

# HOMEOWNER MAINTENANCE SERIES

AN ACTION OF THE HERITAGE COUNCIL'S TRADITIONAL  
BUILDING SKILLS INITIATIVE AND SPAB IRELAND

## WOOD AND IRONWORK

### WHY?

Any wood or metal on the outside of your building needs to be protected from the weather to stop rot and corrosion. Outdoor wood and metal should be repainted at least every five years. Nonetheless, you should check for signs of cracking or peeling paint every year.



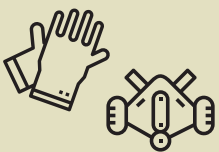
*Lack of paint, particularly at the base of doors and windows allows timber to become saturated and degraded.*



*Regularly painting your railings is the most cost-effective way of protecting wrought and cast ironwork. They will continue to last generations.*

### HOW?

1. When repainting wood and metal, it is a good idea to give the surface a thorough sanding first, especially if it has been painted many times before. This prevents paint from hiding any nice detailing.
2. When preparing metal to be painted make sure to remove all rust with a wire brush or rust remover before applying your primer. Otherwise, the metal can continue to corrode under the rust.



**SAFETY FIRST! DON'T FORGET TO WEAR A MASK AND GLOVES.**



*Use a primer as well as a topcoat when painting. This will ensure new paintwork will last for many years.*

For video on maintaining wood and ironwork scan the QR code or visit:

[www.youtube.com/  
watch?v=AKFbjhc8  
T50&list=PLIKz\\_D-  
MJSUkEcOQp2zhltl  
S885a1Tfy1&index=  
2&t=0s](https://www.youtube.com/watch?v=AKFbjhc8T50&list=PLIKz_D-MJSUkEcOQp2zhltlS885a1Tfy1&index=2&t=0s)



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## INTRODUCTION

The maintenance series is a collection of five sheets providing the owners of older homes (i.e. built before World War II) with basic guidance on essential maintenance.



1

Wood and ironwork



2

Render and mortar



3

Roofs



4

Vegetation



5

Rainwater goods

Each maintenance sheet is complemented by a short explanatory video. The videos are available to view on the YouTube channels of both the Heritage Council and the Society for the Protection of Ancient Buildings Ireland (SPAB).

[www.youtube.com/playlist?list=PLIKz\\_D-MJSUkEcOQp2zhltIS885a1Tfy1](http://www.youtube.com/playlist?list=PLIKz_D-MJSUkEcOQp2zhltIS885a1Tfy1)

## WHY MAINTAIN YOUR OLD BUILDING?

Well-maintained buildings improve the quality of life of their occupants and the community in general. Beyond preserving the intrinsic heritage value of these buildings, carrying out regular maintenance to your building has strong economic benefits:

1. Conducting regular maintenance costs significantly less than waiting for problems to grow and resolving later. Over time, as building problems worsen, the cost of repair tends to grow not at a constant pace but at an ever-increasing rate.
2. Maintenance will extend the life of your building and thereby support the preservation of its resale value.
3. Communities that maintain their buildings, improve the property values of all.

## FURTHER READING

An excellent document to read on building maintenance is *Maintenance: a guide to the care of older buildings* (Donnelly, 2007).

[www.chg.gov.ie/app/uploads/2015/07/Maintenance-A-Guide-to-the-Care-of-Older-Buildings-2007.pdf](http://www.chg.gov.ie/app/uploads/2015/07/Maintenance-A-Guide-to-the-Care-of-Older-Buildings-2007.pdf)

A full resource webpage on the repair and maintenance of historic buildings has been created by the Heritage Council. There are specific sections on joinery and ironwork in the webpage.

[www.heritagecouncil.ie/news/news-features/how-historic-buildings-can-be-repaired-and-maintained](http://www.heritagecouncil.ie/news/news-features/how-historic-buildings-can-be-repaired-and-maintained)

There is also advice on maintenance and building repair available on SPAB's website and by contacting their Technical Advice Line:

[www.spab.org.uk/advice](http://www.spab.org.uk/advice)

## USEFUL CONTACTS

Almost every local authority has either a Heritage Officer or Architectural Conservation Officer, many have both. They can provide you with very helpful advice on caring for your historic building.

To find your local Architectural Conservation Officer visit: [www.buildingsofireland.ie/app/uploads/2020/07/Architectural-Conservation-Officers-01.07.2020.pdf](http://www.buildingsofireland.ie/app/uploads/2020/07/Architectural-Conservation-Officers-01.07.2020.pdf)

To find your local Heritage Officer visit:

[www.heritagecouncil.ie/our-work-with-others/county-heritage-officers](http://www.heritagecouncil.ie/our-work-with-others/county-heritage-officers)

