

VENTILATED FAÇADE MAINTENANCE

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VENTILATED FAÇADE MAINTENANCE

1.- CLEANING OF THE INSTALLED FAÇADE:

Once the ceramic façade system is installed, it is necessary to clean the dirtiness because of powder from the building site, tiles cutting ... etc. To remove this dirtiness, water to pressure is applied to the ceramic covering.

For specific stains, like concrete, cement and joint pastes, a commercial product called strong Water (20% in chloridric acid) gives good solutions without modifying the antigraffiti property. The procedure consists of applying directly the product on the surface following the manufacture instructions, to let it work and then to remove the rests of acid and dirtiness just with water.

The cleaning process has to start in the highest building elevation, finishing at the lowest part.

2.- REMOVAL OF THE DIRTINESS CAUSED BY POLLUTION:

Depending on the area where the building is placed, dirtiness caused by pollution may appear, especially which is caused by dangerous fumes. Faveton ceramic tile has a low absorption (less than 1%) so pollution does not penetrate into the tile, only it is put on the surface. In that case, the cleaning is carried out with water to pressure without any industrial solvent.

The frequency of this cleaning will depend on the level of dirtiness. It is estimated to be from 5 to 10 years if pollution is not too high, and over 2 years if pollution is high.

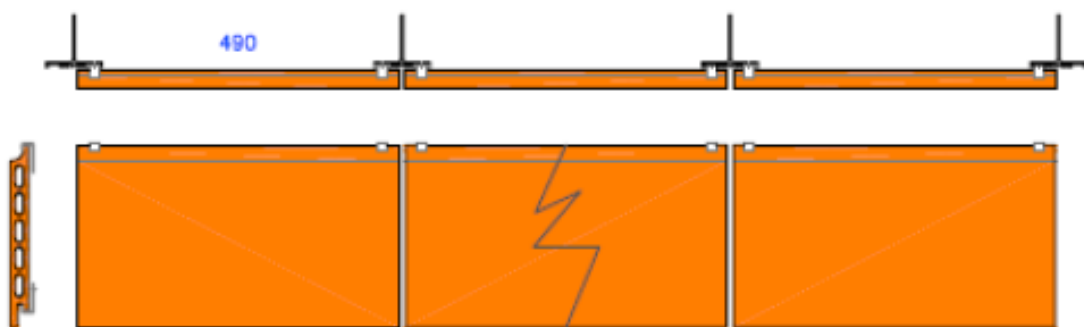
3.- GRAFFITI REMOVAL:

When there is a graffiti in some place of the façade, a common solvent like acetone or something similar is applied. The application of acetone or another chemical substance does not affect to the ceramic color.

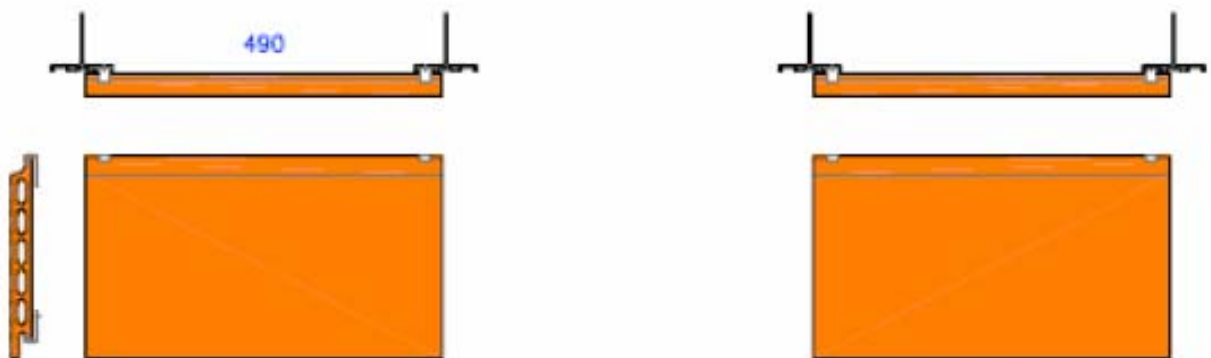
4.- FAVETON CERAM TILE REPLACING:

Faveton systems permit to replace a tile when it is necessary. The replacing process can be observed in the below pictures:

a) Detection of the damaged tile



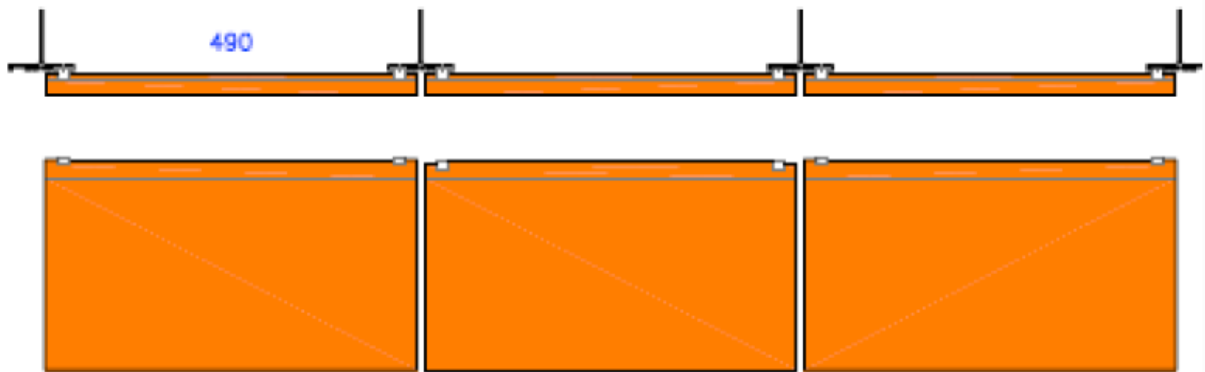
b) Removal of the damaged tile



c) To cut some small pieces on the top of the new tile to make the installation easier.



d) Placing of the new tile



5.- AIR GAP CLEANING:

The air gap between the wall and the ceramic covering is an important element in the ventilated façade system because of this; it permits to improve the thermal and acoustic conditions of the building. This air gap is also affected by all type of dirtiness like powder, leaves ... etc., that can be accumulated in the starting unit. All this dirtiness must be removed to avoid decreasing the ventilation effect and the connection between the ceramic and isolator, because in this case the properties of the façade can be affected.

6.- DIRTINESS REMOVAL DUE TO WATER EVACUATION:

One of the advantage offered by Faveton ceramic ventilated façade system is its auto-cleaning system, just with rain water. However, depending on the characteristics of the rain, dirtiness can be accumulated in special points of the façade such as sills, copying and starting units and corners. In that case, if water to pressure is applied, dirtiness is removed.

7.- EXPANSIONS:

The subframing used with ceramic covering is designed to absorb expansions because of temperature cycles. In case of movement of tiles due to those expansions, please contact Faveton Technical Department.

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