OPERATIONS & MAINTENANCE GUIDE

Rooflight Solutions Rooflights

Please take the time to read the following guide to ensure you care and maintain your rooflight correctly.

GLASS

Please be directed to ensure that the following steps are taken for glass care and maintenance:

- Glass should be cleaned regularly with the use of mild soap and water, thoroughly rinsed with clean cold water and wiped dry.
- The solution should be applied using a soft sponge, wash-leather or rubber wiper blades. Ensure that no gritty or abrasive particles are trapped between the glass and cleaning materials. Metal parts of cleaning equipment should be prevented from contact with the glass.
- Do not have the glass washed when the surfaces are hot and don't let the soap solution dry on the surface.
- Water under high pressure, such as a high-pressure hose or pressure washer, should not be used to rinse the windows as this may drive water into the building envelope or wall assembly.
- Cleaning agents containing abrasives or strong chemicals and solvents should not be used.
- Extreme caution should be used to avoid damaging the surrounding glazing seals when cleaning.

The frequency of cleaning will be dependent upon the location and orientation of the glazing. It is better to start with a high rate of cleaning and reduce to suit local conditions. This will ensure stains do not become engrained into the surface of the glass.

In exceptional circumstances, grease, glazing materials and the like can be removed by commercial solvents such as toluene or methylated spirits, followed by a normal wash and rinse.

OPERATING GEAR

The operating gear used within our Electric Roof Windows have been designed to be maintenance free for ease of use & maintenance. Operating instructions, wiring diagrams will be included with your delivery paperwork and are also available from the Tech Spec & Download area within the product pages of our website.

PAINTED SURFACES

Cleaning of the powder coating is an important part of the routine maintenance.

The frequency of cleaning depends upon the environment in which the powder coating is in service. For areas of 'normal' urban environment we recommend a maximum period of 12 months between cleaning operations, unless any undue soiling is apparent on the coating, in which case cleaning should be more frequent.

The coating can be cleaned by using a solution of mild detergent in warm water.
All surfaces should be cleaned using a soft cloth, sponge or a natural bristle brush. Abrasive materials should be avoided as they will damage the coating.

If the coating has become heavily soiled it may be difficult to remove this soiling using only a mild detergent. In order to overcome this problem, several commercially available cleaners have been tested; Ajax Cream, Liquid Gumption, Flash (in water) & Ajax Liquid (in water). Should oil or grease deposits exist, then strong solvents must not be used to remove these. White spirit and RITEC 'clean all' have all been tested and approved for use.

Whilst tests show that products of this type may be used successfully in the removal of heavy surface deposits, particular care must be exercised in their use to avoid any scuffing of the powder coating.

In areas of high pollution, marine and swimming pool environments cleaning should be carried out every 3 months.

It should be noted that one of the conditions of any powder coating manufacturers guarantee is that the coating is cleaned at the specified frequency and that proof of cleaning is retained by the building occupier. This proof of cleaning should be in the form of a record sheet and must be available at the time of any inspection. If the proof of cleaning is not available then the claim under warranty will be dismissed.

SILICONE SEALANT

The sealant can be cleaned by using a solution of mild detergent in warm water using a soft cloth or sponge. Abrasive materials or cleaning agents containing abrasives or strong chemicals should be avoided as they could damage the sealant.