

O&M Manual

Steel Frame Direct Fix

Stone Wool

Acrylic Brick Slip



High Rise



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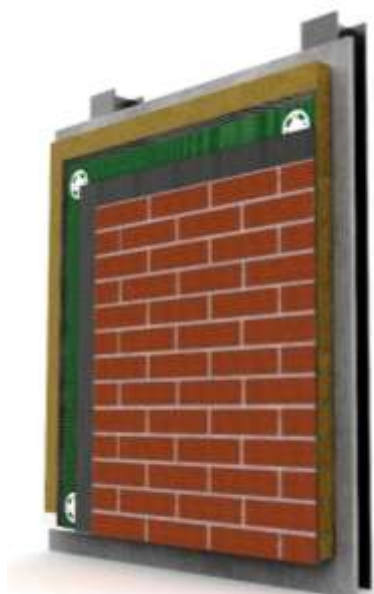
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This document is a Technical O&M Manual for the Steel Frame Direct Fix Stone Wool Acrylic Brick Slip EWI System.

For general homeowner guidance, please see our Homeowners Maintenance Guide.

1.0 Wetherby Insulated Acrylic Brick Slip System Information

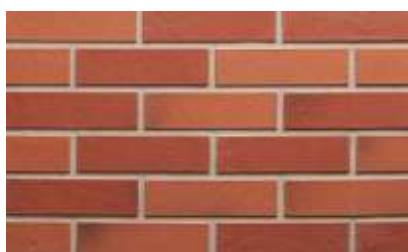
The Acrylic Brick Slip system is a unique, lightweight cladding system providing a realistic brick finish. The system comprises mechanically fixed insulation boards, which are coated in a strong impact-resistant basecoat with embedded glass fibre mesh to provide a durable and stable substrate for the slips to adhere to. Acrylic Brick Slips are adhesively fixed to the basecoat, and the adhesive is brushed across the joints to seal each slip in place.



Wetherby Insulated Acrylic Brick Slip EWI System

- Steel Frame Substrate
- Wetherby Insulation Bedding Adhesive applied to Sheathing Board
- Wetherby Stone Wool Insulation
- Initial Mechanical Fixings
- HECK K+A Scrim Adhesive @ 6-8mm
- Alkali Resistant Reinforcing Scrim Cloth
- Mechanical Fixing Through Mesh
- Wetherby Izoflex SK Adhesive
- Wetherby Izoflex Acrylic Brick Slips

Wetherby Izoflex Acrylic Brick Slip Finishes



Monopoli



Como



Pisa



Bronte



Brindisi



Vincenza

1.1 Introduction – High Rise

The Wetherby High Rise Operations & Maintenance Manual provides information and guidance for the insulated Acrylic Brick Slip system when installed on high rise projects. Following this document guidelines will help ensure the longevity and performance of the EWI system, and allows the warranty provided for the project to remain in place upon completion of any maintenance or repair works that may be required.

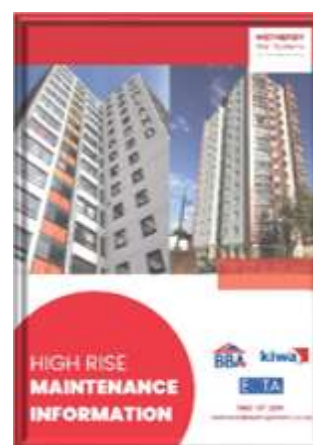
Requirements

1. Any works or maintenance inspections that are carried out in accordance with this document must be completed by a recognised contractor, who are currently trained and carded by Wetherby.
2. All works or maintenance inspections that are carried out must be fully documented, including photographs and maintenance/repair reports completed at each stage of the process.
3. All repair works that are required to the Wetherby EWI system must be completed using only Wetherby materials and installed in line with section 5.0 in this document to ensure that the warranty for the project remains valid.

High Rise Maintenance Requirements

The below maintenance schedule must be strictly adhered to as a minimum to for all high rise projects to ensure the longevity and performance of the system. If the below maintenance schedule is not adhered to, the Wetherby warranty may become invalid. Project specific maintenance schedules should be provided with additional maintenance requirements.

- An initial inspection should be made within 12 months and regularly thereafter to include:
 - Visual inspection of the render for signs of damage. Any cracks in the render exceeding 0.2 mm must be repaired.
 - Examination of the silicone sealant around openings, service entry points and at any system terminations.
 - Visual inspection of architectural details designed to shed water to confirm that they are performing properly.
 - Visual inspection to ensure that water is not leaking from external downpipes or gutters; such leakage could cause damage to the rendering.
- Please note, this document must be read in conjunction with the 'Wetherby High Rise Maintenance Information' document.
- A project specific maintenance schedule should be agreed with the client specifically for this project.



2.0 Aftercare and Maintenance

2.1 Silicone Sealant

Wetherby specify a high quality, long lasting sealant to help protect the EWI systems from water ingress.

Periodic inspections must be carried out to ensure silicone sealant is in good condition, is working as intended and no water ingress can occur at junctions. During periodic inspections, should any damaged or defective sealant be observed this, should be removed and be reinstated as soon as possible with the Wetherby approved sealant to ensure the integrity of the system is maintained.

Where the existing Silicone Sealant begins to deteriorate, this should be fully removed and replaced to ensure watertightness and durability of the system.

2.2 Garden and Plant Consideration

Keep garden soil levels as far below the system as possible as soil splashing will discolour the base of the system over time. Plants, trees and creepers can cause staining of render finishes and care should be taken in the positioning of them. Climbing plants, provided they have the properly fixed trellis, will not cause any damage to the system, however some staining may be caused.

2.3 General Considerations

Metal objects should be kept away from the insulated render system and not leaned up against the system. Rust staining can soon discolour the finish and damage the system, particularly on lightly coloured system finishes.

Dripping overflows and splashes from leaking gutters and down-pipes can soon mark and spoil the render finish. Such leaks should be repaired as soon as possible to prevent water staining.

Exhaust emissions from vehicles can leave unsightly black marks on the render system and care should be taken when parking vehicles close to the rendered area.

Care should be taken when handling heavy objects, for example dustbins, near the render system. Although the system is resistant to damage, these types of objects particularly near corners can cause damage, which is visually undesirable although easily repairable.

2.4 Damage to the System

Any damage to the EWI system must be repaired immediately as per the information in this document. Any cracks exceeding 0.2mm must be investigated to assess the cause and repaired as appropriate. Damage to the topcoat should be repaired in a short time frame to prevent further damage to the area. Damage to the basecoat and insulation will require immediate repair to prevent water ingress into the system. Please see Section 5 of this document for further information on repair procedures.

3.0 Additions to the EWI System

3.1 Detailing of Additions

Carefully choose any further additions to the property that are to be added after the insulated render system is complete. Drain-off from poorly designed or poorly installed items such as canopies, lights, alarm boxes, hanging baskets, etc., will stain render finishes. Water should always be channelled away from the render surface and not allowed to streak down the render face or pool against the render. Additions creating a flat ledge are advised against as water and dirt will splash up and soak the render, creating staining and possibly damage to the render finish.

3.2 Fixtures and Fittings

Wetherby advise fixtures & fittings are installed in one of the following ways...

- 1) Drill out holes to the approximate size through the system back into the existing substrate and clean out any loose material. Insert Wetherby SWI-FIX tension spacers at the relevant fixing points. The fixtures may then be installed as normal but should be evenly tightened against the spacers and not the render system. Wetherby approved Silicone Sealant must be neatly applied around the spacers to ensure water penetration is prevented.
- 2) Install specialist insulation fixings through the EWI system into the main substrate as per manufacturer's instructions, drill a suitably sized hole and clean out the area. Install the fixing ensuring the thermal barrier is flush with the render.

Screw in the fixing and seal using Wetherby approved Silicone Sealant where required. Mount the fixture and hand tighten the screw. (Wetherby approved fixings must be used, please contact the technical department for further information).

3.3 Satellite Dish Installation

If fitting a satellite dish to completed areas of the external wall insulation system, please use the fixing method as above (section 3.2) ensuring the dish is securely fixed back to the substrate and movement is restricted. Specialist SWIFIX spacers and appropriate fixings are available from Wetherby. All fixings must be suitably sealed with Wetherby approved Silicone Sealant.

3.4 Addition of Metalwork

Any metalwork to be added to the building such as clothes line hooks, should be well painted or otherwise protected if they are made from a ferrous metal. Attachment to the building should be made with fixings which penetrate through the system and into the substrate, for example sleeved bolts or extended length fixings. These should be sealed at their abutment with the system using Wetherby approved Silicone Sealant.

3.5 Pipes and Vents

Any additional pipes or vents which penetrate the system should be passed through holes in the insulated acrylic brick slips (max. 5mm larger than the pipe diameter), finishing proud of the acrylic brick slip system. Wetherby Seal Tape and approved Silicone Sealant can then be used to seal between the pipes and acrylic slips ensuring water penetration is prevented. When coring out the system to install pipes and vents, a pilot hole should be drilled in to out, and then a full core hole drilled out to in, to reduce damage to the system as much as possible.

3.6 Replacement of Existing Windows

Where doors or windows are to be replaced after installation of the system, it is always the preferred option to replace internally to minimize damage to the EWI and acrylic brick slips. Care must be taken not to damage the system in the reveals on removal or replacement and the new door / window will need to be resealed against the system, potentially involving patching in basecoat and replacing acrylic brick slips / pistols, but always using Wetherby approved Silicone Sealant to ensure long term water tightness. Any damage to the insulated acrylic brick slips system should be repaired in line with Wetherby guidance.

3.7 Addition of New Doors / Windows

Where new doors, windows or other openings are to be cut into the structure, the system must be layered back by a minimum of 150mm per layer of material away from the opening. New Wetherby materials should be applied in sequence neatly back to the new fitment or opening. See the Wetherby Patch Repair guide (Section 5.0) for further information.

3.8 Canopies, Outhouses and Lean-Tos

Any additions to the property to be fixed to the EWI system, for example canopies, outhouses or lean-tos, should be sealed where it abuts the system using Wetherby approved Silicone Sealant. Water penetration into the system must be prevented at all times. Appropriate fixing methods should be used as per Wetherby guidance. The Wetherby Detailing of Additions guidance (Section 3.1) at the start of this section should be followed, following advice on water runoff and staining.

3.9 Extensions and Conservatories

Any additions requiring the EWI system to be cut back should be completed by layering back the system by a minimum of 150mm for the basecoat and a further full acrylic brick slip. Please see the Wetherby Patch Repair Guide (Section 5.0) for further information. The system will need to be re-sealed against the new substrate or completed with use of a stop bead to fully seal the system. The roof abutment must be completed as per Wetherby detail drawings, please contact the Wetherby Technical department for further information.

4.0 Ground Source Heat Pumps

Where a Ground Source Heat Pump is installed to a home incorporating a Wetherby EWI system:

- 1 – Fix correctly – as per Fixtures and Fittings (section 3.2)
- 2 – Core hole – a pilot hole should be drilled in to out, and then a full core hole drilled out to in (section 3.5)
- 2 – Fully seal – Wetherby Seal Tape and approved Silicone Sealant should be used to seal between pipes and EWI system, ensuring the EWI system remains fully watertight (section 3.5)

5.0 General Maintenance and Cleaning of the Acrylic Brick Slip System

5.1 Pressure Washing

Where staining has occurred, a pressure wash can be used to clean the face of the acrylic brick slip system. The pressure washer should be set at 100bar maximum and used no closer than 1 metre away from the acrylic brick slip to ensure the surface is not damaged during the cleaning process. A sample panel should always be completed first to assess the impact and potential damage from pressure washing.

5.2 Dust Marks / Minor Aesthetically Damaged Areas

Mild soapy water may remove small areas of cement dust, soil, scuff marks etc., however it must be stressed that this action may also worsen the problem. A small test panel should always be completed first.

5.3 Damaged Acrylic Brick Slips

Where isolated acrylic brick slips have been damaged or removed, slips may be replaced as long as the basecoat and mesh is not damaged in anyway. Acrylic brick slips can simply be adhesively fixed using Acrylic Brick Slip Adhesive and sealed with the adhesive as normal. Where the basecoat has been damaged please refer to the Patch Repair section of this document (Section 5.0).

5.4 Sever System Damage

In areas where the basecoat and insulation has been damaged and acrylic brick slips have been removed / broken, please refer to the Patch Repair of the Acrylic Brick Slip System section of this document for full patch repair guidance (Section 5.0).

6.0 Patch Repair

Records and photographs should be kept of damaged areas and the various stages of the repair process.
Repairs should be completed by a Wetherby recognised contractor.



1. Example damage to system.
2. Remove all full acrylic brick slips required to fully expose damaged basecoat and insulation, ensuring enough room is left for basecoat to be properly patched in.



3. Clean area and remove all remaining loose material / acrylic brick slip adhesive
4. Carefully cut out damaged insulation in a neat square / rectangle ready for new insulation to be cut and inserted.

Patch Repair



5. Cut off any mechanical fixings level with the original structure. Remove any bedding adhesive from the substrate and clean area ready to receive new product.
6. Cut insulation and install to fit tightly against existing insulation, using bedding adhesive where required, as per the existing system. Drill and install Wetherby approved fixings ensuring the board is securely held and supported. A minimum ratio of 8 fixings per m2 must be used.



7. Fill any gaps around the insulation larger than 2mm with Stone Wool slivers.
8. Cut wetherby alkali resistant mesh to suit the patch, ensuring the mesh laps onto the existing exposed basecoat.

Wetherby Insulated Acrylic Brick Slip System

Patch Repair



9. Apply scrim adhesive to the insulation board to bring adhesive flush with existing Wetherby scrim adhesive.
10. Lap onto existing wetherby scrim adhesive with a 1-2mm tight coat of adhesive.



11. Bed Wetherby alkali resistant mesh into scrim adhesive ensuring this is lapped over the existing Wetherby scrim adhesive and finish smooth. Wetherby scrim cloth must be encapsulated within the scrim adhesive and not be visible.
12. Finish adhesive smooth ready to receive the acrylic brick slips and allow to fully dry.

Patch Repair



13. Brush down the area, ensuring no loose material.
14. Apply wetherby acrylic brick slip adhesive to the basecoat and notch with a 4mm x 4mm notch trowel.



15. Firmly press the acrylic brick blips into the adhesive, evenly applying pressure to maintain a consistent mortar joint and ensure no gaps remain behind the slips.
16. Smooth adhesive with a damp acrylic brick slip brush, ensuring the adhesive tightly covers all edges of the acrylic slips. Ensure each slip is watertight and no moisture can get behind.

Patch Repair



Failure to action the repair to the EWI system in event of damage, water ingress or failure of sealant in accordance with this manual may result in the system guarantee becoming invalid. Should you have any queries regarding the above items please contact the Wetherby Technical Department.

N.B. Patching the acrylic brick slip system may be noticeable in the short term due to the degree of weathering each slip has endured and slight colour variances in the mortar. Acrylic brick slips should be left to weather in prior to assessing

7.0 Wetherby System Products

Wetherby Wall System products and ancillary items can be purchased through our trade counter, please contact:

Telephone: 0800 1978821
Email: tradecounterhq@wall-systems.co.uk

Each Wetherby trade counter provides a bespoke collection service and offers a wide range of leading branded products along with experienced members of staff who are on hand to help guide you when choosing the right materials for the job.



8.0 Wetherby SWI-FIX Spacer



Having invested in external wall insulation to enhance a property, it is important to ensure guarantees are protected through the correct installation of fixtures and fittings. Any items installed must not damage or crush the EWI system or allow water ingress into the system.

The Wetherby SWI-FIX products are an easy solution for fixtures such as hanging baskets, external lights, hose reels, satellite dishes, alarms, etc.

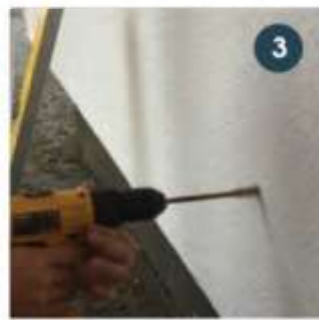
Installation Guide:



Start with SWI-FIX



Mark the wall



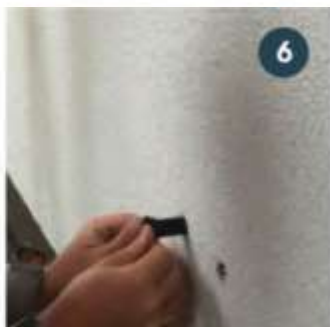
Drill 16mm hole



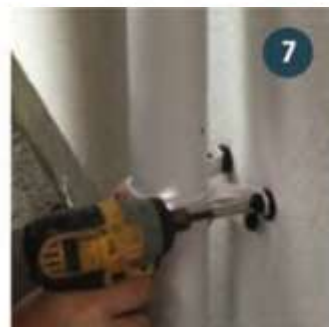
Measure depth to substructure



Cut tube to length



Place rubber & insert tube



Insert plug, screw & fix through EWI



Installation complete

9.0 Wetherby Contact Information

Technical Department

For technical queries on the operations and maintenance of the Wetherby Stone Wool Acrylic Brick Slip System please contact our technical department on the details below:

Technical Helpline:

Tel: 0800 107 3299

E-mail: technical@wall-systems.co.uk

Trade Counter

For Wetherby products contact our trade counter on the details below:

Telephone: 01942 528354

Email: tradecounter@wall-systems.co.uk



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