

Cleaning & Maintenance Recommendations for ACM and Aluminum Plate Panels

INTRODUCTION

Factum Builders installs high-performance aluminum composite and plate panels designed for long-term durability and minimal maintenance. To ensure these panels maintain their aesthetic quality and functional integrity, regular cleaning is recommended.

The frequency and type of cleaning required will depend on:

- Building location and climate
- Proximity to salt water or fresh water
- Pollution levels and nearby industry
- Air quality and exposure to contaminants

As a best practice, we recommend cleaning panels at the same time that windows are cleaned.

GENERAL RECOMMENDATIONS

- **Avoid abrasives.** Do not use steel wool, wire brushes, metal scrapers, abrasive sponges, powders, or harsh chemical abrasives.
- **Work bottom to top.** Start cleaning at the bottom of building walls and move upward (opposite to window cleaning).
- **Shade is best.** Clean on cloudy days or when surfaces are shaded to prevent streaking.
- **Test first.** Always trial methods and materials on a sample or inconspicuous area.
- **Start mild.** Begin with a freshwater rinse, then move to stronger methods only if needed.
- **Prioritize frequency.** More frequent mild cleanings are preferable to infrequent harsh cleanings.
- **Never use acetone or paint removers.**
- **Safety first.** Use PPE and follow all manufacturer guidelines when handling solvents and chemicals.
- **Rinse thoroughly.** Never allow cleaning solutions to dry on the panels.

FRESHWATER RINSE

- Ideal for removing soluble dirt, residue, and organic deposits.
- Avoid mechanical pressure washers (may damage surfaces or assemblies).
- In some environments (e.g., coastal), annual freshwater rinsing may be required under finish warranties.
- If contaminants persist, proceed to **Mild Detergent Cleaning**.

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MILD DETERGENT CLEANING

- Mix a **5% mild detergent solution** with freshwater.
- Apply with **non-abrasive cloths, sponges, or soft bristle brushes.**
- Suitable detergents are common residential cleaners safe for contact with skin.

INTENSE CLEANING

- When stubborn, non-water-soluble contaminants (paint, tar, graffiti, sealants, oils) remain:
- Start with Mirachem® 500 solution diluted to 10-30%.
- If further cleaning is required, approved solvents include:
- Alcohol solvents: ethanol, isopropyl alcohol, methanol
- Petroleum solvents: turpentine, mineral spirits
- Aromatic solvents: xylene, toluene
- Ketones: MEK, MIBK
- Esters: ethyl acetate, lacquer thinner
- Always follow with a freshwater rinse.
- Do not use acetone or paint removers.

INTENSE CLEANING

At Factum Builders, we stand behind the performance of the materials we install. Following these guidelines will help protect your investment, ensuring both the aesthetic and functional integrity of your building envelope for years to come.

