

IMPORTANT

PLEASE READ THE FOLLOWING:

Unloading Check-out and Shortages:

It is essential, while unloading your Dean building, to verify that all components listed on the shipping papers were actually shipped. The actual quantities of the items on each truck are circled on the shipping papers. Any items found to be shipped short, or in direct conflict with the shipping papers should be noted on the driver's report. This serves two purposes: 1) you, as the erector, will be aware that a particular item is missing and can temporarily work around it; 2) it lets us know that we have a problem and allows us to react quickly. This system eliminates the discovery that something is missing at the time you need it to erect the building. Taking the time to properly unload the job and check it allows for proper placing of the parts around the jobsite, which should expedite the erection process. Dean will do its utmost to fill any reported shortages as quickly as possible. Once the erector, or owner, signs that he has received the goods and accepted them as being complete, we can only assume that shortages after this point are missing due to jobsite theft. All claims for damage or shortage must be presented, in writing, to the carrier – either Dean Steel Buildings, Inc. or common carrier, within seven days after receipt of materials by purchaser. Failure to do so voids any claim.

Storage and Protection of Materials:

A galvanic action known as “white rust” may result when aluminum, galvanized, or the galvanized pre-painted coating on piled flat sheets or nested formed sheets become wet from rain, condensation, or other causes. Under certain weather conditions, this “white rust” can happen in as little as 24-48 hours. Galvalume coated sheet is susceptible, as is galvanized sheet, to wet storage staining. However, due to the composition of the coating, the sheet surface will develop a dark gray discoloration as opposed to the white oxide that develops on galvanized. Formed pre-painted sheets must be protected from moisture, in the same manner as plain galvanized or galvalume sheets, if they are in contact with other sheets. The sheets must be properly packaged and stored. It is important upon receipt of material to examine packages for damage. Builders should take prompt action where cuts, tears, or other damage is evident. If moisture is present the panel should be dried at once.

Panels that cannot be stored out of the elements should be restacked individually and spacers put between the panels, so that individual panels can have air circulated around them (non-metallic spacers, i.e., wood, cardboard, etc.). Bundled panels should be off the ground sufficiently to prevent rising water from coming in contact with the panels. Bundled panels should also be slanted so that any condensation may be drained off. All bundled panels should be thoroughly covered with a waterproof canvas tarp. Do not use non-breathing materials such as plastic because they prevent air passage and tend to trap moisture in the bundle. Roof and side panels should be erected as soon as possible after their arrival at the jobsite. If prolonged jobsite storage will be required, the builder is advised to seek storage of the panels out of the elements.

Proper Erection Practices:

Dean requires that the erection of its products be done by experienced pre-engineered metal building assemblers. Erection and construction methods should be performed as outlined in the “American Institute of Steel Construction Code of Standard Practices for Steel Buildings and Bridges”. In addition, the erection policies and practices of both the SBA Independent Erectors Division and MBMA erection practices must be understood and adhered to. The quality of erection has a direct bearing on the quality of the end product. If there are any questions as to these drawings on the Dean Steel Building system, please do not hesitate to contact our Customer Service Department. (239) 334-1051.

Back Charge Claim Procedure:

Dean Steel Buildings, Inc. follows the back charge claim procedure adopted by MBMA and as outlined in the MBMA low Rise Building Systems Manual, Common Industry Practices, the Customer Service Manager must be notified at once when a condition becomes apparent, which may result in a back charge by the builder, or erector. Notification by phone must be confirmed in writing. Some approximation of the amount of the back charge must be established at this time, and written authorization from the Customer Service Manager must be secured before the work is started.

Dean will not honor any field corrections or back charges unless prior notice has been given and agreed upon. All discrepancies must be agreed upon, in writing, and accompanied with a Dean purchase order number before Dean will honor any back charges. Dean will then pay this agreed amount upon presentation of a final claim. Payment will be by credit memo to the Builder's account.

Any work which is undertaken without such notification and authorization, for which the builder expects to back charge Dean, will not be honored as a back charge.

Should such a discrepancy exist, Dean may elect to do one of the following:

1. Ship material from its plant for field correction (freight allowed).
2. Purchase material locally (or allow builder to do so) for field corrections.
3. Modify existing materials previously shipped to conform to requirements.
4. Return material to Dean's plant for exchange or modification requirements.

When delivery is contracted by Dean, it is our carrier's intent to arrive on the jobsite at a pre-designated time and every effort will be made to do so. However, Dean will not accept any back charges due to later arrivals.

Dean will not pay any back charges for delays that may be incurred due to shortages. Dean will not pay claims on improper unloading of material, improper storage of material, or delays or damages caused by improper erection techniques. Dean Steel Buildings, Inc. may make changes from time to time in their product lines by discontinuing, altering, or modifying any or all of the products included therein and by adding new and additional products thereto. Dean Steel Buildings, Inc. shall not, however, be liable to the builder in any way or for any reason on account of any change in Dean Steel Buildings, Inc.'s product lines.