_

Date: \_\_\_\_\_ Maintenance Performed by: \_\_\_\_\_

Maintenance Activity: \_\_\_\_\_

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Notes:

Date: \_\_\_\_\_ Maintenance Performed by: \_\_\_\_\_

Maintenance Activity: \_\_\_\_\_

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