



WARRANTY GUIDE



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Sample Warranties

3 Year Butler Manufacturing™ Warranty (*)

20 Year (MR-24®, CMR-24®, VSR II™, ClassicLoc™) Butler® Watertight Gold Endorsement

25 Year (MR-24®, CMR-24®, VSR II™) Weathertightness Endorsement

(*) 25 Year Butler-Cote™ and Galvalume® Finish Warranties included on Material and Workmanship Warranty

Introduction

Butler Manufacturing™ delivers valued services and products to the Butler Builder® and their customers by strictly adhering to prescribed engineering and manufacturing procedures. Butler® is confident that the products you receive will perform well and provide years of reliable service. We stand behind our products by offering the most comprehensive warranty program available.

A full range of warranties are available from Butler to satisfy the most discriminating owner. The standard Butler Manufacturing Warranty provides owners with a basic protection plan on materials and workmanship for three–years at no cost to the Butler Builder or Owner. You can also have the Material and Workmanship warranty extended up to five–years for an additional charge. Additionally, panel finishes are warranted for up to twenty–five years.

Owners who would like the security of an extended weathertight warranty have various warranty options. Butler offers a ten year weathertight warranty for our Butlerib® II roof system; this warranty is limited to ten years and has restrictions and requirements for minimum square footage and roof slope. Installed properly, this budget–minded roof will offer years of leak free protection. For our premium roof systems, Butler offers an Extended Weathertightness Warranty: ClassicLoc™ for up to 20 years, and MR–24®, CMR–24® & VSR II™ (seamed panel systems) for up to 25 years.

Why do I need a Butler Manufacturing Warranty?

Butler offers a variety of warranties depending on the owner's needs. Acquiring a warranty will help ensure that your investment is protected for years to come. Doing preventive maintenance care for your building is required and is encouraged by Butler Manufacturing. Keeping all areas clear of debris and dust is required as well as repair of flashing, screws and sealants, which are a normal part of building maintenance (See Roof Owner's Maintenance Manual).

How to obtain your Butler Manufacturing Warranty

When requesting your Butler warranty the Butler Builder will request and complete the forms for Weathertightness, Five Year BMW, and Watertight Gold Endorsements, along with payment for your specified warranty. **(Request forms can be found in the Builder Administration Library on mybuildernet.com)**

All standard and optional warranties will be sent to you by your Butler Regional office representative through an “**Automated Email**” for electronic signature on the approximate shipment date of your Butler building. If you do not receive your warranty documents, please contact Butler's warranty administrator who will see to it that your warranty is issued. BBNAwarrantyadministrator@Bluescopebuildingsna.com

NOTE: All Warranties must be executed by the Owner and the Butler Builder within 120 days of the Shipment Date.

Types of Butler Manufacturing Warranties

Butler Standard Warranty

- 3 Year Butler Manufacturing™ Warranty (Material and Workmanship) at no charge; Upgrade to a 5 Year at an additional cost.

Additional Warranties:

- 25 Year Roof & Wall Butler–Cote™ Finish Warranty (Standard colors only)
- 25 Year Roof & Wall Galvalume® Finish Warranty
- Custom Color Warranty (warranty duration based on color)
- 20 Year Weathertight Warranty for SunLite Strip™ daylighting system
- 2 Year Warranty on Insulated Roof Panels supplied by Metl–Span

Butler Optional Warranties

These optional warranties can be purchased at a cost per roof square footage (minimums apply). Pricing only covers Butler's part of the warranty expense. Butler's warranties are material only warranties; **Labor is not included in the coverage of these warranties.** Aluminum Lock–Rivet™ and stainless steel fasteners are warranted for 25 years against failure by corrosion when used on Galvalume® roofs. Other fasteners are warranted for one (1) year.

Standard Weathertight Endorsement

(Coverage is limited to only the panel seams, splices and specified accessories.)

10 Year Only Butlerib® II Weathertightness Endorsement

10, 20, 25 Year MR–24®, CMR–24® and VSR II™ Weathertightness Endorsement

10 and 20 Year ClassicLoc™ Weathertightness Endorsement

(See specified warranty for exclusions)

Watertight Gold Endorsement*

(All Watertight Gold projects must be inspected and pass a final inspection prior to the issuance of the endorsement.)

10 and 20 Year MR–24®, CMR–24® and VSR II™ Watertight Gold Endorsement*

(See specified warranty for exclusions)

*Note: Watertight Gold endorsement require approval from the Regional General Manager prior to ordering the Butler material. Submit the "Request for Watertight Gold Review" form prior to committing to your customer.

BUTLER WARRANTY PRICING

3 Year Butler Manufacturing™ Warranty	No Charge
5 Year Butler Manufacturing™ Warranty	\$0.02 Sq/ft. Min.\$1000
10 Year Only Butlerib® II Weathertight Endorsement (Maximum Liability = \$0.20 X Roof Square Footage)	\$0.02 Sq/ft. Min.\$1000
10 Year MR-24®, CMR-24®, VSR II™ & ClassicLoc™ Weathertight Endorsement (Maximum Liability = \$0.20 X Roof Square Footage)	\$0.02 Sq/ft. Min.\$1000
20 Year MR-24®, CMR-24®, VSR II™ & ClassicLoc™ Weathertight Endorsement (Maximum Liability = \$0.50 X Roof Square Footage)	\$0.05 Sq/ft. Min.\$1000
25 Year MR-24®, CMR-24®, VSR II™ Weathertight Endorsement (Maximum Liability = \$0.70 X Roof Square Footage)	\$0.07 Sq/ft. Min.\$1500
10 Year MR-24®, CMR-24®, VSR II™ Watertight Gold Endorsement (Maximum liability determined by RGM)	\$0.20 Sq/ft. Min.\$3500*
20 Year MR-24®, CMR-24®, VSR II™ Watertight Gold Endorsement (Maximum liability determined by RGM)	\$0.35 Sq/ft. Min.\$3500*
Pricing Subject to Change	

* Note: Warranty fees only – does not include inspection fees/cost (determined by Butler's RGM during the review of the project).

Warranty Claim

Should you notice that the warranted product is not performing according to expectations, it is necessary for the owner or Butler Builder® to investigate the issue and gather required information before submitting a claim. Claim submission needs to be brought to the attention of Butler Manufacturing™ prior to the expiration of the applicable warranty period.

Upon making a claim, a copy of the signed warranty and a warranty claim analysis form will be requested before any investigation begins. You may be asked for pictures and samples. Panel samples are tested by Butler® to determine the defective agent. Once all documentation is presented, then Butler may send a representative out to inspect the defective materials to determine if the claim is a covered claim.

Failure to provide Butler time to receive appropriate notice of a claim relieves Butler and/or the Butler Builder of obligation under the warranty in relation to the claim or any other future claims arising out of or related to such claim. Owner will reimburse Butler and the Butler Builder for all investigation costs incurred for claims not covered by the warranties and failure to do so will release Butler and the Butler Builder from all obligations under this warranty, unless otherwise stated in an endorsement.

Warranty Transfer

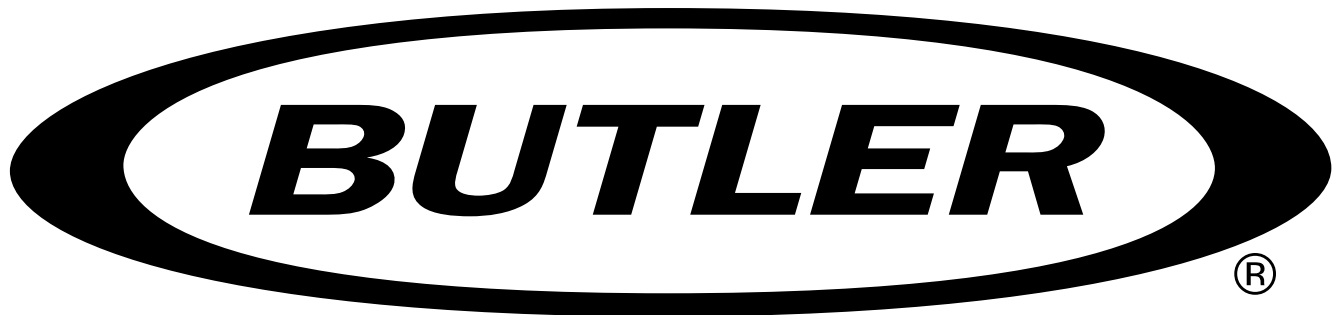
Butler Warranties extend only to the Butler Builder and Owner and may not be assigned or transferred without written consent of Butler.

Note: Watertight Gold warranties are non–transferrable without the written consent of Butler and Builder.

Requirements:

- A letter from the original owner (on letterhead) requesting the transfer with the new owner of record being listed.
- Current photos of the roof and walls.
- Copies of the applicable warranty documents with order numbers requesting to be transferred
- \$500 payment for transfer to accompany the request written out to BlueScope Buildings North America, Inc.
- Special consideration will be taking for a warranty transfer of projects over 5 years old from shipment date.

BUTLER ROOF SYSTEMS



ROOF OWNER'S MAINTENANCE MANUAL

ROOF SYSTEM MAINTENANCE MANUAL

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Introduction

Now that your new Butler® roof system is complete, Butler Manufacturing™ wishes to inform you, the building owner, of those things you must do to insure years of satisfactory performance from your Butler product. In the following pages, we will address important issues, which are vital to the performance of your Butler roof.

A preventative maintenance program is a key factor in maximizing the life expectancy and dependability of your Butler roof system. As a part of your on-going maintenance program, periodic inspections, beginning at the completion of your building, are of utmost importance. These inspections will be discussed in more detail in later sections of this manual.

To enable you to more easily access information regarding your roof, we will address specific issues individually, e.g., sealants, finishes, etc. We have also included a chart of “do’s” and “dонт’s” as a quick reference to key items.

If you have any questions regarding information contained in this manual or other warranty or maintenance items, call your regional Butler regional warranty representative.

Safety

Whenever you perform maintenance on your roof system, safety must be a prime concern. OSHA requires fall protection and other personal protection. State and local laws and regulations may also impose additional safety requirements. Failure to follow these laws and regulations can result in serious personal injury or even death to your maintenance personnel. Furthermore, OSHA and other state or local agencies can also levy substantial fines.

A completed Butler® roof is a safe walking surface except near the edge of the roof and when any moisture (such as dew, frost, snow, etc.) makes the surface of the roof very slippery. Butler roof installations with steep slopes can also be hazardous without proper safety equipment. Appropriate safety measures and extra caution should be exercised whenever these conditions are present.

Make sure your maintenance personnel are adequately instructed in safety and that they are provided with appropriate safety equipment. Working off the ground, even a few feet, can be dangerous and falls from any height can be fatal.

Whenever performing building maintenance, the following precautions must be taken:

- Always use fall protection, especially near building edges or eaves.
- Do not walk on Lite*Panls®.
- Do not walk on wet roof panels.
- Do not walk, step or sit on skylights or ridge cap.
- Do not walk in gutters.
- Safe guard all skylights and other roof openings or holes.

For further information on all fall protection and other safety issues, contact your local OSHA office.

DO	DON'T
Inspect roof regularly.	Don't walk on high corrugation roof panels, ridge cap, light panels, skylights, or in gutter.
Follow these maintenance procedures.	Don't allow condensation lines or run-off from rusty areas to drain onto roof panels.
Keep roof, curbs, gutters, downspouts, collector box screens and collector boxes free of debris.	Don't use wood blocking on roof (redwood may be acceptable when properly laid in a bed of approved mastic).
Inspect roof after heavy storms or unusual weather, which may cause damage.	Don't add to load on structural components without consulting Butler.
Inspect and reseal joints in ancillary flashings at roof edges and terminations.	Don't use dissimilar material on roof (galvanized steel, copper, lead, wood, unpainted steel, etc.).
Inspect and reseal as necessary all roof penetrations – pipe flashings, curbs, etc.	Don't allow mortar or concrete to dry on roof.
Caution workers on roof – help prevent roof punctures.	Don't walk or work near edge of the roof without appropriate fall protection.
Thoroughly wash and clean area of all debris, solutions, etc. after maintenance on roof top mechanical units.	Don't walk on wet panels.

DO	DON'T
Check air conditioning units frequently for proper condensate disposal.	Don't write on Galvalume® coated materials with graphite (lead) pencil.
Empty air conditioning units' evaporation pans as necessary to prevent overflow onto roof.	
Remove excessive snow and ice as necessary.	Do not use metal shovels or other objects that will gouge or otherwise damage panel surface.
Repaint as necessary surfaces susceptible to rust.	
Always walk in flat of roof panel, near supporting roof structural.	
Request manufacturer approval prior to making any modifications or additions to roof system.	
Contract only approved Butler Roofing Specialists to make modifications and additions to roof system.	

ROOF MAINTENANCE

Your Butler roof system is an area that is seldom seen and consequently too often forgotten in planning routine building maintenance. Butler roof systems are designed to withstand the most severe weather conditions and provide years of maximum protection at the lowest possible maintenance cost. No roof, however, is completely maintenance free or immune to abuse or the continuing effects of severe weather. A comprehensive roof maintenance program is as important as proper installation of the Butler roof system. Failure to properly maintain the roof may cause any warranties to be voided and may shorten the life of the roof. The following maintenance suggestions will greatly enhance the probability of continuing trouble-free service.

I. **REGULAR ROOF INSPECTIONS / CLEAN-UP OF DEBRIS**

Butler roof systems should be inspected at least semi-annually. Each spring, the Butler Manufacturing Warranty Department, will mail a copy of the “**Annual Roof Inspection Report and Certification**” form to owners with Butler roof systems covered by the Watertight Gold™ Endorsement Program. In order to keep the roof warranty coverage in place, these forms must be completed and returned to Butler within sixty (60) days of receipt.

In addition to the regularly scheduled inspections, roof inspections should also be conducted whenever any of the following conditions occur.

- Exposure of the roof to severe weather conditions, such as strong winds, hail or continued heavy rain. Examine the roof for severely ponded conditions, debris, and any other damage to the roof components that may allow moisture to infiltrate. The roof panels should be carefully examined for punctures or loose fasteners in areas where damage has been identified.
- After repair or replacement of rooftop equipment, rooftop work by other trades, and at any other time when the roof may become exposed to activities where damage may occur. Examine the roof for spills, debris, sharp objects, and punctures.
- After excessive foot traffic, for any reason.

Careful cleanup of all materials and debris following any roof activity or maintenance is extremely important. Drill chips, wire, metal scrap, insulation, and other debris left on the roof will weather and/or corrode, and can be very damaging to metal roof materials. Therefore, these items should be removed from the roof immediately.

Sharp metal scraps can stick in the soles of workers' shoes, and then scratch the roof coating as they walk on the roof. These scraps should be removed immediately.

Mortar from masonry walls, chimneys, etc. will severely etch the coating of roof panels. Roof panels in areas where this type of work is being done should be protected. If mortar is spilled on the panels, it should be cleaned off before drying.

Flying debris from tools such as abrasive saws (hot saws) and welding equipment can create much roof damage. Extreme care and skill must be used with these tools. Corrugated cardboard cartons or other protective material should be used to cover and protect the roof surface areas where abrasive sawing, drilling and welding is done.

Immediately remove all spills of materials, which may degrade the roof coating (such as solvent based materials, oil-based paint, etc.).

II. PROTECT THE ROOF FROM FOOT TRAFFIC

Roof traffic should be kept to a minimum! Heavy traffic may damage roof coatings.

Butler roof systems are designed to withstand normal traffic without sustaining damage. When access to the roof is required, always walk in the flat of the panel (between the corrugations) and as near the supporting roof structurals as possible.

Where frequent or heavy traffic is anticipated, we recommend you use Butler roof service ways to protect the roof. This is particularly helpful where regular servicing of roof-mounted mechanical equipment is required, or during the installation of such equipment that was not part of the original construction.

III. ROOF MOUNTED EQUIPMENT

In a normal rain, most air conditioning and heated unit cabinets will not leak. However, many air conditioning and heating unit cabinets will leak in a wind-driven rain. If these cabinets are checked from the inside looking out and you can see daylight, chances are these cabinets will leak. If leaks appear to be located near an equipment cabinet, investigate the cabinet before calling Butler or your Butler Roofing Specialist. Service calls on non-roof system leaks will be billed to the owner.

Roof mounted equipment should be maintained to prevent rust from supports dropping onto the roof surface, and to prevent any drainage onto the roof surface that might contain corrosives.

Welds on roof component curbs should be inspected periodically for corrosion. If corrosion is present, the weld should be cleaned and repainted with Uniflex 500 or a zinc-rich primer to prevent additional corrosion from occurring.

Workers should exercise care with tools and equipment to avoid puncturing the roof. When servicing units, extra care should be taken when placing metal doors, lids, pans, or sharp objects on the roof surface.

When moving units or equipment on roofs, avoid overloading roof. Avoid roof damage by laying smooth plywood over the roof panels prior to moving the equipment. Plywood should be laid in the flat of the panels, and removed when work is completed.

When work is complete, clean work area, checking for loose screws, scraps, etc.

IV. DRAINAGE FROM EQUIPMENT AND OTHER ROOFS

A corrosive condition can occur when water from air conditioner condensate lines, copper flashing, lead and other heavy metals is drained directly onto aluminum, aluminum coated steel (ALCO) or aluminum–zinc alloy coated steel (Galvalume®) roofs.

The following are the most common causes of damage:

- Copper in direct contact with the roof
- Drainage from copper onto the roof
- Condensate drainage from air conditioners
- Drainage from roof–mounted equipment having copper fin condensers and piping
- Continuous spray or flow of water on roof as may occur at the outlet of a drain line
- Copper cable from lightning rods
- Rust particles or run–Off from rusty surfaces onto the roof panels

Water drippings from bare copper wire, copper pipe, or copper flashings contain copper ions, which are very corrosive to Galvalume® panel materials. These items and adjacent panels should be painted or coated with Uniflex 500 to minimize the problem if the copper source cannot be eliminated.

Condensate from air conditioners or evaporators should never be allowed to drain directly onto the roof. This condensate should be piped off the roof into the gutter. PVC pipe with flexible joints is recommended. Never use copper pipe. Steel pipe is undesirable unless painted.

Roof panels exposed to condensate water may deteriorate in as short a time as six months. If roof panels have been in contact with condensate, thoroughly clean the panels using a fiber brillo clothe (Scotchbrite pad), and if necessary coat with 15 mils dry film of Uniflex 500.

Do not use lead flashing on vent pipes. The same galvanic corrosion that occurs with copper condensate lines will occur with lead.

Sometimes “black steel” is used for gas pipe and supports of roof–mounted equipment. If these items are not cleaned and painted, mill scale and rust will peel off and fall on the roof below the equipment. This rust will not only stain the roof, but will induce rusting on the panel itself.

V. RESTORE SEALANTS AROUND ROOF OPENINGS

Sealants around roof openings for mechanical equipment, vents, and flexible pipe flashings are particularly susceptible to deterioration from weathering. These areas should be inspected frequently and resealed as needed.

All roof penetrations require an approved roof curb and/or an industrial–type flexible flashing to be properly sealed. Only Butler IFCurb roof curbs are approved for use under the Watertight Gold™ Endorsement.

VI. ICE AND SNOW REMOVAL

Excessive ice and snow build–up should be removed from roof immediately to prevent damage from the freeze/thaw cycles and possible overload.

To avoid damaging the roof during snow removal, use plastic shovels and pay close attention when working around curbs, pipes, and other areas where flashings can be damaged. Snow blowers and shovels with sharp edges must not be used.

VII. WOOD BLOCKING

It is **not** recommended to use any wood on Butler roofs. Treated lumber contains salt that can cause deterioration to panel finish. Wood, in general will hold moisture and trap it against the panel creating premature deterioration.

If a condition arises where wood must be used, the wood should be redwood laid in a bed of Panlastic®. The wood should be placed on top of and perpendicular to the major corrugations. The Panlastic® will help hold the lumber in place and will act as a barrier to separate the wood from the metal roof panels. Panel design loading and structural design loadings must not be exceeded.

VIII. ANCILLARY FLASHINGS

At locations where your new Butler roof meets adjoining construction, there are most often flashings, which your Butler Roofing Specialist has fabricated and installed to complete the roof installation. These flashings, which include copings and counter flashings, require close inspection and proper maintenance to ensure a long service life. Ancillary flashings are not covered by any Butler Weathertightness Warranty.

General inspection practices for ancillary flashings include careful examination of all visible sealant joints for cracks, splits, and other signs of failure. Sealant joints exhibiting these characteristics should be re-worked before they fail and cause a leak. Remove the existing sealant and thoroughly clean the adjacent surfaces before applying new sealant. See next section for sealant application instructions.

Ancillary flashings should also be closely inspected for corrosion. If minor corrosion is evident, the flashings can often be cleaned and treated with a protective coating of Uniflex 500. If the corrosion has caused material failure, the flashing should be replaced.

MASTICS, SEALANTS, COATINGS

I. MASTICS AND SEALANTS

Butler uses several types of mastics, including gun grade “Panlastic®” (part #025392), which comes in tubes and can be used with common caulking guns. Butler also uses a more solid Panlastic®, which comes in tape form, and has shims in the mastic to prevent over-compression when applied between two surfaces.

Although Butler Panlastic® mastics are of the best quality, they will not work well when totally exposed to the sun. Butler uses a urethane sealant (part #044804) in cases where the sealant will be exposed to ultra-violet rays (not a common condition on Butler roof systems).

The surfaces to which mastics or sealants will be applied must be clean and free of moisture. Mastics and sealants will not adhere to dirt, oil, or moisture. To prepare an aged or dirty metal surface for mastic/sealant application, use a clean cotton cloth with mild detergent. If the surface requires heavier cleaning, use a solvent-based cleaning product like MEK (methyl ethyl ketone). Note: MEK has a low flash point and is extremely combustible. However, MEK will evaporate quickly, and mastics will adhere very well to surfaces cleaned with this product. Extreme care should be taken when using MEK and, also, consideration given to storage location. Rubber gloves should be worn while using MEK.

II. COATINGS

Uniflex 500 is an excellent coating product used to protect Galvalume® and galvanized materials from corrosion. Uniflex 500 may be used where a small amount of water is standing in the flat of a panel, around a curb opening, or along a flashing. Uniflex 500 may also be used to prolong the life of materials, which have already begun to corrode.

Uniflex 500 is available in one gallon and five gallon pails. Uniflex 500 must be mixed thoroughly until it has an aluminum color. Uniflex 500 can be applied with a brush or paint roller. The surface to be coated must be free of oil, dirt, corrosion, and moisture. It is best to start any work using Uniflex 500 after 10:00 a.m. (or after the air temperature has risen above the dew point) to prevent condensation on the metal surface. Do not apply Uniflex 500 if rain is predicted within 24 hours, or when the roof surface temperature is below 50° F. or above 110° F. For best effect, Uniflex 500 should be applied to a minimum dry thickness of 15 mils, which equates to a coverage rate of one (1) gallon per forty (40) square feet of surface.

Rusted and/or corroded roof surfaces should be cleaned thoroughly before coating with Uniflex 500. Remove all corrosion with a wire brush, then clean the area with a soft cloth and mineral spirits. After surface has dried, apply Uniflex 500 as listed above. This treatment should stop the rust/corrosion action.

Uniflex 500 is compatible with all Butler mastics and sealants. Uniflex 500 is an excellent protective coating but it will not bridge an area where thermal movement is occurring. For conditions such as this, bridge the area with a flexible flashing or Butler urethane sealant. After the expansion area has been bridged, Uniflex 500 makes an ideal protective coating.

Uniflex 500 will do an excellent job of protecting a surface in the following areas:

- Inside surface of exterior gutters.
- Welded joints in stainless steel gutters.
- Roof areas where air conditioning condensate water has drained onto roof panels.

CLEANING Galvalume® ROOF PANEL COATING

Care should be taken when handling or traveling on Galvalume® coated roof materials. When the Galvalume® material surface is abraded or burnished by agents such as hard-soled shoes or objects sliding over the surface, the coating becomes darkened. Although they might have a different appearance, these dark areas are not material defects and will not limit the life of the roof.

Removal of darkened areas is generally impractical once the coating has been abraded, but cleaning with a mild detergent or gentle wiping with mineral spirits (and a thorough rinsing) may help in some cases. Contaminants such as oils, mastics, and paint overspray may be removed from the Galvalume® roof coating by using the following recommended cleaning methods.

To remove the following contaminates:	Use:
Dirt, mud, light oils	“Formula 409” and soft cotton cloth
Mastics, heavy oils	VM&P naphtha and soft cotton cloth
Paint, overspray, permanent marker	Methyl ethyl ketone (MEK) and soft cotton cloth
Corrosion, rust and/or rust marks lead pencil marks	Clean surface and apply Uniflex 500 as directed in previous section

Note: Exercise extreme care when using (and storing) naphtha and/or MEK. These solvents have a low flash point and are EXTREMELY COMBUSTIBLE! Do not use (or store) these solvents near open flames or high temperatures. Storage areas must be well ventilated. Always use rubber gloves when using these solvents.

BUTLER PAINTED SURFACES

I. BUTLER–COTE™ PAINT FINISH

The factory applied Butler–Cote™ finish on hot–dipped galvanized sheets is a premium quality, long–life, weatherable PVDF coating. This finish will retain its uniform quality appearance for many years with very minimal attention.

In some geographic areas, dirt pickup may cause an unsightly appearance. In most cases a good cleaning will restore the original appearance.

Please read the following cleaning and refinishing procedures carefully to insure the satisfactory results, which can be expected with the recommended material.

II. CLEANING BUTLER–COTE™ SURFACES

Because of the non–adherent nature of the fluoropolymer coating of Butler–Cote, most normal cleaning can be accomplished with clear water and a soft brush, sponge or cloth. The use of stiff brushes, abrasive pads, abrasive cleaners, etc. which will abrade the surface, is to be avoided. Also, some standard cleaning agents and solvents may damage the coating. Before using any cleaning solution or process, make a test on an inconspicuous section of a panel to determine any adverse effects.

Solvents and cleaning agents that may be useful are listed below in descending order of preference. In all cases, follow with a clear water rinse and adhere to all manufacturers’ cautions, as some are highly toxic and/or flammable.

Detergent Solutions:

A 5% solution of most commonly used commercial and industrial detergents should not harm Butler-Cote.

Solvents:

USE SOLVENTS LISTED BELOW WITH CAUTION. LIMIT CONTACT TO FIVE (5) MINUTES MAXIMUM.

Alcohol -- Denatured Alcohol (ethanol)

-- Isopropyl (rubbing alcohol)

-- Methanol (wood alcohol)

Petroleum solvents and turpentine

-- VM&P naphtha

-- Mineral spirits

-- Kerosene

-- Turpentine (wood or gum spirits)

Aromatic and chlorinated

-- Toluene (toluol)

-- Perchloroethylene (perclene)

-- Trichloroethylene (triclene)

-- Xylene (xylol)

USE SOLVENTS LISTED BELOW WITH CAUTION. LIMIT CONTACT TO ONE (1) MINUTE MAXIMUM.

Ketones, esters, lacquer, thinner

-- Methyl isobutyl ketone (MIBK)

-- Ethyl acetate

-- Butyl acetate

-- Lacquer thinner

-- Paint remover (non-flammable)

-- Methyl ethyl ketone (MEK)

III. TOUCH-UP PAINTING

Clean scratch or abrasion with cheesecloth or soft rag saturated with VM&P naphtha or a good grade of mineral spirits. Wipe dry with a clean cloth.

Using a small artist brush or toothpick, apply the Butler-Cote™ Air Dry Enamel unreduced to only the damaged area. Keep the size of the coated area to an absolute minimum.

Use MEK (methyl ethyl ketone) for a clean-up solvent.

Protect eyes, face and hands. Wash thoroughly with water in the event of contact. Provide good ventilation in the work area. Use approved breathing apparatus during application. These materials are flammable; remove all sources of ignition with 50' and enforce no smoking.

Butler–Cote™ Air Dry Enamel is a 70% Kynar system formulated for Butler® to use with the Butler–Cote panel systems. It has the best weathering properties available for a fluorocarbon air–dry system. However, field application techniques are not as advanced as those of the factory applied and baked Butler–Cote system. Excessive panel touch–up may result in a spotted appearance after a few years of weathering. Scratches and abrasions that are not aesthetically objectionable should not be touched up. If a panel has excessive scratch or abrasion damage, it should be replaced.



Butler Manufacturing™ Warranty

Butler Manufacturing, a division of BlueScope Buildings North America, Inc. ("Butler"), subject to the terms and conditions contained on the front and back of this Warranty, warrants to the Owner that the Products supplied by Butler to Buyer pursuant to the related purchase order(s) will be free from defects in material or workmanship for a period of three (3) years from the Shipment Date (the "Warranty Period"). During the Warranty Period, Butler shall, at its option, i) repair or replace the defective Products one time, or ii) refund the price of the defective Products.

Project / Owner: _____

Builder: _____ Bldr. # _____

Building: _____
 (Street) (City) (State) (Zip Code)

Requested Ship Date: _____ Project Number: _____

This form must be completed prior to execution

Definitions

"Accessories" are goods provided by Butler but not manufactured by Butler. Except as specified in the Additional Warranties, the manufacturer shall be solely responsible for warranty coverage of all Accessories.

"Building" means any building or building system, including roof systems, that is erected using the Materials.

"Buyer" means, as applicable, any person or entity (or any other person or entity making a claim through such person or entity) that purchases the Materials (either as materials or as an erected structure), such as the Owner and/or the Builder identified herein.

"Claim" means any assertion by Buyer of defective material or workmanship or the occurrence of another warranted condition that gives rise to an obligation of Butler and/or Builder.

"Covered Claim" means any Claim that: i) Butler, in its sole discretion, determines is covered by the Warranties, or ii) a court of competent jurisdiction has determined is covered by the Warranties.

"Endorsements" means any ancillary warranties agreed to in writing by both parties.

"Materials" means, collectively, Products and Accessories.

"Products" are goods manufactured by Butler.

"Shipment Date" means the date the Products are shipped, as reflected in the shipping manifest. Phased projects will have multiple Shipment Dates.

"Warranties" means this Warranty, the Additional Warranties and all Endorsements.

"Warranty" means this standard warranty.

ADDITIONAL WARRANTIES

A. Daylighting Solution

Butler warrants, for a period of twenty (20) years from the Shipment Date, that its patented skylight system will remain weathertight. Butler warrants that the lenses will perform as indicated below, as determined under ASTM D1003 - "Standard Test Method for Haze and Luminous Transmittance of Transparent Plastics."

Lens Type	10 Year VT Loss	Hail Resistant
100% Impact Modified Prismatic Acrylic (CL1 & CL3)	< 3% VT Loss	None
ClearArmour™ Prismatic Polycarbonate (FM Approved)	< 7% VT Loss	5 year
HVHZ Rated Smooth Polycarbonate (FBC Approved)	< 7% VT Loss	None

B. Insulated roof panels:

Butler warrants to the Owner, for a period of two (2) years from the Shipment Date, that the Metl-Span panel supplied by Butler to Buyer pursuant to the related purchase order(s) will be free from defects in material or workmanship. During this period, Butler will, at its option, i) repair or replace the defective Metl-Span panels one time, or ii) refund the price of the defective brand name panels.

C. Painted wall and/or roof panels:

Butler warrants, for a period of twenty-five (25) years from the Shipment Date, that the standard paint finish in standard colors applied to factory finished walls or roof panels and trim will not:

- Crack, check, blister, peel, flake or chip (lose adhesion);
- Chalk in excess of ASTM D4214 No. 8 rating; or,
- Fade (change color) more than 5 color difference units per ASTM D2244.

The warranty applicable to custom finishes and custom colors, if any, is as specified in the Special Color Endorsement.

D. Galvalume® wall and/or roof panels:

Butler warrants, for a period of twenty-five (25) years from the Shipment Date, that wall and roof panels made of acrylic-coated Galvalume sheet steel will not rupture, structurally fail or suffer perforation due to normal atmospheric corrosion. Furthermore, the panel will not exhibit an accumulation of red rust greater than 1/2" at any one point on coated surfaces for a period of twenty-five (25) years. This does not apply to any accumulation of red rust that occurs at breaks or discontinuities in the surface, such as field cut edges, and does not apply to metal penetration, cut or shear, made any time after the Product is shipped.

The terms and conditions on the reverse side apply to all Warranties.

1. Butler's obligations under the Warranties do not extend to damage or failure of the Materials caused, partially or wholly, by:
 - a. Improper storage, handling, workmanship, erection, installation, maintenance or repair;
 - b. Defects arising out of damage occurring during shipping or unloading;
 - c. Unusual or aggressive atmospheres, either internal or external to the building, such as marine environments or those contaminated with harmful fumes, chemicals, ash, cement dust or radiation;
 - d. Accumulation of water, snow or ice;
 - e. Condensation;
 - f. Significant differences in insulation behind the coated metal panel;
 - g. Failure to store or install Materials in a way that allows for adequate circulation;
 - h. Failure to remove construction debris, metal filings, or other accumulations of foreign substances or materials from the surface of the Materials;
 - i. Abrasions or scratches of coatings;
 - j. Sustained exposure to animals or animal waste;
 - k. Contact with, or exposure to runoff from, lead or copper or other dissimilar metals, wet insulation, or pressure-treated, wet or green lumber;
 - l. Failure to maintain the Building and/or Materials in accordance with the maintenance manual provided by Butler;
 - m. Negative building air pressure;
 - n. Any loads applied to the Building that were not included as part of the original design conditions;
 - o. Any paints or coatings applied after installation unless furnished or specifically recommended in writing by Butler and applied in accordance with Butler's recommendations; or,
 - p. Acts of God or any other circumstances or occurrences beyond Butler's control.
 - q. Defects or deterioration in the primer or finish coat of paint that may be caused by weather conditions. Shop primer is a temporary rust inhibitor for shipping purposes only.
 - r. Slope of the roof, or any sections of the roof flatter than 1/4":12".
 - s. Presence of damp insulation and/or other corrosive material in contact with or in close proximity to the panel.
 - t. In the event of deterioration to panels caused directly or indirectly by panel contact with fasteners and sealants. Responsibility for selection of suitable long-lasting fasteners and sealants to be used with galvanized or Galvalume steel roofing and siding panels, or in rainwater applications, rests solely with the Buyer. Butler will have information available to the Buyer to aid in selection of suitable products. However, the information will not constitute a warranty of performance under any conditions.
 - u. Builder's obligations under the Warranties are limited to the same extent as Butler's unless Builder's acts or omissions caused the failure.
2. Neither Butler's nor Builders obligations specified in the Warranties apply to:
 - a. Materials installed within 1,000 feet of a saltwater environment or subject to constant spraying of salt or fresh water;
 - b. The point(s) and adjacent areas where Accessories are attached to Products;
 - c. Edge corrosion;
 - d. Accessories;
 - e. All items not provided by Butler;
 - f. Used Materials;
 - g. Products used for repairs or replacement, except to the extent of the remainder of the warranty for the repaired or replaced Products;
 - h. Any installed Materials located outside of the Contiguous United States, Alaska, Canada and Mexico;
 - i. The alteration of the surface appearance of any rough textured surface due to accumulation of dirt or other foreign substances;
 - j. Any Building that has been moved from its original location; and,
 - k. Corrective actions not under the control or direction of Butler.
 - l. Any product installed or erected within a corrosive environment (see corrosive environment checklist).
3. Neither Butler nor Builder warrants the Materials or Building to meet local, municipal, or state ordinances, codes, laws or regulations.
4. The obligations of Builder and/or Butler under the Warranties arise only if Owner notifies Butler in writing of a Claim within thirty (30) days after the

condition giving rise to the Claim is first called to the attention of the Owner and not later than the expiration of the applicable warranty period. Upon Butler's receipt of written notice and the signed warranty document, Butler may inspect the defective Materials to determine if the Claim is a Covered Claim. Failure of Butler to receive timely notice of a Claim relieves Butler and/or Builder of its obligations under the Warranties in relation to the Claim or any other future claims arising out of or related to such Claim. Owner will reimburse Butler and Builder for all investigation costs incurred for Claims not covered by the Warranties and failure to do so will release Butler and Builder from all obligations under this Warranty. Unless otherwise stated in an Endorsement, Butler has no liability for, and Builder is solely responsible for and indemnifies Butler against, all costs of any Covered Claim if the Covered Claim relates to or arises from Builder's acts or omissions.

5. The Warranties extend only to the Builder and Owner and may not be assigned or transferred without written consent of Butler.
6. Owner has the sole responsibility to perform routine inspections and maintenance of the Materials and/or Building on a regular basis and failure to do so releases Butler and Builder from all obligations under the Warranties. All repairs, replacements, modifications and work performed on the Building must be performed by the Builder or other contractor qualified to work on Butler's Products and any Claim related to or arising out of work done by any other contractor is excluded from coverage by the Warranties.
7. Except where such disclaimers and exclusions are specifically prohibited by applicable law:
 - a. The foregoing sections set forth the only guaranties or warranties applicable to the Materials and the **warranties are given expressly and in lieu of all other warranties, express or implied, of merchantability or fitness for a particular purpose and all warranties which exceed or differ from these warranties are disclaimed by Butler and Builder.** Buyer agrees that oral statements about the Materials made by Butler's representatives, or statements contained Butler's or others' general advertising, pamphlets, brochures, or other printed matter, do not constitute warranties and that acquisition of the Materials was not made in reliance upon them; and,
 - b. **Buyer's sole and exclusive remedy against Butler and Builder is limited to the actual cost, excluding labor and equipment unless expressly included in an Endorsement, of the remedies set forth in the Warranties and no other remedy (including but not limited to the recovery of liquidated, direct, incidental, special, indirect, or consequential damages for lost profits, lost sales, injury to person or property, or any other loss) will be available to the Buyer or any other persons or entities, whether by direct action, for contribution or indemnity or otherwise, regardless of whether any defect was discoverable or latent at the time of delivery of the Materials.** This exclusive remedy will not be deemed to have failed its essential purpose if Butler and/or Builder is willing and able to carry out the terms of the Warranties set forth herein. **Unless otherwise stated in an Endorsement, if Butler and/or Builder fails to fulfill its obligations under the Warranties, the entire liability will not exceed the amount paid to Butler or one replacement for the defective Materials.**
8. The terms and conditions of this Warranty apply during the Warranty Period and apply to all Endorsements for the terms of such Endorsements as if fully reproduced therein. However, neither Butler nor Builder is required to perform any obligations of any warranty or guarantee unless and until Butler and Builder have been paid in full and in a timely manner for all Materials and services for the transaction to which the Warranties apply.
9. The construction, interpretation and performance of the Warranties are governed by the laws of the State of Missouri without regard to its choice of law principles. The United Nation Convention on Contracts for the International Sale of Goods does not apply. Each party waives its rights to a jury trial of any claim or cause of action based upon or arising out of the Warranties. All parties agree to submit to the exclusive personal jurisdiction and venue of the State and/or Federal Courts located in Jackson County, Missouri for the resolution of all disputes and hereby waive the claim or defense that such courts constitute an inconvenient forum.
10. This Warranty must be executed by the Owner and the Builder and returned to Butler prior to any claim being made hereunder. Failure to return this Warranty within 120 days of the Shipment Date indicates that the Owner has accepted the Materials "as-is where-is" and accepts all product responsibilities.

Read and accepted:

Owner _____	Builder _____	Butler Warranty Administrator _____
Name _____	Name _____	Name _____
Signature _____	Signature _____	Signature _____
Date _____	Date _____	



**20 Year Roof Panel
Watertight Gold™ Endorsement
to the Butler Manufacturing Warranty**

Builder warrants to the Owner, and Butler Manufacturing, a division of BlueScope Buildings North America, Inc. (“Butler”) warrants Builder’s performance, that the Roof System on the Building described below will remain weathertight for a period of twenty (20) years from the Shipment Date (the “WE Term”), and during such WE Term, Builder will repair or stop any roof leaks in the Roof System caused by ordinary wear and tear under normal weather and atmospheric conditions. Butler will specify the repair work for stopping any leak covered by this Endorsement, and reserves the right to undertake, supervise and/or approve the repair work. All terms and conditions set forth in Butler’s Standard Warranty for the Butler Order No. specified below are incorporated into this Endorsement and the Warranty must be read in conjunction with this Endorsement to understand the rights and obligations of each party. All capitalized terms in this Endorsement, unless otherwise defined herein, have the same meaning ascribed to them in the Warranty.

Project Name _____	Project # _____
Project Address _____ <small>(Street) (City) (State) (Zip)</small>	
Owner _____	Phone No. _____
<small>(*Notification of any change to owner, phone, or address, is the responsibility of the Owner for the duration of the Endorsement)</small>	
Owner Address _____ <small>(Street) (City) (State) (Zip)</small>	
Builder Name _____	Phone # _____
Butler Inspector _____	Phone # _____
Maximum Liability _____	Roof Size (sq.ft.) _____
Ship date/date completed _____	

“Roof System” includes:

the metal panels, the Roof Components specified above, stainless steel or aluminum lockrivets, **flashings, trims, transitions, roof curbs** the corrugated (“standing”) seam or lap-joint that connects two like roof panels together in the side-to-side direction (width-wise), and the “panel splice lap” that splices two like roof panels together to extend a continuous panel in the ridge-to-eave direction (length-wise).

“Roof System” excludes:

all other elements, components, and Materials whatsoever, including by not limited to, vents, gutters, valleys, hips, ridge assemblies, **gable assemblies, eave assemblies, interior liners, roof penetrations, trim components, sealants, skylights**, other attachments, field work and field cutting and fitting of any kind, Accessories and all other items not supplied by Butler.

For all Claims covered by this Endorsement:

1. Builder will take all necessary actions to repair or stop any roof leaks in the Roof System.
2. Builder will provide, at its expense, all labor and equipment required to perform the necessary repairs or replacements under this Endorsement.
3. Butler will provide, at its expense, replacement materials for any defective Products.

The maximum combined liability of Builder and/or Butler for the aggregate of all Covered Claims under this Endorsement will not exceed \$_____. The foregoing sentence expressly supersedes the liability cap stated in Section 7.b. of the Warranty as it applies to this Endorsement, but the remainder of the Section remains in full force. Builder is responsible for and indemnifies Butler against all costs of Covered Claims, including materials, covered by this Endorsement if the Covered Claim relates to or arises from Builder’s acts or omissions.

This Endorsement is effective only upon receipt by Butler of the Warranty and this Endorsement signed by the Owner and Builder. Return one executed copy to Butler Manufacturing, (appropriate Regional Office, Address, city & state).

Owner is responsible for inspecting the Building annually and sending an inspection report to 13500 Botts Road, Grandview, MO 64030 Attn: Warranty Administrator. Failure to do comply with the annual inspection requirement voids this Endorsement.

Read and accepted:

Owner _____	Builder _____	BMC Region General Manager
Name _____	Name _____	Name _____
Signature _____	Signature _____	Signature _____
Date _____	Date _____	Date _____



25 Year Roof Panel
Weathertightness Endorsement
to the Butler Manufacturing Warranty

Builder warrants to the Owner, and Butler Manufacturing, a division of BlueScope Buildings North America, Inc. ("Butler") warrants Builder's performance, that the Roof System on the Building described below will remain weathertight for a period of twenty-five (25) years from the Shipment Date (the "WE Term"), and during such WE Term, Builder will repair or stop any roof leaks in the Roof System caused by ordinary wear and tear under normal weather and atmospheric conditions.

Project / Owner:
Building:
Project Number:
Roof Components (list curbs only):

TOTAL COST OF WARRANTY = (sq. ft. x \$0.07) (min. \$1,500)

"Roof System" includes:

the metal panels, the Roof Components specified above, stainless steel or aluminum lockrivets, the corrugated ("standing") seam or lap-joint that connects two like roof panels together in the side-to-side direction (width-wise), and the "panel splice lap" that splices two like roof panels together to extend a continuous panel in the ridge-to-eave direction (length-wise).

"Roof System" excludes:

all other elements, components, and Materials whatsoever, including by not limited to, vents, gutters, valleys, hips, transitions, flashings, ridge assemblies, gable assemblies, eave assemblies, interior liners, roof penetrations, roof curbs, trim components, sealants, skylights, other attachments, field work and field cutting and fitting of any kind, Accessories and all other items not supplied by Butler.

Minimum Roof Slope for this Endorsement is 1/2:12 for VSR II; 1/4:12 for MR-24 and CMR-24.

For all Claims covered by this Endorsement:

- 1. Builder will take all necessary actions to repair or stop any roof leaks in the Roof System.
2. Builder will provide, at its expense, all labor and equipment required to perform the necessary repairs or replacements under this Endorsement.
3. Butler will provide, at its expense, replacement materials for any defective Products.

The maximum combined liability of Builder and/or Butler for the aggregate of all Covered Claims under this Endorsement will not exceed \$. The foregoing sentence expressly supersedes the liability cap stated in Section 7.b. of the Warranty as it applies to this Endorsement, but the remainder of the Section remains in full force. Builder is responsible for and indemnifies Butler against all costs of Covered Claims, including materials, covered by this Endorsement if the Covered Claim relates to or arises from Builder's acts or omissions.

This Endorsement is effective only upon receipt by Butler of the Warranty and this Endorsement signed by the Owner and Builder. Return one executed copy to Butler Manufacturing, 13500 Botts Road, Grandview, MO 64030 Attn: Warranty Administrator.

Read and accepted:

Owner, Builder, Butler Warranty Administrator
Name, Signature, Date

BUTLER® WARRANTY GUIDE



Butler Manufacturing
Kansas City, MO
816-968-3000

Butler Buildings Canada
Burlington, ON Canada
905-332-7786

www.butlermfg.com



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