

MAINTENANCE OF ULMA POLYMER CONCRETE PANELS

As the polymer concrete and the surface layer of Gel-Coat are not porous, the maintenance of ULMA facades is reduced to periodic cleaning with soap and water.

ULMA recommends cleaning the panels after being installed on site, and after that, once a year.

If you do not follow this recommendation, it may be harder or even impossible to clean the panels.

If the system or facade panels are handled without authorisation from ULMA, or if the cleaning and/or maintenance of the facade are carried out incorrectly, the validity of the Warranty Certificate issued by ULMA Architectural Solutions will be cancelled.

TYPES OF DIRT

Bellow is a list of possible types of dirt that may affect the panels:

CONSTRUCTION PHASE



During the construction phase the panels may be affected by dust, cement, etc. These materials stick to the panels over time.

Furthermore, in some cases, owing to the dissolving of the rust spot in water, bleeding may be created from the rust spot of the edge to the smooth side of the panel, generating the occasional surface stain. It is not the spreading of rusting but rather of the rust stain.

GREASE AND DIRT



Over time, rain, wind, traffic and industrial pollution leave a layer of dirt on the panel surface.

The origin of this material liable to rusting derives from the quarries that supply the aggregates which form the composition of the polymer concrete. The quarries are not able to guarantee the total absence of pyrites as it is a material of natural origin which cannot be removed and which depends on the quarry face.

POLLUTION



Depending on the area in which the building with the ventilated facade is situated, dirt caused by environmental pollution may appear, mainly because of exhaust gases.

This type of surface stain does not affect either the metallic structure of the facade, the mechanical integrity of the panels or their durability; it is a purely aesthetic aspect.

- Generated owing to operations carried out at the works' site: welds, metal cuttings etc. near the facade.

BUILDING DESIGN



The building design can cause water and dirt to gather in certain places.

NOT CARRYING OUT PERIODIC CLEANING



If the panels are not cleaned periodically, the dirt can stick to them and they will be harder or even impossible to clean.

GRAFFITI



This kind of stain is caused by vandalism.

Because of the irregular accumulation of dirt on the panels, ageing can happen heterogeneously, and the most visible effect is on dark colours.

RUST STAINS



- Of natural origin:

The composition of the concealed side of the panel, and, in turn, the cut edge, may occasionally contain a minute amount of material liable to pyrite surface oxidation. When in contact with water and oxygen, this material may generate a rust spot.

Depending on the area in which the building is situated, pollution, pollen, dew, rain, wind. All these elements may contribute in some way to generate a layer of dirt, which is gradually harder to remove if periodic maintenance to remove accumulated dirt is not carried out.

CLEANING THE FACADE

INITIAL CLEANING

ULMA recommends cleaning the facade once the construction work has finished.



The ULMA Architectural Solutions facade panels should be cleaned with neutral soap and water, using an absorbent cloth or similar cloth, but never with a hard brush or scourer (except for a soft fibre scourer). Rub until the stains disappear, rinse with plenty of water and dry with a clean cloth, to avoid lines.

If the stains do not come off after cleaning normally with neutral soap and water, you should not use just any cleaning product because it could contain abrasive materials that could damage the colour of the panels. It is better to contact our technical department for these stains.

PERIODIC CLEANING



ULMA recommends cleaning the facade once a year, following the procedure described above.

Depending on the amount of dirt gathered on the facade, ULMA recommends applying the special ULMA maintenance product after cleaning with soap and water.

SPECIAL CLEANING

PAINT:



If the panels are stained with two-component paint and it dries, it will be very hard to remove it without damaging the colour of the panel, and even more so on dark colours.

ULMA recommends removing it immediately with soap and water, and rinsing with plenty of water before the panel dries completely.

GRAFFITI:



ULMA recommends using a special 3M product or similar brand. If you do not act quickly there might be a dark patch left after removing the graffiti. Before using the product on all the graffiti, test to see if it works on a small area.

RUST STAINS:



If the surface rust stain is of natural origin, it is easy to remove using a white fibre scouring pad with the aid of water and neutral soap.

This type of stain does not affect either the metallic structure of the facade, the mechanical integrity of the panels or their durability; it is a purely aesthetic aspect.

By contrast, if the rust stain derives from operations carried out at the works' site (welds, metal cuts etc. near the facade), it should be tried to remove it following the same procedure, though its removal is not guaranteed.

REPAIRS



If the surface layer or any of the corners chip and the Gel-Coat comes off, it can be repaired with ULMA Repairing Paste.

For this, we recommend contacting our technical department.

REPLACING BROKEN PANELS



If the panels break by accident, they can be replaced following the ULMA panel replacement system.

For this, we recommend contacting our technical department.

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