

MAINTENANCE & SITE RESPONSIBILITY GUIDE (Technical & Regulatory Version)

IMPORTANT – PRODUCT CLASSIFICATION & LIMITATION OF DOCUMENT

This document is provided for general maintenance and use guidance only.

The unit supplied is a relocatable structure and is not supplied as a building, building element, or building product intended to comply with the New Zealand Building Code.

The unit is not intended to function as a building under the Building Act 2004.

This document:

- Does not constitute a building design, building specification, or compliance document
- Does not provide any warranty or guarantee of performance under the New Zealand Building Code
- Should not be relied upon as evidence of compliance with any building regulations

The performance and condition of the unit are dependent on site conditions, installation, and ongoing maintenance.

It is the responsibility of the owner to ensure that all site works, including drainage and compliance requirements, are independently assessed and completed where required.

Product Characteristics

The unit is constructed using:

Steel chassis base

EPS insulated sandwich panels

Metal external cladding

Flashing-based water-shedding roof system

Important Characteristics:

Panel systems may include:

Visible joints

Profile cavities

Exposed edges in certain locations

These are normal characteristics of the system and do not indicate a defect.

General Maintenance Responsibility

The owner is responsible for:

Regular inspection

Preventative maintenance

Addressing site-related conditions

Failure to maintain the unit may affect its condition over time.

Inspection & Maintenance Schedule

Component	Recommended Frequency
Roof & flashing	Every 6 months
Sealants & joints	Every 6–12 months
Wall panels	Every 6 months
Base / underside	Every 6–12 months
Drainage / water flow	After heavy rainfall

Panel Cleaning & Surface Care

External panel surfaces should be cleaned periodically to remove dirt, dust, salt deposits, and environmental contaminants.

Cleaning should be carried out using:

- Clean water; or
 - Mild, non-abrasive detergent diluted in water
- Cleaning should be carried out using low-pressure methods only.

The use of the following is NOT recommended:

- Strong acidic or alkaline cleaning agents
- Harsh chemicals
- Abrasive cleaning tools or materials

Recommended cleaning frequency:

- General environments: every 6–12 months
- Coastal or high-salt environments: more frequent cleaning is required depending on exposure conditions

Failure to maintain appropriate cleaning practices may result in:

- Surface contamination build-up
- Coating deterioration
- Discolouration or corrosion over time

Such effects are considered maintenance-related and environmental in nature, and not a defect of the product.

The Customer is responsible for ensuring appropriate cleaning methods and frequency are applied.

Roof System & Water Discharge

The roof system is designed as a **water-shedding system**, not a sealed system.

Water is directed:

Water is discharged from the roof surface over the eave or flashing and away from the unit in accordance with the panel system design.

Important Notes:

- The system relies on:
 - Gravity
 - Proper site drainage
- It does not rely on:
 - Fully sealed edges
 - Internal cavity sealing

Drainage & Water Management (CRITICAL)

The unit does NOT include drainage systems unless specified.

The owner must ensure:

Installation of appropriate spouting (if required)

Water is directed away from the unit

Ground conditions prevent pooling

Without proper drainage:

Water exposure may increase

Splash-back may occur

Localised moisture effects may develop

These are considered site-related conditions and not a defect of the product.

The absence of drainage or spouting does not constitute a defect in the unit.

Flashing & Edge Detailing

Flashing components are designed to:

Redirect water, Protect panel edges, Assist water shedding

Maintenance:

Check flashing for:

Movement

Gaps

Damage

Ensure fixings remain secure

Important:

Flashing performance depends on:

Installation

Site conditions

Water flow

Sealants & Joints

Sealants are used in:

Panel junctions

Openings

Edge interfaces

Maintenance:

Inspect for:

Cracking

Shrinkage

Separation

Reapplication:

Recommended every 2–5 years

Or sooner in high exposure areas

Sealant performance may vary depending on environmental exposure and maintenance.

External Panel Care

Metal panel surfaces should be:

Cleaned periodically

Kept free of:

Dirt

Organic material

Salt deposits

Cleaning Method:

Mild detergent

Soft brush or cloth

Avoid:

Abrasive tools

Harsh chemicals

Environmental Exposure

Performance is influenced by:

Rainfall intensity

Wind-driven rain

UV exposure

Coastal conditions

High Exposure Areas:

Increase inspection frequency

Apply additional protective measures if required

Ground & Base Conditions

The unit must be placed on:

Stable ground

Adequate supports

Properly levelled base

Avoid:

Water pooling under unit

Soil erosion

Uneven settlement

Ground slope and drainage conditions may influence the condition of the unit over time.

Vermin & Openings

Due to panel profile systems:

- Small gaps or cavities may exist

Maintenance:

- Inspect periodically
- Install mesh if required

Third-Party Installations

Any additional installations (including spouting, decks, or services):

Must be independently designed

Must consider compatibility

Important:

Third-party work may affect:

Water flow

Structural behaviour

The Supplier accepts no responsibility for any effects arising from third-party installations.

Long-Term Use Considerations

Over time, the condition of the unit may be influenced by:

Site conditions

Maintenance practices

Environmental exposure

Regular maintenance is essential to maintain overall condition.

REGULATORY CLARIFICATION

For the avoidance of doubt, this document is not intended to be a Building Product Information document (BPIR) and does not represent that the unit is a building product within the meaning of the Building Act 2004.

Any reference to performance, condition, or maintenance relates solely to general use and upkeep of a relocatable structure.