OPERATIONS & MAINTENANCE MANUAL

HORMIGÓN International

TRACKWALL®

VERSION 1.0
1.10.2025

Appendix – Reference Information

A.1 System Overview

The Hormigon Trackwall® System is a pre-engineered, cement fibre board panel and brick slip cladding solution designed for both new builds and refurbishment projects. The system provides a durable, thermally efficient, and weather-resistant façade that replicates traditional brickwork appearance while reducing installation time and labour costs.

A.2 Installation Summary

- Substructure: Ensure timber or light-gauge steel framing complies with system fixing requirements.
- Panel Fixing: Panels are secured using stainless steel or coated self-tapping screws and washers to the fixing layout indicated in the system drawings.
- Joint Sealing: Use approved adhesive or tape at all vertical and horizontal joints.
- Brick Slip Application: Apply brick slips using *Slipbond* adhesive to clean, dry panel surfaces.
- Pointing: Complete using Hormigon Mortar, ensuring uniform finish and tooling.
- Corners & Openings: Maintain consistent coursing alignment around all openings and corners.
- Drainage: Provide 1200 mm maximum spacing for drainage weep holes above DPC level.

A.3 Maintenance Procedures

Inspection Schedule

Frequency	Action
Annually	Inspect for cracks, mortar erosion, or displacement.
Every 3 Years	Verify fixing and sealant condition.
After Severe Weather	Check for frost damage, water ingress, or loosening of slips.

Cleaning

- Clean using soft brushes and clean water only.
- Do not use acid or solvent-based cleaners.
- Allow mortar to cure for at least 48 hours before cleaning.

A.4 Repair and Modification Guidance

- Minor Damage: Replace individual brick slips using *Slipbond* adhesive and *Lime Green Mortar* to match the existing finish.
- Panel Replacement: If a panel is beyond repair, remove and reinstall according to the fixing layout.
- Structural Loads: The Trackwall® system is non-structural; all external loads (lighting, signage, etc.) must be fixed back to the main structure.

A.5 Safety and Compliance

- Wear appropriate PPE (gloves, goggles, dust mask, and hearing protection).
- Ensure all cutting and drilling is carried out in a well-ventilated area.
- Follow manufacturer safety data sheets for adhesives and mortars.
- Dispose of waste materials according to local regulations.

A.6 Material Specifications

Component	Specification	Notes
Panel	Cement Fibre Board (12 mm)	Standard sizes: 2396×1125 mm and 1190×1125 mm
Fixings	Stainless steel / coated screws with washers	Minimum 24 per half panel
Adhesive	UltraScape Slipbond	Cementitious polymer-modified adhesive
Mortar	Lime Green Mortar	For pointing and finish
Sealant	MS polymer or polyurethane	Weatherproof joint sealing

A.7 Quality Assurance

All Trackwall® components are manufactured under certified quality management systems:

- ISO 9001 – Quality Management
- ISO 14001 – Environmental Management
- ISO 45001 – Occupational Health & Safety

Only approved installers should carry out system installation, ensuring compliance with Hormigon's installation manual, technical drawings, and warranty terms.

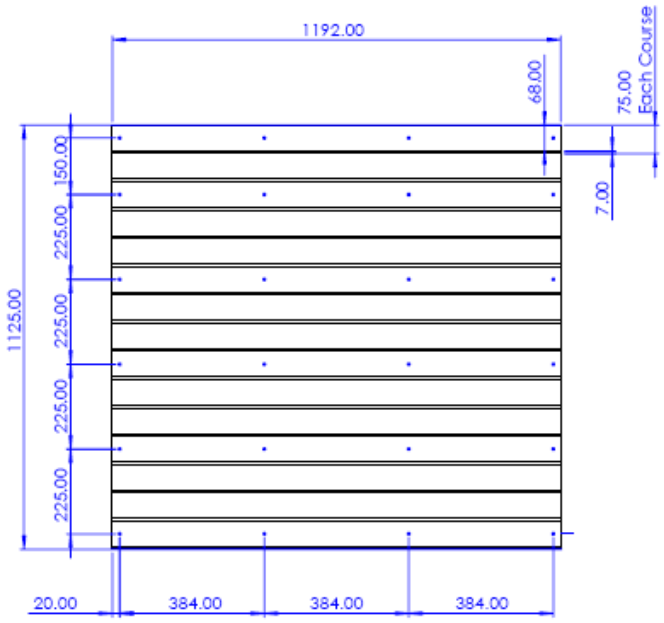
Our TRACKWALL® Panel enhances this approach by offering a comprehensive, pre-engineered solution that streamlines the installation process and ensures durability, thermal efficiency, and compliance with modern building standards. Whether it's a new build, refurbishment, or extension, the TRACKWALL® system provides a flexible and reliable method for incorporating brick slips into the design.

By using the TRACKWALL® system, architects and designers gain greater creative freedom to achieve specific visual outcomes or authentically reproduce historic architectural styles — all while benefiting from the performance and ease-of-use that the system offers.

Installation

TRACKWALL® may be installed on timber or light-gauge steel framed walls & most MMC.

Ensure that stud placement complies with the system's fixing requirements. Refer to the Installation Instructions and fixing layout diagram for detailed guidance.



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NOTES	
REVISIONS	V1 - First Issue - 25/06/25
SCALE @ A3	1:10
CLIENT	Hormigon
PROJECT TITLE	Trackwall Standard Panels
PROJECT NUMBER	J5297
DRAWING TITLE	Standard Panel Details Fixing Locations

THE ABOVE ILLUSTRATION APPLIES TO OUR HALF SIZE PANEL 1125 X 1192 – PLEASE DOUBLE THE AMMOUNT OF FIXINS FOR OUR 1125 X 2396 FULL SIZE PANEL

PLEASE INFORM YOUR RETAILER WITH SUBSTRUCTRE DRAWINGS & DETAILS FOR FIXING INFORMATION

PLEASE REVERT TO OUR WARRANTY DOCUMENT WITH OUR TERMS AND CONDITIONS FOR FURTHER INFORMATION THESE CAN BE FOUND ON OUR WEBSITE OR SUPPLIED BY YOUR TRACKWALL® RETAILER

Installing the First Panel

You can start the first panel anywhere along the wall, but we recommend beginning at an **outside corner**.
Align the panel so that you achieve a **full 65mm brick at the soffit (top edge)** of the wall, or use another consistent reference point, such as the **window head height**.

Once you've set the correct height, place a **2m level** in the brick track and make sure the panel is level.

Important: Always level the panel using the **rib/brick track**, not the panel edge, as the ribbed surface may not always be perfectly square with the carrier panel.

If the panels need to be cut, do this carefully using a **suitable saw**.
Make sure the panel is **securely supported from underneath** while cutting, and always cut in a **well-ventilated area**.

Fastening Layout

Trackwall panels are usually fixed to **vertical battens or studs**, **top hats**, or other **bracket systems**.
These supports must be positioned accurately to match the **system design fastener layout**

You can download a detailed fixings layout drawing here:
📎 **www.hormigon.co.uk/downloads**

As a general guide:

- We recommend 24 fastener per half panel 1125 X 1192mm please double the amount of fixings for a full size panel 2396×1125mm
- **1 fastener every 4 courses vertically** and **4 fasteners across the panel horizontally**, starting **25-35mm from each edge**.
- In **high-wind areas**, add extra fasteners **every other course** around **building corners and openings**.

Drill and **countersink** the fixing holes so that the fasteners sit flush with the surface.
Support the panel on **two or three timber bearers** while marking, drilling, and countersinking the holes.
Do this **before** lifting the panel into position on the wall.

For **stone slips or heavier brick slips**, use **extra fasteners** on **every other course** across the entire panel.

Multi-Storey Installation

When stacking panels one above another, make sure the **bottom polystyrene drip edge of the upper panel** overlaps the **top edge of the lower panel**.
Check that the **brick coursing lines up correctly**, and always **seal horizontal joints** for a neat, weather-tight finish.

Fastening to Wood or Metal Studs

1. Place the **approved wood or metal screw** through the **corresponding washer**.
2. Using an **electric screw gun**, drive the fastener through the panel into the underlying **wood or metal stud** until the washer seats firmly against the panel surface.
    - Avoid over-tightening to prevent damage to the panel face.

Panel Installation at Corners

Inside Corners

When installing panels at an inside corner, position the edge of one panel tightly against the face of the adjoining wall panel and bond the joint using an approved construction adhesive.

Brick slips should be alternately cut and bonded at the corner on successive courses to replicate the traditional internal corner bonding pattern found in full brickwork (refer to Figure 6).

Where necessary, a mastic sealant may be applied to close the internal corner joint and provide additional weather protection.

Outside Corners

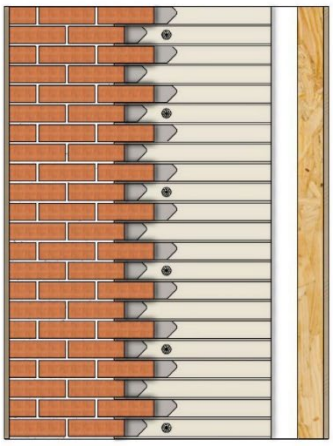
When installing panels at an outside corner, observe the following key requirements:

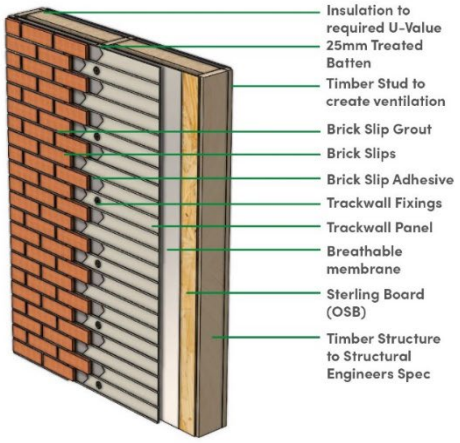
Panels must overlap to eliminate any voids behind the brick slips and should be sealed with tape or adhesive to ensure a fully weathered joint.

In locations subject to high wind loads, install additional fasteners at every alternate course along external corners to enhance structural integrity.

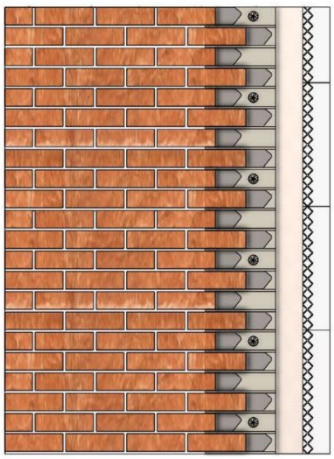
Ensure that the brick tracks of both adjoining corner panels are precisely aligned to maintain a continuous and level brick coursing line around the building perimeter.

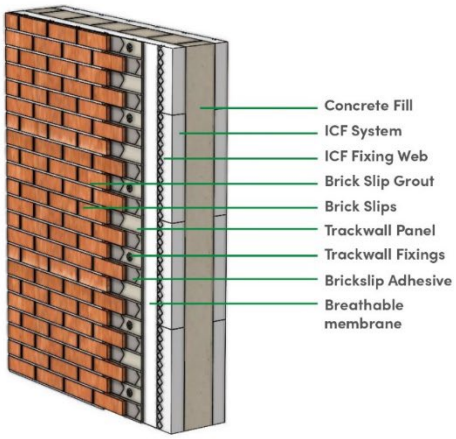
Timber Frame System



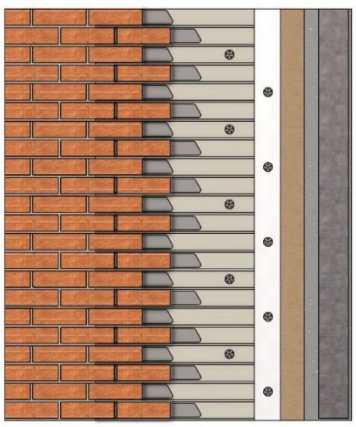


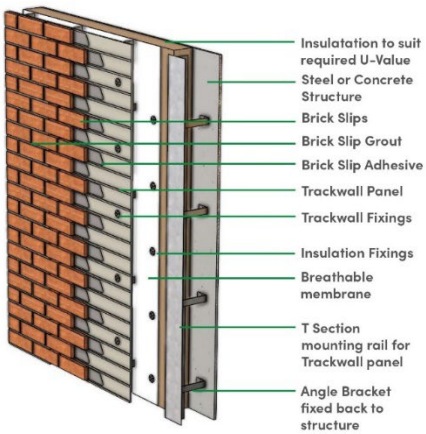
ICF System





SFS Frame System





System Installation Summary

Installation of Trackwall shall be carried out in accordance with the *Installation Instructions* and all relevant design drawings.

Key Procedures:

Substrate Preparation: Substrate verified for stability, flatness, and dryness prior to installation.

Panel Fixing: Panels secured to timber battens using recommended screws/ fixings and washers to fixing diagram per m^2.

Joint Sealing: All panel joints sealed using approved jointing tape or adhesive to prevent water ingress. – Joints when required dependant on building specifications should be fire sealed using the suitable mastic

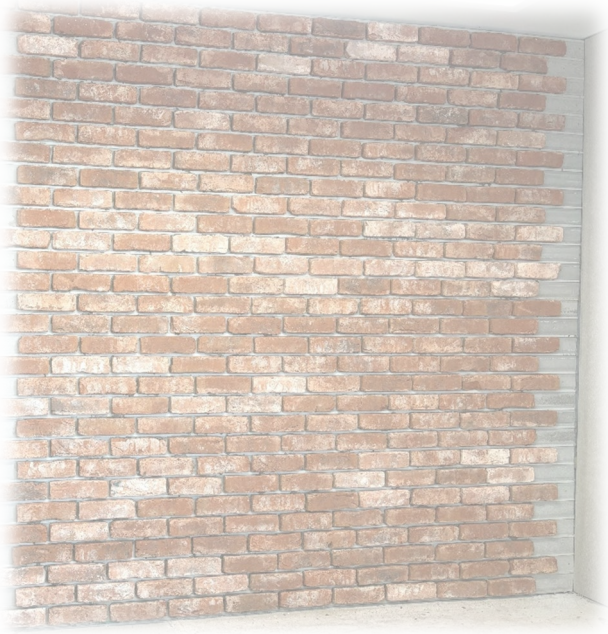
Brick Slip Application: Brick slips bonded using Slipbond adhesive applied in the manufactures guided panel surfaces.

Pointing: Hormigon Mortar applied via grout bag; joints tooled for uniform finish.

Corners & Openings: Brick bonds aligned around windows and corners to maintain coursing.

Drainage: Drainage holes provided at 1200mm centres above DPC level.

Curing & Protection: Work protected from frost, moisture, and direct sunlight during curing periods.



Maintenance Requirements

General

The Hormigon Trackwall system is designed for long-term durability with minimal maintenance. Routine inspections should be performed at least **once per year**, and after severe weather events.

Cleaning

- Clean brickwork using **soft brushes** and **clean water** only.
- Avoid acid or solvent-based cleaners.
- Allow mortar to cure for a minimum of **48 hours** before cleaning.
- Brushing should be done at a 45° angle to avoid damaging joints.

Inspection Schedule

Frequency	Action
Annually	Inspect for cracks, loose slips, or mortar erosion.
Every 3 Years	Check condition of fixings, trims, and sealant joints.
After Severe Weather	Inspect for displacement, frost damage, or water ingress.

Repair and Modification Procedures

All repair and modification works must comply with Trackwall Systems' specifications.

1. **Minor Repairs:**
    - Damaged brick slips may be removed and replaced individually using Slipbond adhesive and Lime Green Mortar.
    - Ensure replacement materials match the original in colour and size.
2. **Panel Replacement:**
    - If a panel is damaged beyond repair, remove affected section and reinstall per Trackwalls fixing layout.

External Fixings / Additions:

- The Trackwall system is non-structural. Loads from signage, lighting, or other external items must be transferred through to the substrate.

Fault Reporting:

- Any faults or failures discovered must be reported immediately and made good by competent personal to your installer/retailer

Health & Safety

- Appropriate **PPE** (gloves, goggles, dust masks) must be worn during maintenance or repair.
- Cutting or drilling into panels must be done in well-ventilated areas.
- Adhesives and mortars should be handled in accordance with the manufacturer's safety recommendations.
- Avoid direct contact with uncured adhesives or wet mortar.

STORING, STACKING & TRANSPORT

The Panels should be stored in a closed standard packaging on a dry and flat floor in a well ventilated enlosed space.

If it becomes necessary to temporarily store the boards outdoors, they must be placed in sealed standard packaging and stored either under a watertight roof or beneath a waterproof, weather-resistant PE (Polyethylene) or PVC tarpaulin on a flat, water-tight surface. The tarpaulin should be positioned and secured to allow airflow from the top of the pallet. Whenever a board is removed from the package, the packaging must be immediately resealed to maintain protection.

If packages need to be stacked, only packages of the same size should be placed on top of one another, ensuring that the pallet legs are aligned vertically. The total stack height must not exceed 3 meters. Adequate spacing should be maintained between stacks positioned side by side.

It is recommended that boards be transported primarily using pallets. If manual handling is required, each board should be carried by at least two people, one at a time, in an upright position with the edges parallel to the ground. Special care must be taken to avoid damaging the corners and edges during transport.

Boards should be stored horizontally on pallets, whether in the warehouse or at the construction site. If temporary placement on wedges is required, they must be laid horizontally on uniformly sized wedges spaced no more than 50 cm apart. Boards should never be stored leaning—either horizontally or vertically—against walls or similar surfaces.

Damage occurring during transportation is not covered under our warranty, as domestic sales are delivered on a Free on Truck (FOT) basis from our factory. It is the buyer's responsibility to arrange and cover transportation insurance.

Our panel Trackwall® is under a 5 year guarantee against production problems from the Panel Manufacturer.

TECHNICAL DATA

Fire Resistance: The Fibre Cement Board Fulfils the requirements of the reaction to fire classification A1 of EN 13501-1 :2007+A1 :2009

Board dimensions: Trackwall® is available in any size or shape as a bespoke cutting service.

Our standard sizes are: 2396mm x 1125mm & 1190mm x 1125mm

Track sizes can be altered to accommodate any Metric or Imperial Brick Slip size

Panel Thickness:	12mm
Minimum Dry Weight Per Panel:	2396 x 1125mm 36.2Kg / 1190 x 1125mm 18.1 Kg
Tolerance in Length:	±2mm (TS EN 12467)
Tolerance in Width:	± 3 mm (TS EN 12467)
Tolerance in Thickness:	± %10 t (t: board thickness)
Deviation in Perpendicular on Edges:	≤ ± 2mm/m (TS EN 12467)
Deviation in Straightness on Edges:	≤ 0,1 % x edge length
Surface Appearance:	Untextured, Grooved.
Dry Apparent Density:	min 1200 kg/m^3 (1,2 g/cm^3)
Bending Strength:	≥ 7 N/mm^2
Compressive Strength:	>35 MPa (After 24 hours of conditioning in 20 + 2 ºC water) >40MPa (After 7 days of conditioning in laboratory)
Frost Resistance:	Resistant to frost according to TS EN 12467
Water Resistance:	Resistant to water (According to TS EN 12467)
pH Value:	10,5 -12
Formaldehyde Emission:	It does not contain any Formaldehyde adhesive

Coefficient of Thermal Conductivity:	λ = 0,2166 W/mK (TS EN 12667)
Thermal Resistance:	55,401 x 10-3 m2K/W (TS EN 12667)
Coefficient of Thermal Expansion:	0,00493 mm/mK (DIN 51045)

Modulus of Elasticity: ≥ 4000 N/mm2 Average of the values parallel and perpendicular To the direction of production in ambient laboratory conditions

Water Absorption: 2 hours, by weight <15% (Of a board in ambient laboratory conditions)

Porosity: < 30% (Of a board in ambient laboratory conditions)

Water Vapour Permeation Resistance: μ= 13,31 (TS EN ISO 12572)

Mean Water Vapour Resistance Value: 0,187 m^2hPa/mg (TS EN 12086)

Moisture Movement 30-90% Relative Humidity: 0.05%

Increase in Thickness: < 1 % (After 24 hours in water)

Hot Water Effect: It is resistant to hot water according to TS EN 12467

Soaking – Drying: It is resistant to soaking and drying according to TS EN 12467

Lucideon Test Table

Test	Method	Requirement	Summary of Results
Hygrothermal Behavior	EAD 090019-00-0404 – Annex D EAD 090062-00-0404 – Annex M	No cracking, blistering, peeling or delamination	No Defects
Freeze/Thaw	EAD 090019-00-0404 – Annex E EAD 090062-00-0404 – Annex M	No cracking, blistering, peeling or delamination	No Defects
Bond Strength – Wall	EAD 090019-00-0404 – Cl. 2.2.8	≥ 0.08 N/mm2 or cohesive failure of insulation*	0.47 N/mm2
Impact Resistance – Wall	EAD 090019-00-0404 – Annex C EAD 090062-00-0404 – Annex G	Hard body Category I, II, III or IV	Category I
	EAD 090019-00-0404 – Annex C EAD 090062-00-0404 – Annex G	Soft body Category I, II, III or IV	Category I

Adhesive Description and Application Guidance:

The adhesive is a high-performance, flexible bonding agent designed for both internal and external wall and floor applications. Comprising cementitious binders, precisely graded mineral fillers, performance-enhancing additives, and a high concentration of redispersal polymer powder, the formulation offers superior adhesion and extended open time. It is specifically engineered for the installation of brick slips and natural stone onto a variety of substrates, including sand/cement render, brickwork, and blockwork. The product is also compatible with external wall insulation systems (EWIS).

Mixing Instructions:

Using a paddle mixer, blend the dry adhesive powder with clean, cold water until a smooth, lump-free, and cohesive paste is achieved—one that maintains its form when peaks are created. Ensure all powder is fully incorporated, with no dry pockets remaining. For ease of handling and cleanup, a flexible mixing bucket is recommended. To maintain optimal consistency during application, stir the mixture periodically. While a small amount of additional water may be introduced to regain workability, repeated rehydration of the same mix should be avoided to preserve performance characteristics.

Please always resort to the manufactures guidelines for installation and mixing processes

Lime Mortar:

Lime mortar is a traditional type of mortar made by mixing lime, sand, and water. Unlike modern cement-based mortars, lime mortar sets more slowly and remains more flexible, which makes it especially suitable for historic buildings and structures where breathability and movement accommodation are important.

Key Components:

Lime – Typically either:

Hydraulic lime (sets with water, contains natural clay impurities)

Non-hydraulic lime or lime putty (sets by reacting with carbon dioxide from the air)

Sand – Provides bulk and structure.

Water – Activates the lime and helps create a workable paste

UltraScape Slipbond Technical Data Sheet

INFORMATION

UltraScape slipbond is a flexible cladding adhesive for external and internal floor and wall applications. It consists of cements, graded fillers and additives and a high level of redispersal powder polymer. It is specially formulated with extended workability for fixing brick slips and natural stone to a range of substrates including sand/cement render, brick and block work and can be used with external wall installation systems.

TECHNICAL

UltraScape slipbond is a fully pre-mixed dry-pack which only requires the addition of water on-site. It can be applied to a thickness of 3mm-20mm up to 1m2 at a time.

PREPARATION

The preparation of the surface to be treated is of the greatest importance. Care must be taken to remove all loose material, debris, laitance, grease, paint and efflorescence. The concrete / masonry/ substrate should be thoroughly dampened with water. Any surplus water should be removed prior to commencing application.

MIXING

UltraScape slipbond should be added slowly to 5.2 litres of clean water per 20kg bag and mixed thoroughly, ideally with a forced action mixer for 3 minutes to give a slump free easily worked adhesive. Once mixed the mortar is immediately ready for use and has a pot life of approximately 2 hours at 20°C. Mix only sufficient material to be used within the pot life, do not remix or re-wet.

APPLICATION

Use a trowel to apply a layer of mortar on to the substrate with sufficient force to ensure a good bond. On large format stone it is advisable to back butter the stone unit prior to embedment. Once application of the mortar bed has taken place please ensure that the stone is applied within 25 minutes.

CLEANING

Tools should be cleaned in water immediately after use to remove excess materials.

PRECAUTIONS

This product contains cement which, when mixed with water, is alkaline and may cause skin irritation. Always wear protective clothing and work in well ventilated areas. If product enters the eyes, wash thoroughly with clean water. If discomfort continues, seek medical advice. As with all powder products, the material should be mixed carefully in order to avoid the raising of dust.

STORAGE

- Store in a dry place between 5-30o
- When stored correctly and used
- within 8 months of the date shown on the bag, the reducing agent

PRODUCT AND TECHNICAL DATA

- Unit/packaging 20kg paper bags delivered on shrink-wrapped pallets
- Storage Store in a cool, dry and frost free area at temperatures between 5°C and 30°C
- Coverage* 5m^2 at 3mm depth
- Yield 15 litres (approx per 20kg bag)
- Shelf life 8 months from the date of manufacture printed on this bucket, unopened in the above
- conditions. High temperatures and high humidity will reduce shelf life.
- Bond (Adhesion strength)*** >1N/mm^2 after 28 days
- Water required 5.2 litres per 20kg
- Colour** grey/brown

HEALTH, SAFETY AND ENVIRONMENTAL

Please ensure that appropriate PPE is used when preparing, mixing and applying products. Always wash hands before consuming food and make sure that materials are kept safely out of reach of children and animals. Please dispose of packaging and waste responsibly and in accordance with local authority requirements. A full material safety data sheet relating to this product is available from instarmac.co.uk

QUALITY ASSURANCE

All products are manufactured in a plant whose quality management system is certified / registered as being in conformity with BS EN ISO 9001, ISO 14001 and ISO 45001 Our products are guaranteed against defective materials and manufacture and will be replaced or money refunded if the goods do not comply with our promotional literature. We cannot however accept responsibility arising from the application or use of our products because we have no direct or continuous control over where and how products are used. All products are sold subject to our conditions of sales, copies of which may be obtained upon request.

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