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# Types of Warranties

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## Canopy Fabricated Materials

King Manufacturing Corporation (“King”) warrants the canopy materials to be free from defects in workmanship and materials for a period of twelve (12) months after the date of delivery. Warranty includes factors under King’s control relating to material defects, fabrication, installation, and leaks.

During the warranty period, King agrees, at its option, to repair or replace a defect in material or workmanship as the remedy without charge. Such repair or replacement is subject to verification of the defect or malfunction, confirming with original purchase order and date of delivery. In the unlikely event of failure, King reserves the right to alter the design, color, or contributing factors to rectify the condition and help prevent any future reoccurrence(s).

This warranty does not include fabrication or materials provided by the subcontracted Installer.

## Paint

Surfaces pre-painted outside of King’s facility in stock-colored, baked-on paint of raw steel materials include a twenty (20) year limited warranty against peeling, checking, chipping, or cracking and all other finish-related defects. This warranty is provided by and passed-thru King’s sheet metal supplier and applies to:

- 20-gauge G90 galvanized coil used for roof deck panels, perimeter gutters, center gutters, gutter leads, and column wraps
  - Available in stock white, stock black, stock bronze, and stock hemlock green finish
  - These materials have a finish side with full coat of a high gloss polyester paint baked on over an epoxy primer, and a whitewash coat baked on over an epoxy primer to protect the interior unseen side.
- 18-gauge G60 galvanized sheets used for standard vertical fascia
  - Available in stock white and stock pearl finish
  - These materials have a finish side with a full coat of a medium gloss polyester paint baked on over a polyester primer, and a whitewash coat baked on over a polyester primer to protect the interior unseen side.

Surfaces custom-painted a non-stock, factory-applied color in King’s facility, using King’s automotive-grade electrostatic paint system, include a five (5) year limited warranty. Fascia panels, column covers, and roof decking are items that may be painted a non-stock color.

Surfaces with structural primer do not include a paint or primer warranty. Finish painting of structural steel, especially of columns, is to be completed and maintained by the owner.

## New Builds Subcontracted with Installation

King warrants the labor and installation of the canopy when sub-contracted by King during original construction. Products manufactured by King and installed by a sub-contractor through King will have a

twelve (12) month installation warranty in addition to the Canopy Fabricated Materials and Paints warranty.

### **New Builds Not Subcontracted for Installation**

Products manufactured and delivered for installation by others will have a twelve (12) month Canopy Fabricated Materials and Paints warranty after the date of delivery, but no warranty for the installation. The warranty does not include fabrication or materials provided by the installing company. Freight damages must be reported to King for a claim within 48 hours of delivery.

### **Repair parts**

Repair parts manufactured and delivered for installation by others will have a twelve (12) month Canopy Fabricated Materials and Paints warranty after the date of delivery, but no warranty for the installation or repairs, regardless whether or not sub-contracted by King for construction.



## Warranty Limitations

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Freight damages must be reported to King for a claim within forty-eight (48) hours of delivery. King will not reimburse any person or company for warranty repairs not reported to and corrected by King. This warranty is in effect only if the product has been assembled and installed strictly in accordance with the instructions provided by King, using good construction practices, and has been subjected only to normal use and exposure.

The warranty is void if any changes, modifications, additions, or attachments are made to the product without the written consent of the manufacturer.

This warranty does not include:

- Damages or destruction from lightning, rain, hail, flooding, wind, fire, earthquake, tornadoes, hurricane, or other acts of God
- Damages incurred during assembly or maintenance not sub-contracted by King
- Damage caused by other construction trades and their equipment during any phase of construction
- Damage or destruction from misuse, abuse, vandalism, or malfeasance by others
- Damage due to normal wear and tear
- Damage due to failure to maintain the product properly (See *Recommended Maintenance*)
- Workmanship of other trades that negatively affect the canopy including, but not limited to: issues related to incorrect footing placement; problems with underground storm drain backing up into canopy drains; neglect to install non-shrink, non-metallic grout beneath base plate; or installation of column pocket other than that of engineer's sealed design
- Fabrication or materials provided by the Installer
- Materials, fabrication, or service provided by other companies
- Unauthorized repair or modification
- Any part of the canopy which has been modified in any way, other than by King, including, but not limited to:
  - Leaks caused by fasteners drilled lower than 2" into wet gutters for installation of fascia, signage, camera, speaker, satellite, washer tanks, or other equipment
  - Water entering column caused by neglect to reinstall access hand hole covers, neglect to return corks or otherwise seal around wires or tubes entering column top plate, new holes drilled by other trade and not properly sealed water-tight
- Dissatisfaction due to buyer's remorse
- Damage due to abnormal conditions
  - Immersion in salt or chlorine water
  - Frequent or constant exposure to sand, salt spray, or other abrasive and corrosive material
  - Abnormal use

*Should a canopy installation company be instructed to return to a site to remedy a perceived warranty issue, but it is found after arrival to be caused by an issue not covered under warranty, the cost for mobilization of crew and equipment will be billed to the Client at a rate of \$2.00 per mile travel, plus per diem and hotel spent, plus time & materials to correct.*

No large heavy signs, objects, ornaments, fans, lights, fixtures, or decorations may be hung from the canopy structure unless specifically designed and engineered by the manufacturer.

King excludes any implied warranty of merchantability, fitness, or purpose, and there are no warranties which extend beyond the description of the face hereof. Under no circumstances will King be responsible for any indirect, special, consequential, incidental, or liquidated damages due to breach of warranty and such damages are specifically excluded from the warranty.

The owner shall notify King with original Project Number issued from King to arrange for an inspection at a subcontracted installer's earliest convenience after discovery of any defect under this warranty and before any alteration or repair is made or attempted. This Limited Warranty shall be null and void if the owner makes any alterations in design.

This warranty is the only express warranty given by the King. No person has authority to change or add to these obligations and liabilities. King reserves the right to determine whether the fault is caused by faulty workmanship, material, or the part that is defective.

## **Pass-Thru Warranties**

Components not manufactured by King are warranted by the component's manufacturer and are separate from the King warranty. King shall use commercially reasonable efforts to pass-thru to the Client the benefit of any warranties on component parts incorporated into the canopy to the extent King has the right to do so. Examples of items that have independent warranties are:

- Pre-painted finish on stock-colored steel sheet metal
- Aluminum Composite Material (ACM) fascia
- Foam core fascia
- Branded fascia systems (lit and non-lit)
- Canopy light fixtures.

## Recommended Cleaning & Maintenance

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### Cleaning Procedures

For routine cleaning, use pressure washer as needed. You can also hand-clean using a little degreaser. If adhesive is stuck to the roof decking material and collecting dirt, a supplier of plastic wrap packaging has recommended to steam pressure wash at 212°F, use 100% denatured alcohol, or use adhesive remover.

- We recommend Purple Power® degreaser and 3M™ adhesive remover.

### Inspecting & Maintenance Procedures

The following are inspection and maintenance recommendations that will help to give you many years of service from your canopy:

- Visually inspect the top of the structure once a year.
- Clear debris from gutters and downspouts.
- Check electrical holes (located on column top plates) to ensure corks and sealant remain intact. Seal gaps with seal tight and replace corks, as needed.
- Check to ensure the electrical access hand hole cover on each column is intact to keep water from entering inside of columns.
- Re-seal leaking joints with a high-grade caulking compound. Joints can be sealed from below, but for best results, seal from above the canopy as well, when possible.
  - We use & recommend Tremco® Vulkem 116 polyurethane caulk for water-tight joints, and in scenarios where caulk may need to be painted.
  - A canopy Installer can assist with any repairs, including sealing leaks.
- Finish caulk around the perimeter gutters is meant for aesthetics.
  - We use & recommend Tremco® Spectrem 2 silicone caulk for this application.
- Apply and frequently maintain finish paint on columns, paying special attention to maintaining a sufficient coating at the column base.
- Keep salt away from the columns – including salt for sale.
  - Ensure that the engineer-sealed recommended column pocket was installed per S101 and F101 drawings. Ensure expansion joint material is not directly touching the column, as it holds salty water like a sponge on the column base.
  - Whenever possible, pour a small concrete island around each column to further protect it from salt exposure.
  - Ensure drains lead water away from column, ideally are external for easier maintenance and ideally are hooked into an underground storm sewer system.
- Ensure all fasteners are sealed and holes remain water-tight if piercing the bottom of the decking or any wet gutters.
- Heat tape is recommended inside internal drains that are subject to freezing.
- *Installing speakers, cameras, lights, signage, etc.*
  - Installer must do so without piercing the bottom of the perimeter, center, or downspout gutter lead. Fasteners should be located on the side of the gutter and a minimum of 2" above the bottom to allow proper water drainage.
  - Leaks caused by piercing the bottom of a gutter, thus destroying it, will be fixed at the equipment installer's expense.

- *Installing light fixtures, trap doors, skylight, etc.*
  - If cutting into the structural roof decking, it is best to only affect one deck pan and not cut into the interlocked deck ribs.
    - Reinforcement of structural decking is needed if cutting into an interlocked deck rib, affecting two deck pans. We recommend using an L2x2x3/16 angle in a length sufficient to tie together three deck ribs (about 42"-48"). The interlocked deck ribs must be clipped to the reinforcement angle at all three locations, using a clip rated to carry a minimum of 400lb load.
    - Do not cut more than one interlocking deck rib, affecting three or more deck panels. More extensive reinforcement would be required.
- *Installing brick column wraps*
  - It is code to leave out the mortar on one joint every 24" on center at the base, or approximately one joint on each face of each wrap, to allow drainage of incidental water. Leaving out one small brick on each face of each wrap would also meet the code.
- Do not cut holes into structural steel columns, beams, or channels without approval from King or a structural engineer.
- As the canopy ages (about 15 years after construction or more):
  - Consider having an installation company survey it for overall condition at least every 5 years to identify any structural or cosmetic deterioration. Fix any issues discovered.
  - Inspect thoroughly before a major monetary investment, such as re-piping a site or installing new branded lit fascia.
  - Inspect for broken field welds or missing bolts of deck clips, beam rollover braces, beam connections, column connections. Fix any issues discovered.
  - If a lot of movement is noted when walking on canopy or visually inspecting from ground, it may indicate something is loose underground. An Installer should be called to further investigate, including breaking out a pocket around the column to inspect thoroughly and hopefully remedy.
  - Inspect overall condition of column at concrete frequently.
    - When deterioration is moderate, structural sleeves can be designed and added to take the structural place of the column, and is minimally expensive and minimally disruptive to a site.
    - When deterioration is severe, a bottom column replacement or whole column replacement can be added, and is moderately expensive and minimally-moderately disruptive to a site. It requires one to two cranes.
    - When deterioration is so severe that it has resulted in a column failure, sleeves and column replacements are no longer an option per IEBC code. A canopy replacement is the remedy, and is severely expensive and severely disruptive to a site. It requires new footings, new permitting in new IBC code and plan review (months long wait in some locations), and often disrupts dispensers and piping.

**Clients are encouraged to contact King Manufacturing Corporation with any questions.**

