

# Farm Dairy Maintenance Guide

A guide to assist you in  
maintaining your  
Farm Diary



**Don Chapman**  
WAIKATO LTD

# Farm Dairy

## Care and Maintenance

For you, the Farm Owner, your new Farm Dairy is no doubt the culmination of years of dreaming, planning, and hard work.

For us, as the Builders of your new Farm Dairy, it is also the culmination of years of experience in Farm Dairy planning and construction, and incorporates materials and equipment that are robust, easily cleaned, and relatively maintenance free.

Whilst it is everyone's desire to have a zero-maintenance building, the reality is that the best we can do is low maintenance. To ensure your new Dairy remains in the best possible condition it is important that the following simple maintenance plan is implemented at the periods indicated.

## **Farm Dairy Maintenance Recommendations**

### **Roof cladding – metal sheeting**

- Generally washing with rain is all that is required
- Should it be necessary to access the roof for other maintenance ensure safe practices are employed to avoid slips and falls
- Wear soft soled shoes and walk above supports wherever possible
- Place weight in roof pans rather than on ribs

### **Roof cladding – clear sheeting**

- Clear sheeting can become dirty and stained over time
- Wash only with water and a soft bristled broom as necessary
- If it is necessary to access the roof for this operation, ensure safe practices are employed to avoid slips and falls

### **Exterior walls – colorsteel poly panel**

- Hose down all areas not regularly washed by rain at least twice a year, (light water blasting OK) more often on severe locations (salt spray, geothermal or industrial pollutants)
- Pay particular attention to sheltered areas just under roof line overhangs
- Use a soft bristled nylon brush or broom to remove surface deposits

### **Interior walls – colorsteel poly panel**

- Hose down and clean on a regular basis to maintain appearance (light water blasting OK)
- Use a soft bristled nylon brush or broom to remove surface deposits
- Ensure strong chemicals do not come in contact with the surface of the panels or associated flashings

### **Windows**

- Regular cleaning with a window cleaner will help to stop the glass developing an opaque appearance commonly seen in dairies

### **Roller doors and sectional doors**

- Clean as for exterior walls
- Pay particular attention to top of door where it may be sheltered from washing by rain

### **Concrete**

- Clean regularly with dairy wash down hoses
- Do not waterblast with excessive pressure

## Chemicals

- Ensure wherever possible that milking machine washings spend minimal time on concrete surfaces
- Generally falls and catch pits will be sited to reduce this exposure in normal circumstances
- **Pay particular attention to cleaning chemicals such as Hypochlorite Solutions (eg Ecolab cleaner sanitiser XY12). These chemicals are highly corrosive to colorsteel wall panels and flashings, aluminium and galvanised steel** Check out the data sheet under manufacturers links
- These chemicals must not be allowed to come into contact with any of the above materials. This includes the base area of concrete posts where they protrude from the concrete
- Manufacturers warranties will not cover resultant corrosion caused by these cleaning chemicals
- Ensure chemical drums cannot drip on concrete floors. Eventually this will corrode “tracks” into the concrete surface
- **Copper sulphate is also highly corrosive on galvanised steel**
- Ensure footbath liquids cannot splash onto galvanised steel, and leachate from footbath mats cannot reach the base of galvanised steel posts
- If possible, use alternative treatment chemicals in footbaths and mats

*Not all of the following items will necessarily be fitted to your Dairy. Please read the items that apply.*

## Rotary Platform

- Follow manufacturer’s recommendations
- Ensure all safety signs remain in place and are clearly visible

## Leask Pendulum exit gates

### Monthly

- Check all nuts and bolts are tight
- Grease each of the bearings and linkage arm rings
- Check the gate adjustment and adjust as necessary
- If rubber stoppers are damaged replace as soon as possible
- Ensure all moving parts are not fouled during their movement
- Follow manufacturer’s recommendations for other maintenance
- Other brands of gate will have similar maintenance requirements, check specific manufacturer’s recommendations

## Leask Pit entry gates

- Clean rollers and axles if gate becomes hard to pull up or down
- Check the wire rope on a 2 monthly basis to ensure it is not showing signs of fatigue
- Follow manufacturer’s recommendations for other maintenance



### **Backing gates – circular McConnell ground drives:**

#### ***Weekly***

- Grease idler wheel using waterproof grease

#### ***Monthly***

- Check oil level in sight glass and top up as required using E.P. 90 gear oil
- Replace drive wheels as necessary. Replace only as a set
- Follow manufacturer's recommendations for other maintenance

### **Backing gates – rectangular crowd or chain gates:**

- Follow manufacturer's recommendations

### **Yard railings and gates**

- Ensure corrosive chemical materials do not come in contact with galvanised railings, particular at the base of posts
- Likewise ensure cow muck is cleaned away from the base of posts
- It is good practice to repair any damage or breakages immediately, so surrounding areas do not have increased strain or loadings placed on them
- Hinges and catches should be greased/oiled where necessary on a regular basis to ensure easy operation

### **Dungbuster yard cleaning bar:**

#### ***Monthly***

- Clean filters
- Check blades for wear
- Clean any blocked nozzles
- Follow manufacturer's recommendations for other maintenance

### **Drafting Units:**

- Follow manufacturer's recommendations

## Links to Manufacturers Information

Colorsteel – care of

<https://www.colorsteel.co.nz/caring-for-colorsteel/>

Leask Pendulum gates

<https://www.leask.co.nz/uploads/pendulum-gates-fit-use-maintain-v1.01.pdf>

Leask Entry Gates

<https://www.leask.co.nz/uploads/entry-gate-installation-and-maintenance-instructions.pdf>

Reporoa Backing gates

<http://www.herdflow.com/index.php/our-brochures/>

Waikato Milking Systems

<https://www.waikatamilking.com/>

De Laval

<http://www.delaval.com/en-nz/>

Reid Milking Machinery

<http://www.readindustrial.co.nz/>

Donald Rotary Platforms

<https://www.donald-engineering.co.nz/>

Ecolab XY12 fact sheet

[https://portal.ecolab.com/servlet/PdfServlet?sid=902684-14&cntry=AU&langid=en-GB&langtype=RFC1766LangCode&locale=en\\_AU&pdfname=XY-12](https://portal.ecolab.com/servlet/PdfServlet?sid=902684-14&cntry=AU&langid=en-GB&langtype=RFC1766LangCode&locale=en_AU&pdfname=XY-12)

- *Note Category 1 corrosive to metals*



**Don Chapman**  
**WAIKATO LTD**

**A.** Morrinsville, New Zealand

**P.** +64-7-889-6168

**E.** shanan@donchapmanwaikato.co.nz

**W.** www.donchapmanwaikato.co.nz