

Glazed Screens

Handling and care manual (Construction Phase)

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FIRE | ACOUSTIC | SECURITY | HOSPITAL | BALLISTIC | COMMERCIAL
Performance Door, Window & Panel Manufacturers

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Post installation notes

Doors being held open with blocks or wedges after they have been hung will induce stress on the hinges or cause the door to twist when working against a closer. Wedges or blocks should be removed to avoid the temptation to use them. Fire doors must only be held open on approved magnetic hold open devices. Wedging open of fire doors is against the law as this will prevent them from functioning as a fire stop door.

Finish care and protection

External door and window frames must receive an appropriate finish to adequately seal and protect the materials depending on the degree of exposure, including additional protection by flashing.

Painted or powder coated steel in exterior situations requires regular cleaning to remove salt deposits and maintain the protective coating, the frequency of this cleaning is dependent on the location and level of exposure but quarterly cleaning should be a minimum given New Zealand's coastal environment. If prefinished screens are installed for long periods prior to handover to the end user this should be considered. For further detailed information refer "Dulux Caring for your powder coated article or joinery" data sheet attached.

Care should be taken to ensure that the water used in the cleaning process does not contact the glass core or unpainted/untreated elements. High pressure washing should be avoided at all times.

PAINT FINISHED

It is imperative that all components are well painted to protect metal surfaces where applicable. The selected coating system must be suitably maintained to provide an ongoing adequate seal according to the paint supplier's recommendations in order to prevent deterioration of the doors or frame.

ZINC TREATMENTS

In order to maintain the protective qualities of a zinc treated steel element, care should be taken to ensure that any damaged element is re-coated with the appropriate zinc-rich product.

POWDER COATED

As a general rule cleaning should take place every six months. In areas where corrosive agents are more prevalent, such as beachfront houses and industrial or geothermal areas, then a cleaning program should be carried out on a more frequent basis i.e. every three months.

Glass / Glazing Care

PRELIMINARY IMPORTANT INSTRUCTIONS

Glass is by its very nature, durable, tough and easy to maintain. By following the guidelines in this document, you can ensure that it stays clean and bright for many years:

- Execute the cleaning and maintenance of glazing in safe conditions. Wear the necessary personal protection equipment at all times and take the necessary actions for glazing difficult in access.
- Carefully read the manual of the chemical agents and detergents used. Comply with the instruction manuals. When in doubt, contact the manufacturer. Try to limit their use to the very strict minimum.
- All products containing hydrofluoric acid or fluorine derivatives are prohibited since they can damage the coating and the surface of the glass.
- Highly acidic and alkaline products are prohibited, as they are abrasive products.
- Ensure the chemical compatibility between the products used and other components (seals, paints used on the frame, aluminium, stone, etc.).
- When carrying out the special cleaning regimen, always start with a trial on a small area.
- Do not wash the glass when it is fully exposed to the sun. Avoid washing it when it is too cold or hot.
- Take advantage of the washing process to inspect the seals, drainage and frame (refer separate note below with regard to maintenance of Mastic below).
- Make sure that cloths, squeegees and other tools are in good condition at all times.

PREVENTION

Taking steps to prevent the build-up of dirt is the best way to prevent cleaning problems and lowering cleaning costs. For example:

- Prevent runoff from plaster, concrete, rust, excessive dust, etc.
- Prevent pollution and splatters of paint, facade treatment products, etc.
- Prevent metal from welding or grinding from coming into contact with the glass. This kind of damage cannot be repaired.
- Where necessary, protect the glass with a tarpaulin or plastic sheet, making sure to provide a dry, well ventilated air space.
- Do not use sealants, putties, oils, silicones, etc. that leave streaks on the glass.

INITIAL CLEANING AFTER THE GLASS IS INSTALLED (END OF PROJECT)

When glass is cleaned for the first time after being installed (end of project), it may be particularly dirty. We recommend the following steps:

- Remove labels as soon as possible. If there is any difficulty in doing so, solvents such as methanol, isopropanol, acetone, trichloroethylene may be used.
- Fingerprints and grease or mastic stains can be removed with solvents such as acetone,
- Methylethyceton (MEC) or ammonia provided that these products do not attack the seals and penetrate into the rebate.
- Rinse thoroughly to remove as much dust as possible. Perform the ordinary cleaning regimen. Examine any remaining dirty marks. Very carefully remove the majority of any remaining deposits of sealing compound, putty, cement, etc. using a specially designed scraper or a razor blade. There is a risk of scratching the glass, so take great care at all times. This is especially true for coated glass.
- Perform the special cleaning regimen where necessary.

ORDINARY CLEANING REGIMEN

In most cases, glass can be washed with plenty of clean water. Sometimes a bit of neutral detergent or an appropriate commercial cleaning product can be added to the water. A squeegee or specially designed cloths are also used. Once cleaned, the glass should be rinsed with clean water and wiped with a squeegee.

SPECIAL CLEANING REGIMEN

Remove oily spots and other organic pollution with solvents such as isopropyl alcohol or acetone applied with a soft, clean cloth. Remove other residue by lightly polishing with a suspension of cerium oxide in water (between 100 and 200 grams per litre). Rinse thoroughly and then follow the ordinary cleaning regimen.

SEALANTS

Continuous sealant contact around glass must be maintained. If the sealant has been damaged during the construction phase this must be reinstated using the same product. Please contact Pacific Doors for advice if required.

POST INSTALLATION DOOR SERVICE CHECK

The following work should be carried out prior to hand over to end user.

Visual inspection

- Check the general condition of the elements (damage, paint damage, ETC). Repair if required.
- Inspect silicone seals, glazing gaskets and ceramic fibre tapes for damage.

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Clearance gaps

- Check clearance gaps between frame and leaf.
- Adjust the hinges in case of deviations.

Hinges and locking pins

- Check the adjustment of hinges and locking pins ensuring the bodies are not rubbing.
There should be a minimum 1mm gap between the two hinge bodies (refer instructions below).

Seals

- Replace damaged or missing seals.
- Check the lowering floor seal for its trigger function and full contact with the floor and re-adjust.

Door closer

- Check the closing operation of the door.
- The door must be self-closing from any position (observe specifications in the installation instructions of the door closer).

Locks, handles, bar knobs, additional latches, drive bolt locks, switch latch in the fixed leaf, (all fittings)

- Check whether there are any visible traces of damage.
- Check all functions, e.g. opening of the fixed leaf if applicable.
- Check that the identification plate is fitted in the rebate and contains all the relevant information (if fire rated).

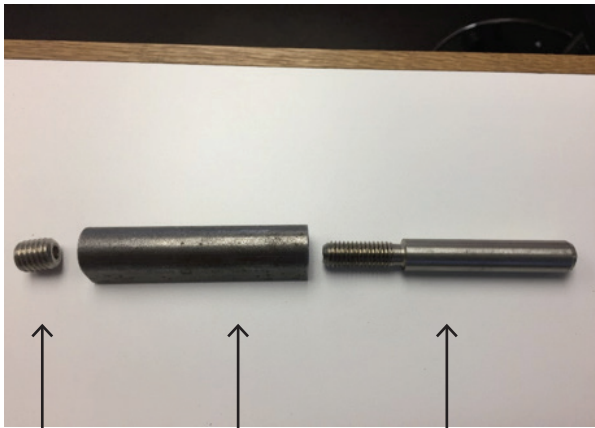
Hinge adjustment



To adjust in height loosen the lock nut with a 6mm Allen key.



Drive a 5mm Allen key through the hollow lock nut and move door leaf up or down by turning the hinge bolt with the key. After adjusting the height fix bolt with the lock nut.



Locking hollow grub screw

Bottom hinge body

Top hinge pin



5mm Allen key shown inserted through hollow locking grub screw

Bottom hinge body



Bottom locking grub screw in bottom hinge body

Top hinge pin 5mm Allen key hole shown