MAINTENANCE GUIDE

CodeMark CERTIFIED

# JSC Exterior Timber Weatherboard Cladding

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JSC

PREMIUM ARCHITECTURAL & BUILDING SOLUTIONS

# Contents

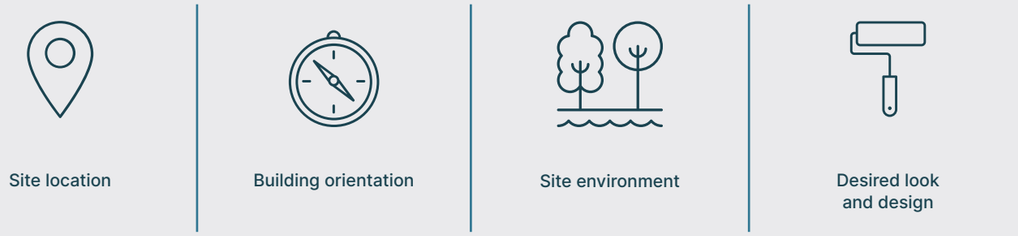


**Cover image:** Ohauiti Residence by Transform Construction | Alaskan Yellow Cedar coated in JSC Scumble Wood Oil colour Desert

# BUILDING MAINTENANCE

Every building requires maintenance to preserve its appearance and to prolong the life of its components.

Significant factors that influence maintenance intervals include:




JSC recommends inspecting and cleaning the building annually at minimum. Annual cleaning helps to remove surface contaminants such as dust, pollen, and mould before they become ingrained. This includes roofs, gutters, walls, joinery, and walking areas.

Maintenance intervals for timber weatherboards largely depend on the coating system used and which areas of the cladding are subject to greater wear from sun, wind, external contaminants, and rain. Maintenance requirements may also vary depending on site conditions and building orientation. Buildings located in bush, coastal, or geothermal environments may require more frequent cleaning and inspection. Different elevations of a building may weather at different rates depending on their exposure.

**Also refer to:** BRANZ Good Practice Guide – Timber Cladding (3rd edition)

# JSC WEATHERBOARD MAINTENANCE

## GENERAL

### Uncoated & Clear Coated Timbers

All timber surfaces, upon exposure to UV, turn grey or silver. Silvering off is a natural process and will generally occur faster when using clear or transparent coating colours. The onset and degree of greying depends on exposure to the weather elements, chosen protective coating, and colour. Shading from features like large eaves or nearby structures can reduce UV exposure and slow the greying process.

### Timber Movement

All timbers are susceptible to some degree of expansion and contraction. JSC weatherboards are designed with an expansion gap and fixed to allow some movement in the board.

Environmental factors that can affect the amount of timber movement include: humidity, sun exposure and moisture levels of the substrate.

### Cupping

Cupping often occurs when heat and moisture levels at the back of boards are significantly different to those on the face.

### Surface Checks

On some timbers, fine surface cracks can appear after initial exposure. This is a natural occurrence. These do not present any problems as long as normal maintenance and recoating regimes are followed.

### Black Spots

Airborne impurities such as dust or pollen can cause black spots on the surface of the timber. These impurities can come from site-related activities such as cutting fibre cement, brick, metal or concrete nearby.

Black spots can be minimised by using good quality exterior grade cladding coating. Black spots often disappear over time when regular cleaning is performed.

**Cladding affected by mould growth and black spots.**

### Mould

Prolonged presence of moisture can promote mould growth. Conditions that encourage mould growth in timber include:

- Warm and humid conditions with restricted air flow, resulting in dampness.
- Moisture uptake on site due to poor storage and handling prior to installation.
- Sheltered and south facing walls.

## CLADDING INSPECTION

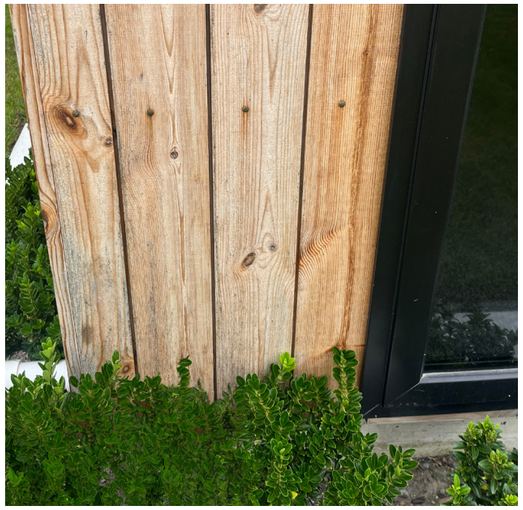
Annual inspections are essential to ensure that all aspects of the cladding system remain in a weatherproof condition. Any identified damages or areas showing signs of deterioration which would allow water ingress, must be repaired immediately. Repair procedures for sealants, coatings, flashings, scribers, decorative elements or the weatherboards must be performed in accordance with the relevant manufacturer's instructions.

**Example of stain deterioration due to non-maintenance. It must be addressed promptly to prevent further damage.**



## CLEANING

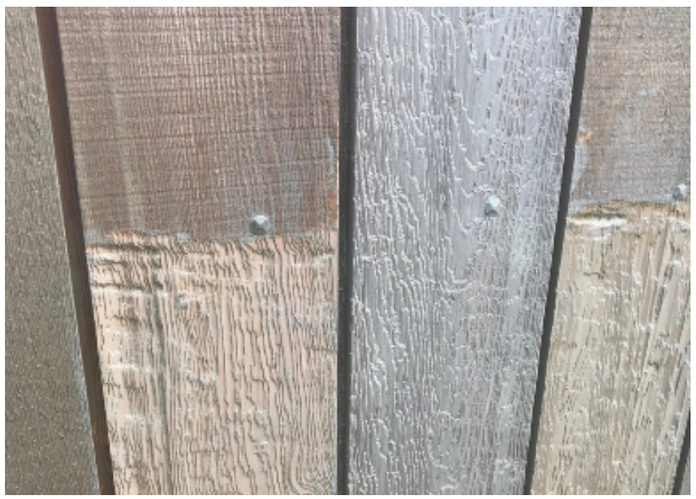
- Annual cleaning is recommended to remove any surface contaminants such as dust, pollen, or mould.
- Weatherboards should also be washed whenever surface dirt, pollen, or organic matter accumulates. In environments such as bush areas or locations with high seasonal pollen, more frequent cleaning may be required.
- Cut back any vegetation that has grown too close to the weatherboard. This could restrict air flow and damage the coated boards.



**Vegetation too close to the weatherboards, restricting airflow, retaining moisture, and obstructing access for future maintenance.**

**Signs of wear from vegetation contact—this cladding surface was scratched by nearby plants.**

- Regularly brush and wash away contaminants to keep the surface clean and discourage fungal growth.
- Attend to areas that might look discoloured or scratched to minimise further deterioration.
- Clean weatherboards with a soft brush or car cleaning brush, some mild detergent, and a standard hose. Do not use a water-blaster. See note below.
- Pre-soak the timber surface, then start washing in small workable sections at a time. Follow the full length of the boards from top to bottom with back-and-forth strokes.



**NOTE:** Under no circumstances should water-blasters be used as the pressure can leave visual marks or physical damage to the timber.

# COATING

Coating selection, the application process, and maintenance coats are significant components of weatherboard cladding maintenance. Choosing the right coating for the build can extend maintenance cycles. Cladding on highly exposed or very sheltered areas of a building may require more frequent maintenance.

All coating systems require upkeep to preserve their appearance and to protect the timber cladding.

The life of a coating system depends on the degree of exposure to external elements. Projects in urban areas might be more exposed to dirt and airborne pollution. This requires more frequent cleaning in order to maintain the colour and condition of the cladding.

**Do not use linseed oil or linseed oil-based products as they facilitate mould and fungal growth.**

**Clear coating won't prevent timber cladding from silvering/ greying-off.**

Material compatibility between the cladding elements can also play a major role in the cladding aesthetic. Check material compatibilities with the product manufacturer before use.

**For example:** Silicone bronze fixings may cause copper leaching. This effect is more noticeable with lighter finishes. It is aesthetic and does not compromise the durability of the fixing.

Depending on the timber selected, weatherboards can either be stained or painted.

### STAIN FINISH

Clear and very light pigmented coatings generally require more frequent monitoring. With tinted products, the fading of the colour serves as a visual indicator of wear, signalling when a recoat may be necessary. In contrast, clear coatings do not provide such visual cues, making it difficult to determine when the coating has worn away and needs to be reapplied.

Before installation, JSC supplied weatherboards, mouldings, trims, and all other timber accessories must be coated on all four sides. During installation, cut ends must be double-coated. After installation, a top coat should be applied on all visible parts of the cladding. The second coat completes the coating system, further develops the colour and protects the timber surface beneath.

Coating with tinted or pigmented wood oil containing UV inhibitors or absorbents can help retain the original look of the cladding and minimise surface checking. However, regular maintenance is needed as per the coating manufacturer to maintain optimal appearance.

**Also refer to:** BRANZ - Build 160-26 Build Right Timber Weatherboards; BRANZ - Build 178 -30 Build Right Caring for Timber Weatherboards; BRANZ - Good Practice Guide: Timber cladding (3rd edition); BRANZ - Build 173-28 Build Right Coatings for Timber Weatherboards.

### PAINT FINISH

When a paint finish is specified, all four sides of the weatherboards and the cut ends must be painted with a suitable exterior grade primer and undercoat/s prior to installation. Once installed, top coats must be applied to all the visible areas of cladding as per the paint manufacturer's instructions. We recommend extra top coats for paints, especially in coastal environments.

For optimum performance of the paint system, ensure that the timber substrate is prepared appropriately to receive the paint. Choose colour with acceptable LRV, depending on chosen timber specie.

Painting should be carried out in accordance with AS/ NZS 2311:2017. Manufacturer's painting instructions should also be carefully followed.

# RECOATING

All coated timber cladding will require recoating at some point. The frequency of recoating will depend on several factors, such as the way the original finish was applied and the degree of exposure.

Generally, northern and western areas and areas with heavy weather exposure will require recoating more often than the southern and eastern areas. The latter will still require regular cleaning.

Coated weatherboards should be carefully inspected to ensure that:

- the coating is in good condition, and
- joints, corners and junctions with other building materials are intact and weathertight.

Any sign of deterioration such as bubbling, flaking, or peeling on painted weatherboards should be addressed and rectified immediately.

### RECOATING CONSIDERATIONS

- Before recoating, confirm what preparation may be required with the coating manufacturer, even if the original finish is to be re-applied.
- At the time of recoating, check the compatibility of new coatings with the original coating supplier.
- Never apply a new coat over visible contaminants, as this will trap them and make the surface harder to clean over time. Always follow the manufacturer's guidelines for cleaning, application, and drying.
- The level of preparation usually depends on the level of deterioration that has occurred with the original finish.
- To address differential weathering (i.e. variation of colour and coating performance across the wall surface), consider recoating with a more highly pigmented colour. Be aware that darker colours can absorb more heat, resulting in greater thermal expansion and contraction. This could result in poor coating performance and potential weatherboard movement.

For optimum performance of your new coating, carry out substrate preparation, application, and maintenance as per the coating manufacturer's instructions.

### DISCLAIMER

This information is designed as a guide only and should be read in conjunction with the relevant product information. While every care is taken to ensure that the information provided in the guide is accurate, it should be read in conjunction with the coating manufacturer's instructions. The customer must determine the suitability of this information for their application. For the optimum in service performance of JSC products, all installation, specification and maintenance instructions must be followed. If unsure, please seek expert advice or for more information contact either JSC or the coating manufacturer.

### FOR COATINGS SUPPLIED BY JSC

SCAN ME

JSC Coatings Wood Oil Range

JSC

PREMIUM ARCHITECTURAL
& BUILDING SOLUTIONS

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