

Quick Guide to SPSEnvirowall Façade Cleaning Products



Introduction

This quick reference guide is intended to give an overview of the SPS Envirowall façade cleaning products. Should more information be required, this can be found on individual product Technical Data Sheets which are available from your local branch.

When considering any maintenance to the system, careful thought must be given to safe working access to enable the works to be completed. In some instances, secure anchor points may have been allowed for in the initial façade design and we would advise consulting with the original façade design drawings. In all instances, any access that is required for the works must be in accordance with latest legislation, be installed by qualified personnel and risk assessments completed.



Further information can be found in our Maintenance and Repair Guide.
Cleaning the Façade

All renders will experience some form of discoloration over time and the speed in which this occurs is dependent on the following factors: -

- Type of render used
- Orientation of the façade
- Geographical location
- Location in relation to roads, local industry, trees and greenery, etc.
- Detailing – Cills and copings that have insufficient overhang and allow water to drain down the façade of the building will increase the speed at which the façade becomes stained

Facades that do not receive much sunlight and therefore remain damp over long periods of time will be more susceptible to algal growth. Mineral and polymer based renders are more prone to discoloration than synthetic acrylic and silicon renders.

Please note that not all render coatings are suitable for power washing and the guidance offered in this document does not refer to the use of a power washer due to the variance in machines on the market. Should a power washer be used it is up to the building owner or their representative to determine the correct pressure to be used and if the render coating is suitable. The machine must be set so it is not on a focused blasting operation and be fan sprayed applied a minimum of 1.5m away from the façade.

General Cleaning of the Façade.

It is difficult to state when the building façade may need cleaning as this is dependent on many factors and also on client expectations on appearance. For through colour renders it is recommended that the façade is cleaned at least every 10 years, however this will not invalidate any warranty should this not be done.

1. Apply suitable protection to neighbouring surfaces and ensure all windows, doors and vents are closed (where possible).
2. Working top to bottom apply fresh warm water to the façade to remove surface particles. A stiff brush should be used on heavily soiled areas paying attention not to disturb any aggregates that may be present in the render coating.
3. If required, a mild detergent or traffic film remover can be applied and washed off.
4. If required, repeat the above steps.



SPSenvirowall Façade Cleaning Products

The following section is a guide on our façade cleaning products to help in the decision process of what product is required.

Enzyclean

Enzyclean is a 100% biological enzyme cleaning agent for use on all organic pollution including algal growth. It must be applied in dry conditions and it simply eats away at the organic matter on the surface of the façade. Enzyclean will typically take 2 to 3 months to clean most surfaces. The enzymes will remain active for approximately 6 months after application.



It is worth noting that Enzyclean is a non-aggressive product so you will not see any results instantly. Due to the nature of the product, the façade may appear dirtier during the initial phases of the enzymes working.

Enzyclean is our most environmentally friendly façade cleaning product.

Enzyclean is a curative and preventative product that can be applied using a brush, roller or even sprayed.

Antimoss

Antimoss is a water based fungicidal agent for use on all organic pollution including algal growth. It must be applied in dry conditions and can be applied diluted or undiluted, depending on the severity of organic matter present. Treated facades should regain a clean appearance after a few days.



Antimoss is a curative and preventative product that can be applied using a brush, roller or even sprayed.

Facaclean

Facaclean is a surface cleaner specifically designed for the removal of atmospheric and urban pollutants. It must be applied in an undiluted formulae and has a pH value of 12. Once applied, it must be rinsed thoroughly of the surface.

Facaclean is a preventative product that can be applied using a brush, roller or even sprayed.



Facafuge

Facafuge is a water repellent non-film forming coating suitable for all renders. It creates a surface that allows water to bead on the surface and simply rolls off. It is applied undiluted preferably in two coats. The product dries transparent but care should be taken to avoid overuse which may leave coloured traces on the surface.

Facafuge can be applied using a brush, roller or even sprayed.



Facastrip Aqua

Facastrip Aqua is a water based paint stripper suitable for the removal of organic renders from masonry or concrete. Once applied, it is advisable to leave overnight and remove the next day.

Facastrip Aqua can be applied using a brush, roller or even sprayed (airless).



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