

Operations and Maintenance Manual Wetherby EpsiBrick 15 Insulated Brick Slip System



Operations and Maintenance Manual - Content

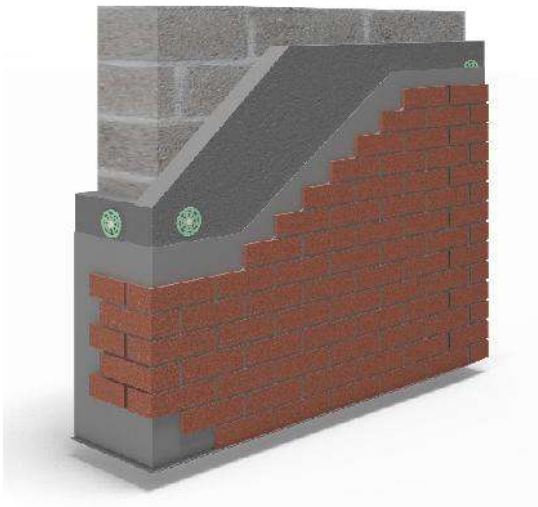
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Wetherby EpsiBrick 15 Insulated Brick Slip System

1.0 Wetherby EpsiBrick 15 Insulated Brick Slip System Information

The EpsiBrick 15mm system is a unique insulated cladding system providing a real brick finish.

The basis of the WBS Brick Slip System is a specially profiled brick slip mesh which is fixed directly through the insulation to the existing substrate. The unique profiling of the mesh creates a natural brick coursing making it easy to achieve perfectly level courses and provides a highly impact resistant system. Brick slips are bedded into the mesh using WBS Brick Slip Adhesive and pointed up using WBS Pointing Mortar.



Wetherby EpsiBrick 15 Insulated Brick Slip System

- WBS Insulation board
- WBS Galvanised Mesh
- WBS Brick Slip Adhesive
- WBS 15mm Brick Slips
- WBS Pointing Mortar

Example 15mm Brick Slip Finishes:-



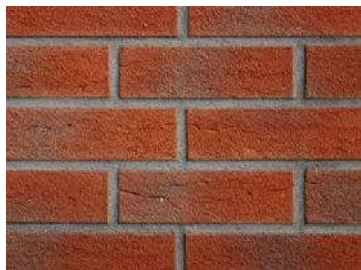
Almenara



Anoreta



Staffordshire Blue



Laguna



Hermosa



Hermosa

Wetherby EpsiBrick 15 Insulated Brick Slip System

2.0 Aftercare and Maintenance

2.1 Silicone Sealant

Wetherby specify a 25 year minimum life expectancy silicone sealant for their brick slip systems to ensure long term protection against water ingress. Where Wetherby EVO-STIK Silicone Sealant or an equivalent WBS approved sealant is used and applied as instructed, this extended life expectancy means minimal checks will be required to silicone sealant during the systems design life.

During periodic inspections, should any damage to sealant be observed this should be removed and be reinstated with the WBS approved 25 year minimum life expectancy sealant to ensure the integrity of the system is maintained.

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. 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 brick slip system and not leaned up against the system. Rust staining can soon discolour the finish and damage the system.

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

Care should be taken when handling heavy objects, for example dustbins, near the brick slip system. Although the system is highly resistant to damage, these types of objects particularly near corners can cause some 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 in slips or pointing mortar exceeding 0.2mm must be investigated to assess the cause and repaired as appropriate. Damage to the brick slips should be repaired in a short time frame to prevent further damage to the area. Damage to the pointing mortar or slips exposing the 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.

Wetherby EpsiBrick 15 Insulated Brick Slip System

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 brick slip system is complete. Drain-off from poorly designed or poorly installed items such as canopies, lights, alarm boxes, hanging baskets, etc., will stain the substrate. Water should always be channelled away from the brick slip surface and not allowed to streak down the system face or pool against the system. Additions creating a flat ledge are advised against as water and dirt will splash up and soak the area, creating staining and possibly damage to the system.

3.2 Fixtures and Fittings

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

- 1) Drill out approximately sized holes through the system back into the existing substrate and clean out any loose material. Insert SWIFIX 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 brick slip system. Wetherby EVO-STIK 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 brick slip finish. Screw in the fixing and seal using Wetherby EVO-STIK 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 EVO-STIK 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 EVO-STIK Silicone Sealant.

3.5 Pipes and Vents

Any additional pipes or vents which penetrate the system should be passed through holes in the insulated brick slips (max. 5mm larger than the pipe diameter), finishing proud of the system. Wetherby EVO-STIK Silicone Sealant can then be used to seal between the pipes and brick slips ensuring water penetration is prevented.

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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 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 replacing brick slips, but always using Wetherby EVO-STIK Silicone Sealant to ensure long term water tightness. Any damage to the insulated brick slip 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 away from the opening. New WBS 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 EVO-STIK 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) should be followed, taking advice on water runoff and stain prevention.

3.9 Extensions and Conservatories

Any additions requiring the EWI system to be cut back should be completed by cutting back the system by a minimum of 150mm from the new abutment. 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.

Wetherby EpsiBrick 15 Insulated Brick Slip System

4.0 General Maintenance and Cleaning

4.1 Pressure Washing

Where staining has occurred, a pressure wash can be used to clean the face of the EpsiBrick 15 system. The pressure wash should be set at 100bar maximum and used no closer than 1 meter away from the brick slips to ensure the brick slips and pointing mortar are not damaged during the cleaning process. A sample panel should always be completed first to assess the impact and potential damage from pressure washing.

4.2 Small Dust Marks / Minor Aesthetically Damaged Areas

Mild soapy water and a soft brush 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.

4.3 Mortar Marks

Mortar can be removed from the brick slips using a mild brick acid wash. The mortar should firstly be removed as far as possible and then brick acid wash applied, as per the manufacturer's instructions, to the brick face. The acid wash should not be applied to the pointing mortar and these areas should be protected as far as possible when cleaning the brick slips. Always complete a test panel before applying brick acid wash to larger areas to ensure there is no colour change to the brick slips. Please contact Wetherby Technical for further information.

4.4 Damaged Brick Slips

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

4.5 Severe System Damage

In areas where the mesh and insulation has been damaged and brick slips have been removed / broken, please refer to the Repair of the EpsiBrick 15 System section of this document for full patch repair guidance (Section 5.0).

Wetherby EpsiBrick 15 Insulated Brick Slip System

5.0 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 brick slips required to fully expose damaged basecoat and insulation, ensuring enough room is left for repairs to be made.



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

Wetherby EpsiBrick 15 Insulated Brick Slip System

Patch Repair



5. Cut insulation and install to fit tightly against existing insulation, using bedding adhesive where required, as per the existing system.
6. Drill and install Wetherby fixings ensuring the insulation board is temporarily held in place. Foam fill any gaps around the insulation larger than 2mm and allow to fully cure before continuing.



7. Cut brick slip mesh to suit area ensuring crimps are in line with mortar joint. A 10mm gap must be left between new and existing mesh.
8. Temporarily fix mesh using Firtree fixings.

Wetherby EpsiBrick 15 Insulated Brick Slip System

Patch Repair



9. Drill and install WBS approved fixings ensuring a minimum ratio of 9 per m2.



11. Apply brick slip adhesive to the back of each slip and install at required locations leaving a consistent joint.

Wetherby EpsiBrick 15 Insulated Brick Slip System

Patch Repair



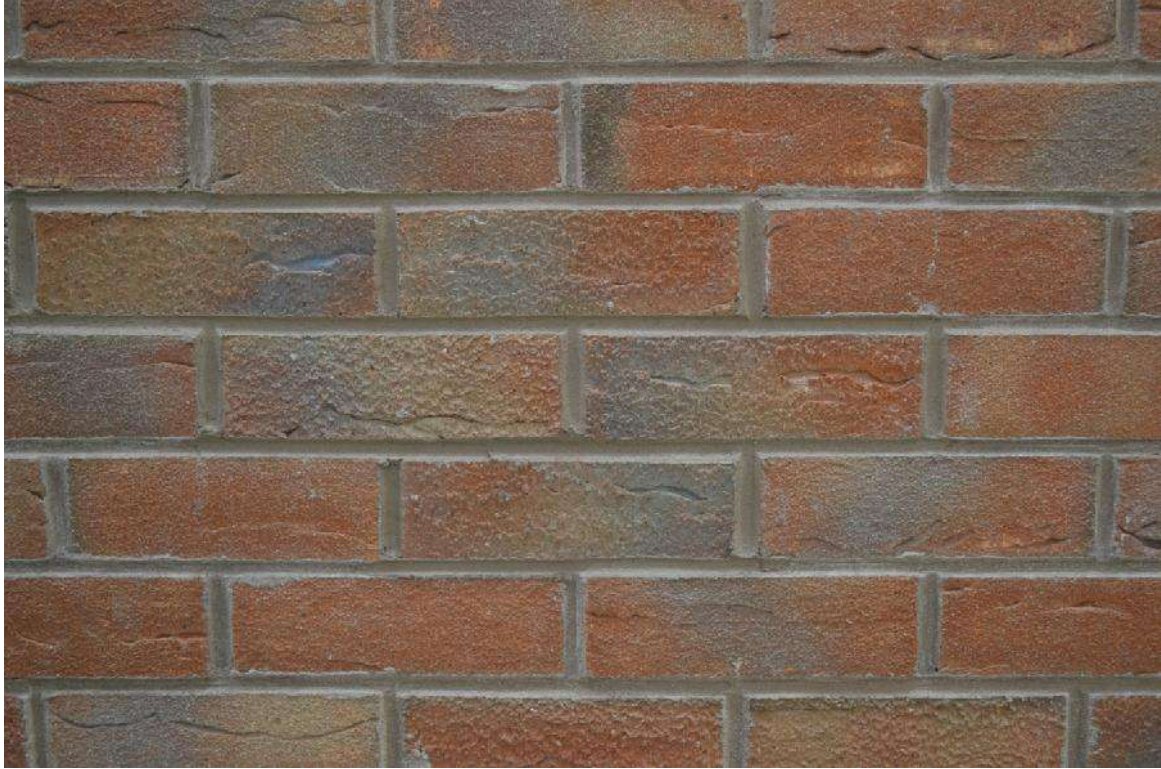
11. Complete the brick slip installation to entire area and allow brick slip adhesive to fully dry.
12. Point in slips with WBS Pointing Mortar using a pointing gun or piping bag. Take care not to apply adhesive to the brick face as it is extremely difficult to remove.



13. Shape mortar to the desired joint type using a pointed trowel.
14. Once WBS Pointing Mortar has set, brush

Wetherby EpsiBrick 15 Insulated Brick Slip System

Patch Repair



15. Completed patched area.

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 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 pointing mortar. Brick slips should be left to weather in prior to assessing repair.

Wetherby Products

6.0 Wetherby System Products

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

Telephone: 01942 528354

Email: tradecounterhq@wbs-ltd.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.



6.1 Wetherby SWI-FIX Spacers



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.

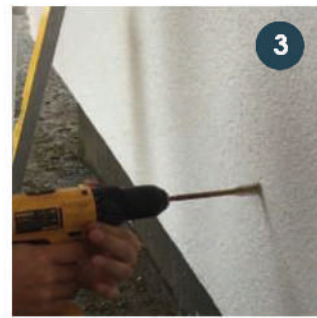
Installation Guide:



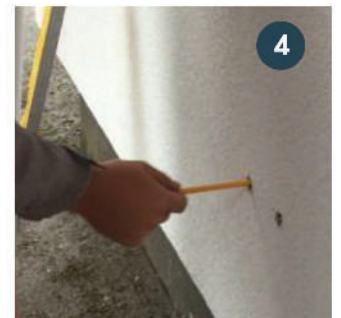
Start with SWI-FIX



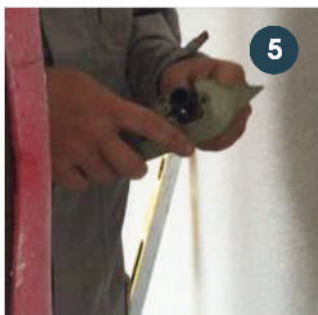
Mark the wall



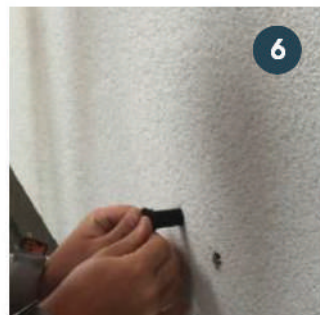
Drill 16mm hole



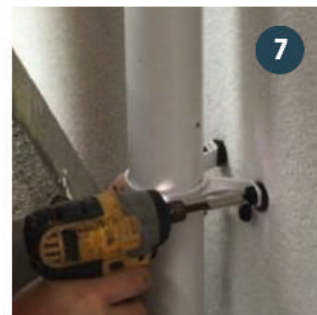
Measure depth to substructure



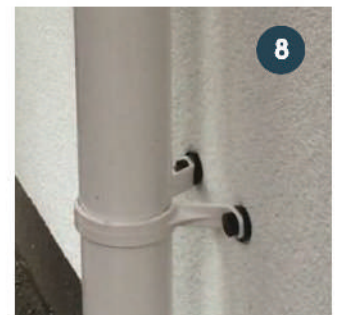
Cut tube to length



Place rubber & insert tube



Insert plug, screw & fix through EWI



Installation complete

7.0 Wetherby Contact Information

Technical Department

For technical queries on the operations and maintenance of the Wetherby EpsiBrick 15 Insulated Brick Slip System please contact our technical department on the details below:

Technical Helpline:

Tel: 08458 382380

E-mail: info@wbs-ltd.co.uk

Trade Counter

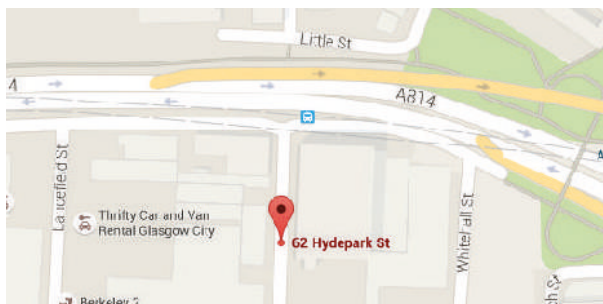
For Wetherby products contact our trade counter on the details below:

Telephone: 01942 528354

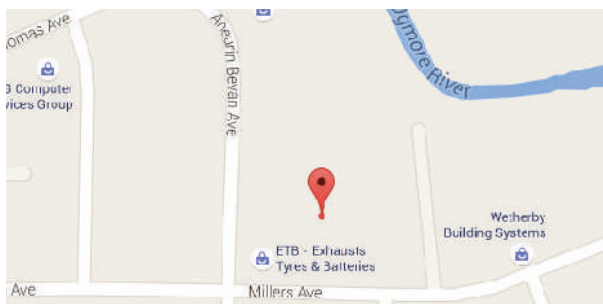
Email: tradecounterhq@wbs-ltd.co.uk



Wetherby Building Systems Limited * Main Depot
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Golborne
Greater Manchester
WA3 3GS
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Main Tel: 01942 717100
Main Fax: 01942 717101



Distribution Depot (Scotland)
62 Hydepark Street
Glasgow
Lanarkshire
G3 8BW
Opening Hours:
Monday - Thursday: 07:30 - 16:30
Friday: 07:30 - 14:30
Tel: 0141 221 8115
Fax: 0141 847 0767



Distribution Depot (South Wales)
Unit 17A
Brynmenyn Industrial Estate
Millers Avenue
Bridgend
CF32 9TD
Opening Hours: 07:30 - 16:30
Tel: 08450 946397
Fax: 08450 946398