

Operations & Maintenance Manual

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1.0 Care & Cleaning

Glazing finish:

Wash and rinse glazing at intervals, to be determined by the owner. Use a solution of 5% mild soap or detergent cleaning solution sprayed on to wash the glazing surface. Follow immediately with a clean water rinse and promptly remove excess rinse water with a clean squeegee.

DO NOT use abrasive cloth, sponges, cleaner or solvent acid-based solution on the glazing.

Should stronger cleaning compounds be needed to remove stubborn stains, consult Roof Depot for recommendations.

Always rinse detergents from aluminium finishes with clear rinse water and dry with a clean grit-free cloth.

Aluminium frame/glazing bars:

As soon as possible after completion, and periodically throughout its life, the rooflight frame will require cleaning to maintain its present condition.

Frequency of cleaning varies with environment and desired degree of cleanliness. A solution of 5% mild detergent, and sponging should be sufficient, followed by a clean water rinse and drying with a clean, grit-free cloth.

DO NOT use harsh alkaline or acid-based cleaners containing strong chemicals, such as a tri-sodium phosphate acid.

If more severe cleaning techniques are required, consult Roof Depot for recommendation.

Upstand:

The curb is made of shock resistant uPVC which does not require any additional finish. The curbs are equipped with a self-adhesive protection film on the inside, which must be removed at first use of the product.

When cleaning the curb, use non-abrasive and neutral cleaning products only.

2.0 Ventilation

Passive ventilation:

Normally by means of 'trickle' or 'rotating' vents, to provide background ventilation. Trickle vents are adjusted by hand, and rotating vents are adjusted by a proprietary operating rod – available in 1.5, 2 or 3m lengths.

We advise checking every six months that nothing is blocking the vents and gently dislodging anything that may be obstructing airflow.

Opening ventilation:

Operated manually by spindle and proprietary winding rod, or electrically by means of 24V or 240V electric box motors. Manual operation opens to 300mm. Electric motors must be installed by a qualified electrician. Test annually by an Approved Electrical Installations Testing Company. Physically check fixing brackets to ensure fixings are secure.

3.0 Glazing Sealant

It is a condition of warranty that primary sealant between glass and frame is inspected annually, record kept and that any splits or defects are remediated immediately. Specific advice can be obtained from manufacturer technical department.

Should sealant repairs be required we recommend:

- For glazing-to-aluminium sealing, Dow Corning 791 Silicone, colour to match existing sealant.

Dow Corning 791 can be applied to sound, clean, dry and contamination-free glazing surfaces without primer. It is available in cartridge form and can be applied at outside temperatures as low as 32 degrees Fahrenheit, providing the surface is clean and frost free. Joints should be tooled within ten (10) minutes of application, and excess sealant should be removed at once.

Remedial caulking guidelines can also be obtained from the sealant manufacturer.

CAUTION:

The use of any acid curing silicone sealants (e.g. Dow Corning 999 or General Electric 1200) is not recommended and may cause failure!