Metal Building Maintenance Guide

Purpose

This general owner reference describes common inspection and maintenance topics for metal building envelopes. Product-specific warranties, manufacturer instructions, project documents, and qualified professional recommendations take precedence.

Owners should keep approved plans, product information, warranty terms, and records of inspections, cleaning, repairs, and modifications.

Routine observation and inspections

Inspect roofs, walls, drainage, sealants, flashings, closures, and penetrations at intervals appropriate to the environment and after significant weather events.

Look for standing water, debris, damaged panels or trim, corrosion, loose components, failed sealant, leaks, and blocked gutters/downspouts.

Document observations with dated photos and locations; refer suspected structural damage to a qualified professional.

Roof and drainage

Keep gutters, downspouts, valleys, and drainage paths clear using safe, approved access methods.

Do not walk on roof panels unless the manufacturer-approved access and fall-protection requirements are met; some roof areas may not be designed for foot traffic.

Do not add equipment, solar arrays, suspended loads, rooftop storage, or new penetrations without evaluating structural and waterproofing impacts.

Wall panels, coatings, and corrosion

Clean only with methods and products approved for the installed coating and panel system; test in an inconspicuous area.

Avoid abrasive tools, incompatible chemicals, and uncontrolled pressure washing that may damage finishes, sealants, or joints.

Investigate corrosion sources such as trapped moisture, dissimilar metals, industrial fallout, and damaged coatings; obtain manufacturer guidance for repairs.

Sealants, openings, and accessories

Observe doors, framed openings, flashing transitions, fasteners, trim, and sealants for movement, leakage, and deterioration.

Have qualified personnel repair damaged panels, roof seams, flashings, and closures with compatible, manufacturer-approved materials.

Coordinate with the door or accessory manufacturer for its separate maintenance requirements.

After storms or unusual events

Arrange a qualified assessment after major wind, seismic, impact, fire, or other unusual loading events if damage is suspected.

Keep people away from potentially unstable or damaged areas until evaluated.

Record damage and avoid temporary repairs that conceal conditions or interfere with a warranty claim.

Owner maintenance record

Inspection date: _____ Inspector: _____

Area / observation: _____

Action taken / contractor: _____

Follow-up date: _____ Photos / record ID: _____

IMPORTANT NOTICE — GENERAL OWNER INFORMATION

This guide provides general owner information only and does not replace the installed product manufacturer's instructions, project-specific documents, warranty conditions, or advice from qualified professionals. Building owners are responsible for arranging appropriate inspections, maintenance, safe access, and qualified repairs.

Publication or use of this guide does not create a maintenance contract, enlarge any NSS warranty, or make Northern State Steel, LLC responsible for work performed by others. Nothing in this notice limits any responsibility that cannot lawfully be limited.

Project-specific contracts and approved manufacturer documentation control.