

Maintaining a Metal Building

One of the many benefits of choosing a metal building structure for your company is the simple and effortless maintenance. As soon as your building is complete, it is time to start thinking about the timing and type of maintenance that your metal building may need. This will not only ensure all warranties will stay intact, but will also make sure your building is visually pleasing, maintaining its value, working properly, and withstanding all types of weather for years to come.

Yearly Maintenance

Develop a maintenance plan for your building. This plan includes the timing, frequency, and type of maintenance your metal building will need. A maintenance schedule of twice a year during the spring and fall is recommended in order to prepare for the extreme conditions that may occur during the hot summer and cold winter months. If your building is located in a coastal area that is less than 1,000 feet from the ocean, more frequent maintenance routines should be considered and implemented. In the event of severe weather, make sure you have walked your building looking for any possible damage or the need for unplanned maintenance. To ensure maintenance is completed in a timely fashion, an organized maintenance checklist and procedure manual is recommended. This should include the date and type of inspections completed as well as documentation of necessary maintenance including photos and repair information.

Keep it Dry

Keep your building dry from the elements. You want to make sure the roof and foundation do not have water pooling on or around it during rain and snowstorms. Instead all water should be drained away from the building using gutters, other drainage systems, and well-designed landscaping. With that being said, make sure any landscaping is not too close to the building as the plants could scratch the panels and create the potential for rust and other future maintenance issues. Additionally, never allow air conditioning condensation to drain onto your roof, trim or wall panels.

Keep it Clean

Roof and wall panels should be kept clear of dirt and soil. On an annual basis, wash your building using a soft bristled brush or low-pressure power washer and a mild cleaning product that is rinsed off completely with clean water. Do not use any form of abrasive brush or cleaning product as it may scrape the surface of the panels. Pay close attention to any debris that may be lingering on the roof, gutters, or other small crevices that may catch dirt, mildew, leaves, or other grime.

Rusting

Inspect panels for rust. If any rust has developed, clean the rust off thoroughly and if needed re-paint the panels immediately with a primer recommended by manufacturer to ensure no further damage to the building. If possible, determine the source for the rust and remove.

Insulation

Any exposed insulation on the exterior of building requires immediate attention because it holds water and causes rusting. Inside the building, tears or holes in the facing or openings in the splicing should be repaired to protect vapor barrier. Consult your HVAC contractor if you notice excessive condensation.

Roof Curbs

The vibration from a mechanical unit can cause water leakage around a roof curb. Check sealants and fasteners around the roof curb, tighten or replace fasteners, replace sealants or mastics, isolate unit from curb to minimize vibration.

Minor Repairs

Any small hole or a crack in paint may not seem harmful, but it is important to make minor repairs quickly to maintain the aesthetic appeal, warranty coverage, weather tightness, and proper working order of accessory items.

Ice and Snow Buildup

Excessive ice and snow should be removed from the roof areas. This is particularly important in gutter areas (eaves and valley) and in areas of the roof sheltered from the wind (behind facades, step roof conditions, etc.) See [Ice and Snow Removal on Metal Buildings](#) for more information.

Yearly Inspection

An inspection by a metal building specialist is recommended to walk the roof checking for potential problems, leaks, loose screws and bolts, proper seal of lap joints, and loose fasteners, as well as looking at accessories of building.

Don't Wait

It is important that minor repairs are made as they occur instead of waiting until your building has an actual maintenance emergency such as a crack in a panel or a leaking ceiling. When performing your maintenance check, make sure you look for any small cracks in the panels, loose bolts in structural steel and secondary framing, the tightness of doors and windows, and confirm no insulation is exposed to the elements. If these maintenance issues are not completed in a timely manner, water logged cracks in the panel or loose bolts could weaken the building and cause more significant issues over time. Loose doors or cracks around the windows will make the building less energy efficient. Although maintenance plans may seem like something that is not really necessary, over time it can save you time and money that would have been spent fixing a larger, more serious problem.

Metal Building Parts & Sales

Metal Building Parts & Sales has specialized in metal buildings since 1994. We are a one-stop supplier for all the parts of a metal building (buildings, components, insulation) as well as repairs and inspections. After the assessment on your metal building, any parts needed can be ordered and shipped to your location; or we will supply material and a subcontractor to repair your metal building. Please contact us with any metal building maintenance needs.

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