



# Guidelines for maintenance and use

Your new enclosed glazed balcony is an unheated outdoor space. The glazing panels will allow your apartment to benefit from the affect of solar gain which will have an impact on the energy needed to heat your apartment.

The system is designed to have controlled gaps between the opening glasses which allow for natural ventilation, among other things this will reduce condensation on the glass and aluminium. There may be slight water ingress on very windy days with driving rain.

## Maintenance

### Coated aluminium

We recommend that all aluminium surfaces are cleaned at least every other year. The surfaces should be cleaned by washing them with warm water. A soft cloth or sponge should be used to dry the surfaces. Scouring powder, steel wool or similar abrasive products must not be used.

If the surfaces are really dirty then a general cleaning product can be added to the water. Finally, the surfaces should be rinsed thoroughly with water.

### Folding glass panels

The horizontal top and bottom profiles which the folding glass panels move in must be kept clean and free from sand and other dirt. They can be cleaned using a small paintbrush and/or by rinsing the profile with clean water so that the water flushes the dirt out through the drainage holes in the profile.

The glass opens inwards onto the balcony so that it can be cleaned without the need to lean over the balustrade. The glass should be cleaned regularly using a standard glass cleaning product, abrasive cleaners must never be used. Boiling water must not be used when cleaning/polishing the glass, as it may cause the glass to crack.

In order to ensure the glasses open freely, the plastic fittings, control arm and top profile, must be lubricated with a silicone based lubricant as needed, but at least once a year. No other product apart from silicone must be used.

### Balustrade glass & filling materials

The internal face of the balustrade zone should be cleaned in the same way as folding glass panels. The external face of the balustrade can not be cleaned from on the balcony and will need to be accessed from outside in a safe manner

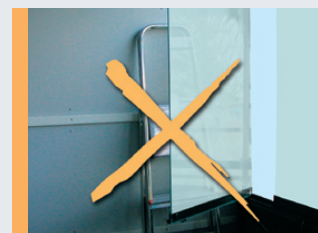
## Warranty

The warranty does not apply to normal wear and tear, or for damage caused by violent action. It is also a condition that the balconies are maintained in a good operational condition, in accordance with current maintenance regulations, and that they are used as intended in the user guidelines.

## Important precautions

The following guidelines must be complied with to maintain optimum function of the glass panels.

- Never force or treat the system roughly.
- The opening panels must not be slammed closed.
- The rolling gear is designed to open along the control arm on the horizontal profile and the position of this is critical. The control arm must not be adjusted. If it is adjusted, the panels will not open correctly and will fail.



- Nothing must be placed behind the panels to prevent them from opening through 90 degrees.
- When the panels are closed, the panel which closes first must be completely shut to ensure that the glass does not close against the preceding panel.
- The aluminium profiles must not be drilled, screwed into, or in any other way damaged.

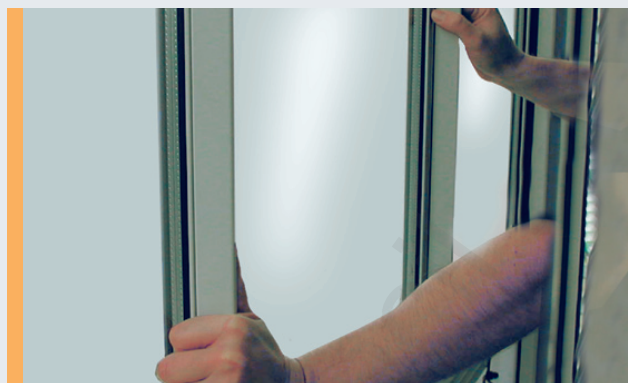


## Releasing the first glass panel



*The black plastic block on the horizontal profile beneath the folding panel is slid to the side.*

## Opening the first glass panel

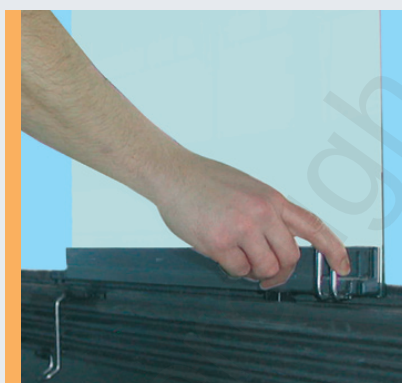


*Push panel no. 2. away from panel no. 1 and towards panel no. 3 to release the first panel.*

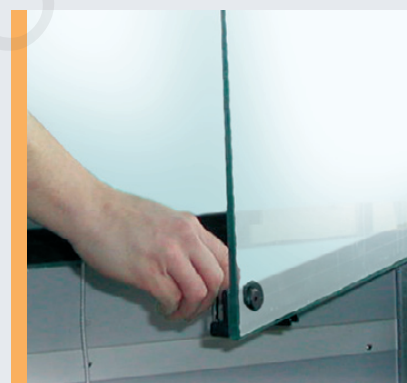
## Opening all of the panels



*Panel no. 1 turns inwards through 90 degrees.*



*The remaining panels open as follows: Panel no. 2 is pushed towards the open panel until it interlocks with the open panel.*



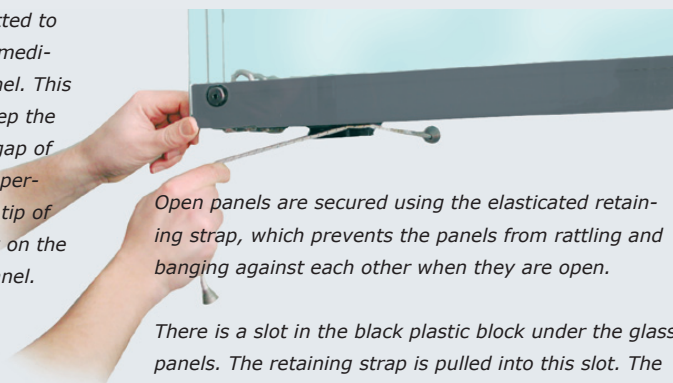
*The panel is then opened inwards until it meets the open panel. This operation is repeated for the remaining panels.*

## Ventilation opening



*A ventilation fitting is fitted to the horizontal frame immediately under the first panel. This fitting is designed to keep the first panel open with a gap of approx. 100 mm. It is operated by pushing rubber tip of the fitting into the track on the underside of the first panel.*

## Securing the open panels



*Open panels are secured using the elasticated retaining strap, which prevents the panels from rattling and banging against each other when they are open.*

*There is a slot in the black plastic block under the glass panels. The retaining strap is pulled into this slot. The panels are retained against the adjacent wall/element.*

## Use in frosty weather

When conditions change between freeze and thaw, the affect of moisture on the system can cause the brush strip on the frames to freeze to the glass panel. The panels must be opened carefully in such weather. If necessary, the panels can be prised apart.