

Operations and Maintenance Manual Wetherby Brick Effect Insulated Render System



Operations and Maintenance Manual - Content

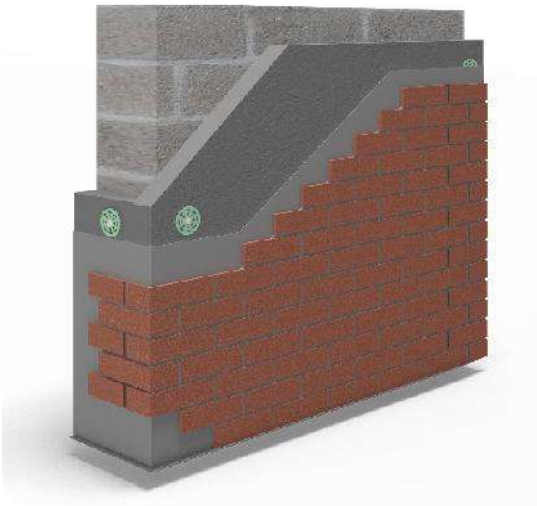
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Wetherby Insulated Brick Effect Render System

1.0 Wetherby Insulated Brick Effect Render System Information

The Brick Effect Render system is a highly impact resistant, polymer modified, through colour render providing the look of real brick.

WBS Brick Effect Renders are used as a finish coat over a polymer modified base coat. The WBS Scrim Adhesive Base Coat is applied at a 4-6mm thickness with alkali resistant reinforcing mesh bedded to provide further strength and anti-crack protection. The Brick Effect Render is then applied in 2 coats, firstly a mortar coat at 8-10mm. The finish coat is then applied at 3-5mm cut back to provide the appearance of brickwork. The render can be textured using dry powder and a paint brush or roller to give a brick texture feel to the finish.



Wetherby Insulated Brick Effect Render System

- WBS Insulation Board.
- WBS Scrim Adhesive 4-6mm.
- WBS Alkali Resistant Reinforcement Mesh bedded into the scrim adhesive.
- WBS Brick Effect Mortar Coat 8 - 10mm.
- WBS Brick Effect Finish Coat.



Wetherby Insulated Brick Effect Render System

2.0 Aftercare and Maintenance

2.1 Silicone Sealant

Wetherby specify a 25 year minimum life expectancy silicone sealant for their render 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 for 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 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. Plants, trees and creepers can cause staining of render finishes and care should be taken in the positioning of them. 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 effect render 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 stain the brick effect 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 render system. Although the system is resistant to damage, these types of objects particularly near corners can cause 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 exceeding 0.2mm must be investigated to assess the cause and repaired as appropriate. Damage to the topcoat should be repaired in a short time frame to prevent further damage to the area of render. Damage to the basecoat and 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 Insulated Brick Effect Render 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 render system is complete. Drain-off from poorly designed or poorly installed items such as canopies, lights, alarm boxes, hanging baskets, etc., will stain render finishes. Water should always be channelled away from the render surface and not allowed to streak down the render face or pool against the render. Additions creating a flat ledge are advised against as water and dirt will splash up and soak the render, creating staining and possibly damage to the render finish.

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 SWI-FIX 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 effect 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 render 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 a 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 render (max. 5mm larger than the pipe diameter), finishing proud of the render system. Wetherby EVO-STIK Silicone Sealant can then be used to seal between the pipes and system ensuring water penetration is prevented.

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 effect render. 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 in the render, but always using Wetherby EVO-STIK Silicone Sealant to ensure long term water tightness. Any damage to the insulated render 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 per layer of material, 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 layering back the system by a minimum of 150mm per layer. 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.

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 brick effect render system. The pressure washer should be set at 100bar maximum and used no closer than one metre away from the render to ensure the surface is not damaged during the cleaning process. Take care not to damage the system finish. 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. Care should be taken not to damage the render finish. A small test panel should always be completed first. Please consult WBS Technical department for further advice.

4.3 Indentations and Damaged Brick Effect Render

Areas where the brick effect render has been damaged resulting in indentations in the system, the damaged area of render will need to be removed / scraped back. The area should be cleaned and any loose material removed. The brick effect render should then be patched in flush with the existing system to match existing finish. Patching will be noticeable but is likely to weather in over time.

Please see the WBS Patch Repair Guide for further guidance on patching in the render.

Wetherby Insulated Brick Effect Render 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. Remove Wetherby Brick Effect Render coat and mortar around the damaged area, grinding back to a minimum of 150mm from the exposed insulation, taking care not to disturb the alkali resistant reinforcing mesh.
2. Carefully cut out damaged insulation in a neat square/rectangle ready for new insulation to be cut and inserted.
3. 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 Insulated Brick Effect Render System

Patch Repair



4. Insert insulation tight and flush against existing insulation. Apply bedding adhesive to the back of insulation board where originally used in the initial installation.
5. Insert fixings ensuring the board is securely held in place. A minimum ratio of 8 fixings per m² must be used (at 300mm centres around openings and external corners).
6. Foam fill any gaps around the insulation larger than 2mm and allow to fully cure before applying Wetherby Scrim Adhesive.

Wetherby Insulated Brick Effect Render System

Patch Repair



7. Cut Wetherby Alkali Resistant Mesh and/or corner beads to suit the patch, ensuring the mesh laps onto the existing exposed basecoat.
8. Apply Wetherby Scrim Adhesive to the area, lapping a tight coat onto the existing exposed basecoat.
9. Bed the Wetherby Alkali Resistant Mesh and corner beads into the basecoat as normal, again ensuring this is lapped onto the existing basecoat and mesh.

Wetherby Insulated Brick Effect Render System

Patch Repair



10. Lightly scratch basecoat to leave a key for the brick effect finish coat. Allow basecoat to fully dry.
11. Apply tape to existing brick effect render around the patch before applying new brick effect finish coat.
12. Apply brick effect mortar coat, bringing flush with existing mortar coat.

Wetherby Insulated Brick Effect Render System

Patch Repair



13. Apply brick effect render finish coat to area bringing it flush with the existing finish.
14. Feather in brick effect finish coat to match existing finish, a sponge float or brush may be used to complete this accurately. The finish coat can be textured by applying dry powder or stippling the surface with a brush, roller or comb.

Wetherby Insulated Brick Effect Render System

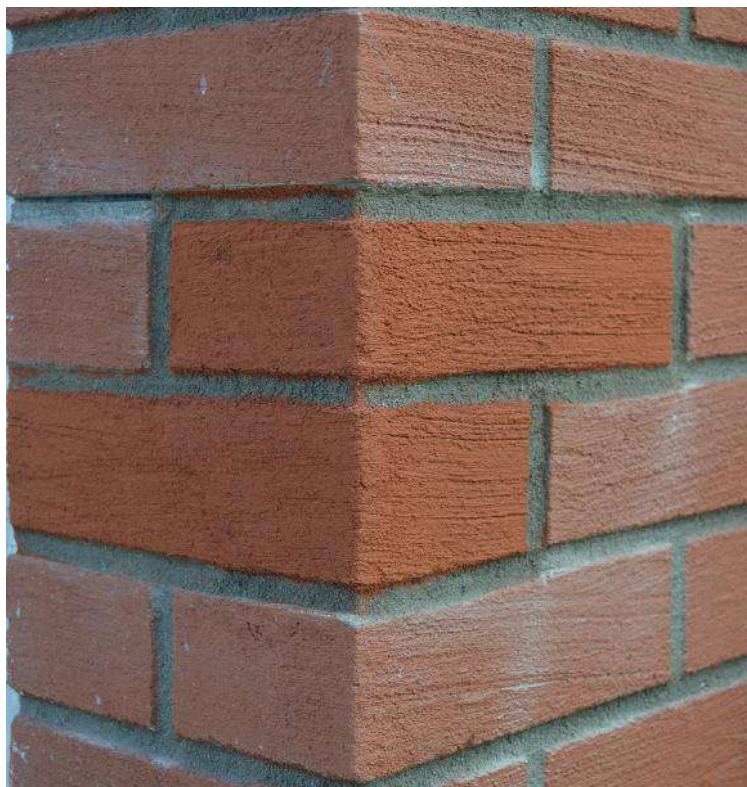
Patch Repair



15. Whilst the brick finish coat is still green (set but not fully hardened), cut back the finish coat to match the surrounding brick pattern using a WBS cutting tool, exposing the mortar coat and creating recessed mortar joints.
16. Once the render has dried, brush down the area to remove loose material.

Wetherby Insulated Brick Effect Render System

Patch Repair



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.

Patching the brick effect render may be noticeable in the short term but 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.

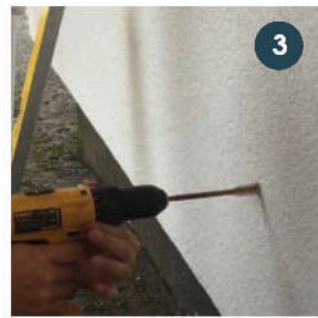
Installation Guide:



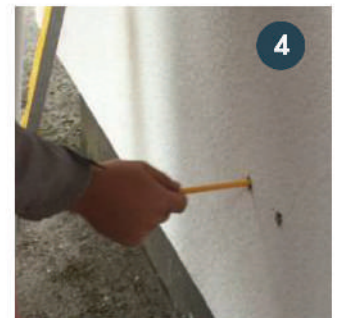
Start with SWI-FIX



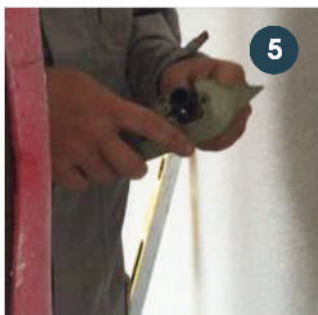
Mark the wall



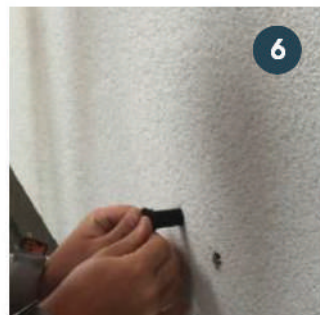
Drill 16mm hole



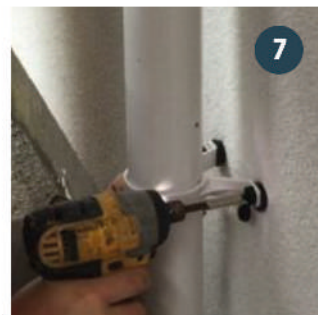
Measure depth to substructure



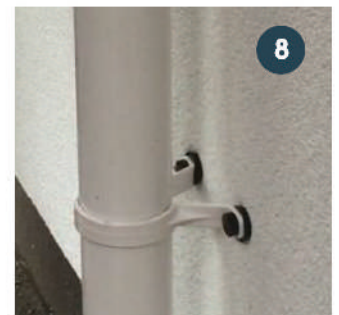
Cut tube to length



Place rubber & insert tube



Insert plug, screw & fix through EWI



Installation complete

6.2 WBS Aspira Render Protector

WBS Aspira Render Protector

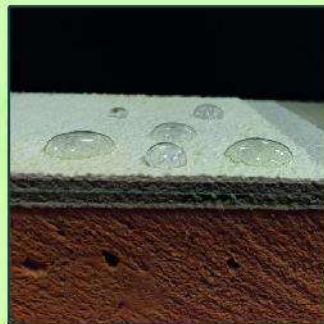
A unique highly water repellent coating providing superior protection against algae, mould, pollution, staining and dirt.

Suitable for a range of substrate materials including: silicone, acrylic, mineral and polymer modified renders, tile and brick.

Wetherby's Aspira Render Protector is an ideal solution for protecting facades located in polluted and damp areas or buildings situated in highly exposed settings. These type of projects can often be more susceptible to staining.

Aspira Render Protector is a low-film-build coating to produce outstanding protective properties;

- Improves weather resistance.
- Reduces dirt pick up.
- Translucent coating.
- Protects against algae, mould, and lichen



example of beading



algae on brick

Wetherby's Aspira Render Protector is vapour permeable, allowing the system to breathe whilst producing a highly water resistant surface: creating a dry environment algae cannot survive on. The properties also conduct away any static, reducing dirt attraction to the surface.

Independently Tested: ASTM Standards 5589 Anti-Algal/ 5590 Anti-Mould achieving 5 years minimum life expectancy.



Application: Applied by roller in a single full coating over the existing render system; can be used on multiple substrates to improve water resistance & dirt repellence, e.g brick, tile & timber. (Please contact technical for further info).

Available in a 5 litre container with coverage of approx. 50m² per container.

Based on Silicone/Acrylic render. Porous surfaces will reduce coverage.

7.0 Wetherby Contact Information

Technical Department

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

Technical Helpline:

Tel: 08458 382380

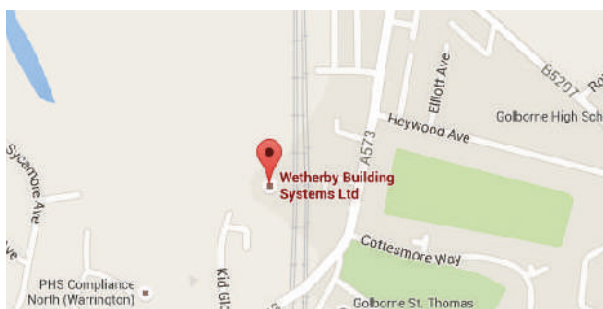
E-mail: info@wbs-ltd.co.uk

Trade Counter

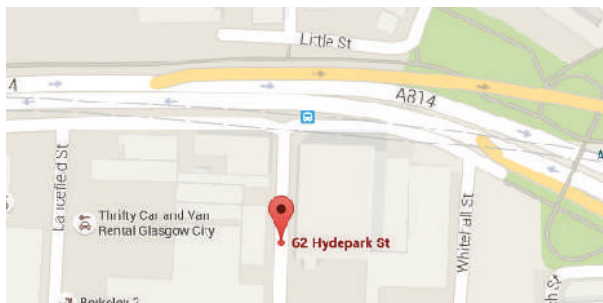
For Wetherby products contact our trade counter on the details below:

Telephone: 01942 528354

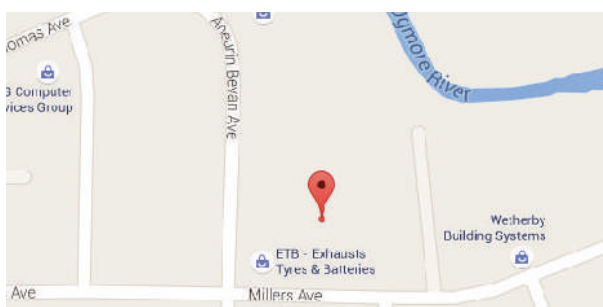
Email: tradecounterhq@wbs-ltd.co.uk



Wetherby Building Systems Limited * Main Depot
1 Kid Glove Road
Golborne Enterprise Park
Golborne
Greater Manchester
WA3 3GS
Opening Hours: 07:30 - 16:30
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