

While metal roofs require very little maintenance, they are not “zero-maintenance” systems. It is important to protect your investment with inspections and routine maintenance as required. A little preventative maintenance based on the guidelines below will help ensure a roof system that will stand the test of time.

Maintain Clear Drainage Paths

Water should not be allowed to pond on the roof—to ensure free drainage, consider the following recommendations:

- Do not install anything on the roof which will trap water or hold moisture.
- Remove leaves and other debris from the roof. Keep gutters/downspouts clear and free flowing.

Prevent Galvanic Corrosion

Galvanic corrosion is caused by “dissimilar metals,” particularly copper, lead, or graphite. Installing these materials in direct contact with steel or aluminum roof panels can cause corrosion and may void warranties. Do not allow water runoff from copper, lead, graphite, or other dissimilar metals to contact the roof panels. Common causes of galvanic corrosion are: condensate from HVAC units, copper or lead flashing, and pressure-treated wood.

Minimize Foot Traffic

Avoid walking on the roof whenever possible. Heavy traffic can create low spots which pond water and can also scuff or otherwise damage the paint. Unpainted galvalume is particularly susceptible to scuffing or burnishing.

Inspections

Periodic roof inspections help identify any potential issues before they develop, and can be accomplished from the ground in most cases. It is also a good idea to inspect the roof after severe weather or other potentially damaging events. Some recommendations:

- After a contractor works on or above the roof: Check for scratches/other surface damage, look for metal shavings, be sure any spilled/overspray chemicals are removed immediately.
- After a wind storm: Look for damage from falling/blowing debris, check for missing or loose trim.
- After a prolonged, heavy rainstorm: Check gutters for blockages, make sure water is not ponding anywhere.

Routine inspections should look for the following items:

- Is there any debris buildup on the roof? Or any visible growth of algae/etc?
- Are there any areas which seem to have depressions that might hold water?
- Are any fasteners backing out?
- Is there any sign of rust or corrosion?
- Are there any leaks inside the building?

Cleaning Painted and Unpainted Roofs

The following page contains cleaning recommendations for painted metal roofs. Unpainted/mill finish roofs can be cleaned using the same recommendations, however note that the mill finish/bare galvalume panel will weather non-uniformly, and some burnish marks cannot be removed by any cleaning agent.

Cleaning Guide for Gulf Coast Supply and Manufacturing Metal Roofs with Kynar® and SMP Paints

The factory-applied coatings on Gulf Coast Supply metal roofs are so durable that they will last much longer than ordinary paints. However, due to environmental and atmospheric conditions, it may be necessary to clean the metal panels from time to time. Lower sloped roofs and roofs underneath vegetation will likely accumulate more debris and may require more frequent cleanings.

Cleaning Solutions

The following cleaning solutions are recommended for cleaning Gulf Coast Supply metal roofs. A well soaked cloth, sponge, or brush with very soft bristle may be used.

Detergent Solutions

A 5% solution in water of commonly used commercial (non-industrial) detergents can be effective in many cases. Detergents should contain less than 0.5% phosphate.

Chemical Solutions

For the removal of tougher stains or microbial growth (algae, mildew, etc), the following solution of bleach/detergent may be used:

- 1/3 cup dry powdered laundry detergent (e.g. Tide®) or other mild soap
- 1/2 cup 5% bleach solution (e.g. Clorox®)
- 1 gallon water

Removing Moss, Mildew and Algae

Warm temperatures and high humidity in the southeast USA creates a high risk of algae and moss growth. If the cleaning solutions described above are not effective in controlling the growth of these microorganisms, a product such as Wet & Forget® may be used.

Important Requirements:

- Do NOT use wire brushes, abrasives, or similar cleaning tools.
- Do NOT use scouring powders or industrial solvents.
- Do NOT allow substances containing petroleum distillates or citrus-based products to come into contact with the rubber washers on exposed fastener roof systems.
- After washing, a thorough rinsing with clean water is required.
- Always test any cleaning agent in an inconspicuous area before use on a large scale.
- If required, use only brushes with very soft bristles and rinse only with low pressure flow.
- The use of cleaning agents or methods not recommended by the manufacturer may result in damage and may void applicable warranties.
- Foot traffic can cause bending of the panels and may damage the finish coating; foot traffic should be minimized as much as possible. If walking on panels is required, wear soft rubber sole shoes to avoid damaging the finish and avoid stepping on panel ribs.
- Always follow all instructions from the cleaner manufacturer to ensure proper dilution, application, rinsing, and protective equipment.



Walking on any roof presents a significant fall hazard; steeper roofs present a higher risk. Wet metal roofs will be extremely slippery. Fall protection and extreme caution should be exercised.