



EXTERIOR CLEANING
INDUSTRY ASSOCIATION

Exterior Cleaning Code of Practice



NEW ZEALAND
WOMEN IN ROOFING

Code of Practice



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ECIA Background

- The ECIA was formed in response to the 2020 Auckland drought and associated water restrictions.
- The ECIA was the “voice of industry” and communicated with Council & WaterCare regarding best management water practices
- The ECIA developed the “Water Efficient Operator” (WEO) program as a “first step” in the setting of Industry water management standards

CoP Background

- The ECIA recognised that the water management challenges faced by Auckland were a Nationwide issue
- In October 2021, the ECIA commenced work on a CoP to promote Exterior Cleaning **Water Conservation, Discharge Management, Environmental, H&S, Work Completion standards in the Exterior Cleaning of Properties.**
- It also includes a section on **Best Practice Retrofit Recommendations** – as Exterior Cleaners maintain the Properties that are built

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CoP Background

- The CoP has been developed in consultation with Auckland Council, Tauranga City Council, WaterCare, Water NZ, the Building Research Association of New Zealand (BRANZ), the NZ Metal Roofing Manufacturers Inc. (MRM), the Roofing Association of New Zealand (RANZ), and the Ministry of Education (MOE).
- The water management objectives of the CoP are supported by WaterCare and the Tauranga Council



- The purpose of the CoP is to present acceptable and recommended trade practices that the consumer can expect to see when an exterior cleaning service is undertaken.

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- The ECIA CoP was launched on 08 October 2022 and can be downloaded from the ECIA Website – www.ecia.co.nz

Property Maintenance Requirements;

- Property Maintenance is a warranty requirement of all manufacturers and suppliers
- BRANZ recommends periodic cleaning to maintain the functional life of a property and protects it against premature failure – which can lead to water ingress and internal damage to a building
- Builders have a Building Act 10 Year responsibility for the performance of their work and the products they have installed.



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Property Maintenance Requirements;

- Healthy Homes standards require roofs & rainwater systems to be maintained to avoid overflowing gutters and blocked stormwater systems
- NIWA's climate change scenarios for New Zealand forecast an increase in extreme weather events and more intense rainfall – which places increased pressure on properties in terms of maintenance and H&S issues.

Environmental and H&S Objectives;

- The maintenance of properties by “jobbing” Trades People who are not aware of their legal & professional responsibilities is results in;
 - Higher levels of water usage
 - Uncontrolled water discharge – On a Sunday afternoon, driveway car washing in a city the size of Christchurch, can involve 1,000 kgs of excess detergent entering the stormwater system.



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Environmental and H&S Objectives;

- H&S compromises – Worksafe statistics show that working at height is highly risky and the preventing of falls is a priority for MBIE. In addition, over 100k people slip & fall each year at an average cost of over \$1k per incident.
- The maintenance of properties by professional Trades People will reduce maintenance costs, environmental damage – **including the impact of surge runoff events** – and accidents across all properties.
- The CoP is a **living document** – the purpose of which is to educate **all Exterior Cleaning practitioners and Property Owners** regarding minimum water, discharge management and H&S standards

NZQA Unit Standard Opportunities

- The ECIA has commenced discussions with the Workforce Development Council regarding a suite of Exterior Cleaning micro qualifications that could cover short duration work, water management, discharge management and equipment usage.

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NZQA Unit Standard Opportunities

- It is intended that these micro qualifications could be added to other NZQA programs & qualifications as additional strands.
- As a “first step” in this process the ECIA is developing an online **ECIA Certified Practitioner course** based on the CoP – which, as per the following WIP video sample, we are in the process of developing;

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Through the support of WaterCare and the Tauranga Council
the ECIA Code of Practice was developed.

It is available to all exterior cleaning practitioners at
www.ecia.co.nz

Watercare 

 Tauranga City

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ECIA & CoP Contact Details

- Download the CoP from www.ecia.co.nz or email us at admin@ecia.co.nz

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1. Property Maintenance Requirements

If residential and commercial properties are not regularly cleaned and properly maintained, they will lose their aesthetic appeal and begin to deteriorate as the component parts are progressively compromised by environmental conditions and organic growth, which over time can result in property damage, costly repairs and an unsafe environment. Unfortunately, NIWA's climate change scenarios for New Zealand forecast an increase in extreme weather events and more intense rainfall, which will place increased pressure on the functional performance of properties.

1.1 Existing Property - Recommended Maintenance Requirements

BRANZ was formed in 1970 and is an independent organization that undertakes research to support system wide improvements across the New Zealand building sector. BRANZ has noted in several of its reports that periodic maintenance preserves the functional life of a property, is helpful in the early detection of unexpected material failures and protects it against premature failure.

The BRANZ Life Cycle Costs of Claddings Report (1997) includes the following maintenance and life span cost options for roofing and cladding products:

Roof & Cladding Maintenance Options - Moderate Environment	Options	Type of Work, Maintenance Interval & Life Span
Concrete Tiles	Opt 1	Repair pointing / Reinstall every 20 years / Replace at 60 years
	Opt 2	Repair pointing / Standard acrylic paint coats every 8 years / Replace at 75 years
	Opt 3	Repair pointing / High-bulk acrylic paint coats every 15 years / Replace at 90 years
Pre-Painted Galvanized Steel	Opt 1	Repair after 15 years, every 7 years treatise / Blast clean at 40 years, continue repainting at 7 years, Replace at 50 years
	Opt 2	Blast clean and repair after 15 years / Repair at 10 year intervals using high-bulk acrylic / Replace at 60 years
	Opt 3	House down every year / Do not repair / Replace after 50 years
Metal Tiles, Factory Coated	Opt 1	House down regularly / Repair after 15 years / Continue repainting at 7 year intervals / Replace at 50 years
	Opt 2	House down regularly / Repair after 25 years / Replace & repair rusted like as necessary / Repair every 7 years / Replace at 60 years
	Opt 3	House down yearly / Replace after 36 years
Building Material - Cladding	Opt 1	No pointing / Repair pointing at 30 years / Replace at 50 years
	Opt 2	Standard acrylic paint coats on installation / Repair every 5 years / Replace at 60 years
	Opt 3	High-bulk acrylic paint coats on installation / Repair every 15 years / Replace at 90 years
Facades Wall Board	Opt 1	Standard acrylic paint coats on installation, 2 coats repair / Repair every 5 years / Replace at 70 years
	Opt 2	Standard acrylic paint coats on installation, 2 coats repair / Repair every 10 years & replace some boards / Replace at 50 years
UPVC Board	Opt 1	No maintenance / Replace at 30 years / Wash with soapy water & bleach every 1 to 2 years
	Opt 2	Standard acrylic paint coats at 20 years / Replace at 40 years
	Opt 3	Standard acrylic paint coats every 7 years / Replace at 15 years

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Hierarchy of Controls

For Exterior Cleaning Companies that are regularly involved in commercial and contract work the Risk Management process will be a component part of their Environmental, Health & Safety and Operational Plans.

7.1i Roof Access Systems - Permanent Options

Though professional exterior cleaners are fully equipped and trained to work at height the periodic maintenance of gutters and roofs is deemed by WorkSafe and ACC to be highly risky for all practitioners.

In some instances, property owners will choose to install permanent roof access systems to allow their planned and responsive maintenance work to be carried out more cost effectively and safely.

Permanent roof access systems include the installation of fixed ladder brackets, ladders, edge protection, anchor points and walkways.

The decision to install permanent roof access systems is dependent upon a range of factors including the total cost of the proposed system, the frequency and risk profile of the maintenance work and the reduction in time that people spend working at height.

A fixed ladder bracket is a cost-effective roof access system for many one, two & three level properties but more challenging sites will require higher cost alternatives and composite solutions.

The key risk management controls, in decreasing order of importance are:

- Elimination of the hazard that is creating a risk to people, the environment and the site.
- Substitution through the minimization of the risk to people, the environment and the site through the implementation of good work practices, which could include:
 - Isolation of the hazard that is creating risk to people, the environment and the site.
 - Engineering Controls to manage the risk to people, the environment and the site.
 - Training of team members to manage the risk to people, the environment and the site.
 - PPE to manage the risk to people undertaking the work or visiting the site.

If Engineering Controls or PPE are required on site it is important that they are fit for purpose, readily available and that team members are trained in their use.

Engineering Controls can include work barriers, edge protection, and mobile work platforms.

PPE can include Hi Viz Clothing, Overalls, Gloves, Harnesses, Hearing Protection, Safety Glasses, Dust Masks and Safety Boots.

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