FAÇADE MAINTENANCE

IDENTIFY THESE ISSUES EARLY!

Issue: Expansion/Control Joints.

A expansion joint – or control joint – is a flexible joint which allows the concrete to expand and contract as/when the temperature changes, preventing stress to the facade which can lead to cracking and water ingress.

Over time, the expansion joint – or control joint can shrink or fail allowing water ingress to enter the building substrate causing internal damage and blistering of the external coating.

Issue: Cement Render Delamination.

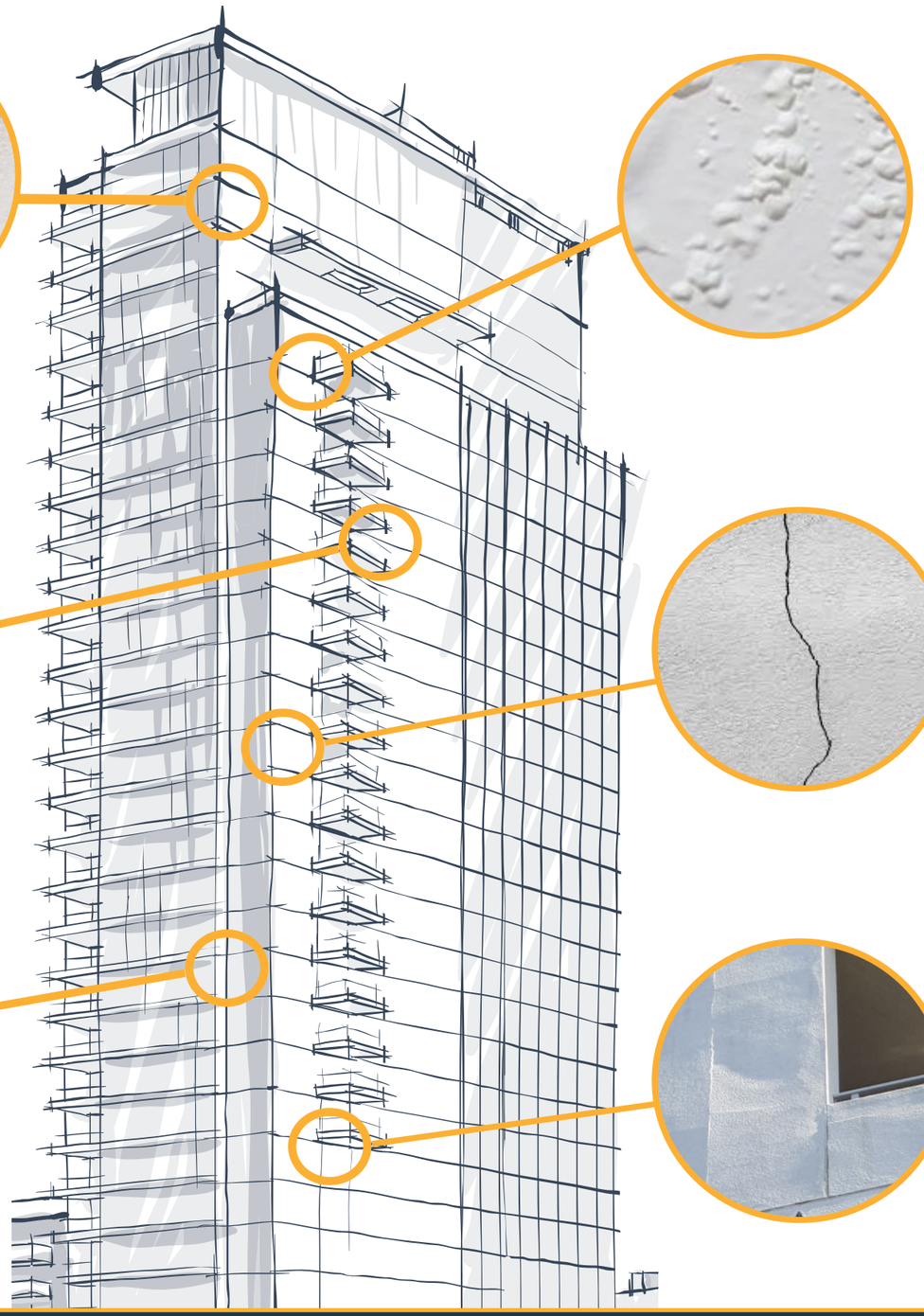
Façade cement render delaminate can be caused by a number of reasons. Incorrect mix of sand, cement and bonding agent during installation, moisture entrapment between the render and the substrate, building movement, etc.

All loose and drummy delaminating cement render needs to be removed back to a sound firm level. The cause needs to be identified and rectified before and the area is prepared well and the reinstating of the new render.

Issue: Window Sealants

Inspection and rectification of the window sealant both to the glass and frame, and to the frame and the façade edge to provide a watertight seal from the elements.

Common cause of water leaks and ingress to the internal of the building. If not rectified will cause damage to the internal resulting in mould and costly repairs.



Issue: External Coating Bubbling and Peeling

External coating bubbling and peeling occurs when the coating film has lifted away from the underlying surface due to a lack of adhesion, and or moisture entrapment between the coating and the substrate.

In order to fix the problem completely the extent and causes of the problem need to be clearly identified, the causes removed, and the old coating stripped back to sound substrate.

Issue: Façade Cracks

Shrinkage or thermal movement in render or masonry can cause cracks to form in the render. Cracks often appear around windows and doors due to these being weaker areas that expand.

Any surface cracks can cause early aging of the render system and if left unattended become bigger cracks that require restoration work. Any cracks identified should be sealed to avoid moisture ingress to prevent any structural issues over time.

Issue: Concrete Spalling.

Corrosion of embedded reinforcing steel, where the rust occupies more volume than the original steel, and the resultant pressure spalls the concrete.

Another cause is inadequate concrete depth of cover over the steel reinforcement.

If not addressed and rectified, will cause further structural damage to the building resulting in extensive and costly repairs.

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Anchor Safe Rope Access

A simple checklist can prevent costly repairs

Preventative façade maintenance not only helps to keep your building looking its best but also prevents larger and more costly repairs down the line. The problem with large multi-story buildings is that it's difficult for owners or managers to check how effective the preventive maintenance is, what's being attended to and more importantly, what's potentially being missed. To give you a better understanding of the work that our rope access technicians perform when auditing a building's façade, we've created a comprehensive façade maintenance checklist. This checklist outlines the steps that we take to ensure that your building's façade is safe, well-maintained, and attractive.

FACADE INSPECTION CHECKLIST

Identification of hazards & major façade issues

- ☐ Check all building-mounted height safety systems and Industrial Rope Access anchor points for compliance.
- ☐ Check window seals, caulking and expansion joints for integrity using non-destructive testing methods.
- ☐ Inspect all glazing for cracks, chips and damage.
- ☐ Inspect the conditions of paint, membrane, texture, and protective coatings
- ☐ Assess the condition of any stucco or concrete render by tap testing.
- ☐ Check for the presence of any spalling, cracked or damaged concrete
- ☐ Check any brickwork and mortar for signs of damage and defects.
- ☐ Check down pipes and other metal exterior fixtures for signs of rust and corrosion..
- ☐ Inspect the waterproofing envelope.
- ☐ Assess for any evidence of leakage or water intrusion
- ☐ Inspect capping, ventilation vents and flashing
- ☐ Inspect the condition of bird scare/protection
- ☐ Inspect the condition of any balconies, stairs, garden walls, pergolas, or decks
- ☐ Assess the condition of any roof top skylights, vents, or chimneys.
- ☐ Identify and inspect any previous repair works.
- ☐ Identify and inspect any issues caused during build/renovations
- ☐ Identify and inspect any issues caused by weathering or exposure to the elements
- ☐ Identify and inspect any possible damage caused by façade cleaning/ pressure washing.
- ☐ Review the façade 's overall appearance
- ☐ Review the facade's overall cleanliness and the build-up of any contamination or pollutants that may cause problems in the future
- ☐ Review the façade inspection & cleaning schedule

Buildings that are in poor condition are recommended to obtain a complete façade inspection every 12 months.