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10 June 2020

**Ref: LO-20008-L**

Jaike Daymond  
General Manager  
Ideal Asset Maintenance  
65-67 Parraweena Road  
Caringbah NSW 2229

*(Sent electronically)*

Dear Jaike,

**BlueScope Product Advice – Maintenance of BlueScope products**

Further to your recent enquiry, I would like to provide the following information about the benefits of routine maintenance on the performance of BlueScope products.

The paint system on all exterior COLORBOND® steel products and the metallic coating on ZINCALUME® steel are both highly durable and decorative finishes. Simple maintenance of these finishes by regular washing with clean fresh water will enhance the service life of the product and help maintain the appearance. This is particularly true of areas that are not normally exposed to rain (known as “unwashed areas”).

Regular cleaning of COLORBOND® steel or ZINCALUME® steel products in unwashed areas is a requirement of the BlueScope warranty. Details of BlueScope’s maintenance guidelines are published in Technical Bulletin TB-4 “Maintenance of COLORBOND® steel and ZINCALUME® steel” available [here](#), and attached for reference. Washing should be done six-monthly as a minimum, or three-monthly in locations such as coastal areas where marine salt spray is prevalent, or in areas where high levels of airborne dust/dirt or industrial fallout occur.

In some cases, maintenance may extend beyond surface washing to include, but not be limited to, the removal of timber, debris and moisture retaining substances; separation from dissimilar metals and other incompatible materials; replacement of corroded fasteners; and/or reparation of the effects of human/animal traffic. When conducted regularly, these maintenance activities assist in removing potentially corrosive influences prior to the initiation of corrosion on COLORBOND® steel or ZINCALUME® steel and help promote extended service life of the product.

I trust this information is of assistance to you. Should you have any further enquiries, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Lindsay Olsen".

Lindsay Olsen  
Technical Manager – VIC | TAS | SA | NT  
BlueScope

CC: T. Apps (BlueScope)

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# Maintenance of COLORBOND® steel and ZINCALUME® steel

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## INTRODUCTION

The paint system on all exterior COLORBOND® prepainted steel products and the metallic coating on ZINCALUME® aluminium/zinc/magnesium alloy-coated steel are both highly durable and decorative finishes. Simple maintenance of these finishes by regular washing with clean fresh water will enhance the service life of the product and help maintain the appearance.

“Unwashed areas” are areas on a building that are sheltered from general rain washing.

Condensation can be absorbed by the dust and dirt that build up in these areas, leading to dissolution of potentially aggressive compounds that may initiate corrosion. The associated effect is exacerbated in the vicinity of a salt marine influence, where the build-up includes marine salts and/or other pollutants (e.g. industrial fall out). Regular cleaning of COLORBOND® steel or ZINCALUME® steel products in unwashed areas is required. Examples of applications requiring cleaning include, but are not limited to, fascia, wall cladding under eaves, garage doors, and the underside of eave gutters, carports and patios. **Washing should be done six monthly as a minimum**, or three monthly in locations such as coastal areas where marine salt spray is prevalent, or in areas where high levels of airborne dust/dirt or industrial fallout occur.

## CLEANING

It is good practice to establish a regular routine for washing COLORBOND® and ZINCALUME® steel products. Water restrictions permitting (check with your local council), garage doors can be washed with fresh water at the same time as your car is being washed. Gutters, fascia and eaves can be washed when windows are being cleaned. COLORBOND® steel fencing can be washed when watering the garden.

In cases where regular maintenance using fresh water does not remove all dirt from the surface of the product, or local water regulations prohibit the use of a mains water hose, the following procedure should be followed using water obtained from a locally approved source:

- Wash the surface with a mild solution of pure soap or non-abrasive dish washing kitchen detergent in warm water. Washing should be conducted with a sponge, soft cloth or soft bristle nylon brush (no abrasive scourers, steel wool etc.), and be performed gently to reduce the possibility of scuffing the product surface.
- Thoroughly rinse the COLORBOND® steel or ZINCALUME® steel surface with fresh water immediately after cleaning to remove traces of detergent.
- Dirt and marks may look different depending on the colour or finish of your BlueScope product. Repeat cleaning steps above if required.

- For advice on dirt or other material not removed by soap or detergent, contact BlueScope Steel Direct.

## NOTE:

- i. BlueScope do not recommend the use of hard, mineral rich ground waters (e.g. bore water) in the maintenance of COLORBOND® steel or ZINCALUME® steel.
- ii. Ensure maintenance is undertaken in accordance with local government water restriction guidelines.
- iii. Care should be taken when washing water catchment surfaces (e.g. roof) to avoid soap/detergent runoff being washed into water tanks.
- iv. It is recommended that the chosen cleaning method be tested on a small inconspicuous section of the building to ensure that no damage to the COLORBOND® steel or ZINCALUME® steel sheeting occurs (e.g. surface dulling or discolouration).
- v. Never use abrasive or solvent type cleaners (e.g. turpentine, petrol, kerosene, paint thinners, sugar soap) on COLORBOND® steel or ZINCALUME® steel.

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# Technical Bulletin 4



May 2019. Revision 10.  
This issue supersedes all previous issues.

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## ADDITIONAL MAINTENANCE

The long-term performance of COLORBOND® steel and ZINCALUME® steel can at times be impacted by the durability of the accessories which are in contact with the product. For example, rapid deterioration of the fasteners used to fix COLORBOND® steel or ZINCALUME® steel roofing or walling can result in sacrificial corrosion of the product in the areas immediately adjacent to the fasteners. It is therefore good practice to:

- Ensure that fasteners used to fix COLORBOND® steel or ZINCALUME® steel are suitable for that location. For further information refer to [Technical Bulletin TB-16](#) Fasteners for roofing, walling and accessory products - selection guide.
- Include regular inspection of fasteners into the maintenance routine. Consideration should be given to replacing any fasteners showing evidence of red rusting.

## RELATED BLUESCOPE TECHNICAL BULLETINS

[Technical Bulletin TB-16](#)

Fasteners for roofing, walling and accessory products - selection guide

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