Elite Aluminium Systems Ltd

MAINTENANCE of CASEMENT WINDOW SYSTEMS

PRODUCT DESCRIPTION

Casement windows are any type of window that opens by means of a hinged mechanism and fitted with a lever type latching and/or locking system operated by means of a handle.

The range of casement windows include fixed, top hung (open out), side hung (open out), bottom hung (open in), bottom hung (open out smoke ventilators), tilt & turn (open in), reversible pivot (open in), and reversible over-swing (open out).

Each type of opening casement window is fitted with an appropriate suite of window hardware that is proven suitable for the type of window installed.

The following schedule is the system designer's recommendation and guidelines for maintaining the overall window performance to ensure long term durability.

FINISH

In order to maintain the appearance of the applied coated finish to the windows the external/internal finish of the framing should be maintained in full accordance with the recommendations as given in the appropriate section of this document.

HARDWARE

It is advised that window hardware/ironmongery is checked and adjusted by a competent person every Six months to ensure that the windows are operating smoothly and in accordance with their designed application.

Fixed hinges, sliding hinges and slide stays should be checked and adjusted as necessary, as well as being lightly lubricated with a silicone spray.

Locking handles and multi-point locking mechanisms should be checked and if necessary, lightly lubricated with a silicone spray to ensure smooth and easy operation of the window is maintained.

Where special safety devices have been fitted to windows, these should also be checked to ensure they are correctly retained and operating satisfactorily.

Should any element of window hardware become damaged, it is recommended that an experience window maintenance engineer is employed to carry out any necessary repairs as the nature of works involved and the weight of glazed elements may prove hazardous to inexperienced personnel.

WEATHER SEALS

All windows will have been fitted with high performance weather seals, which shall be either a nylon brush type or extruded neoprene's dependant upon the type of window supplied.

These should be checked every Twelve months for signs of damage, shrinkage or distortion and replaced as necessary in order to ensure that the long term thermal performance of the window is maintained.

DRAINAGE

All windows will have an external drainage feature that is usually a 25mm wide slot machined into the framing and then covered with a black plastic cover mould.

It is recommended that at 12 monthly intervals, the windows are checked to ensure that such drainage slots & holes are not obstructed, and that these areas are wiped clean to remove unsightly marks.

GLAZING

The windows will have been double glazed with hermetically sealed glazing units comprising 2 sheets of glass with an air-filled cavity between the panes – refer to the glazing specification as noted on the project specific "as-built" drawings.

It is advised that any broken glass is replaced with glass matching the original glazing specification, in order that external aesthetics are maintained.

Re-glazing of casement windows is a relatively straightforward operation, but we do advise that a competent specialist commercial glazing company should be employed to replace any damaged glass.

Please refer to separate data sheet for the care and maintenance of the glass.

EXTERNAL SEALANTS

The windows will have been sealed to the structure of the building with an externally applied construction grade low modulus mastic silicone sealant.

This sealant should be inspected at least every Twelve months and where the sealant has been found to be damaged or has failed due to splitting and/or shrinkage it should be replaced immediately to ensure that there is no risk of water ingress into the structural fabric of the building.

NOTE: These recommendations are what we would consider to be the minimum requirement for routine maintenance and cleaning to maximise the product life. However, should a problem develop with either the performance of the product in total or of the componentry fitted to the product, between checks, then appropriate action needs to be taken to overcome them.

MAINTENANCE

WINDOW ESPAGNOLETTES

To ensure that your window espagnolettes function correctly, it is important that the maintenance procedure (shown in the adjacent diagrams) is carried out.

HANDLES

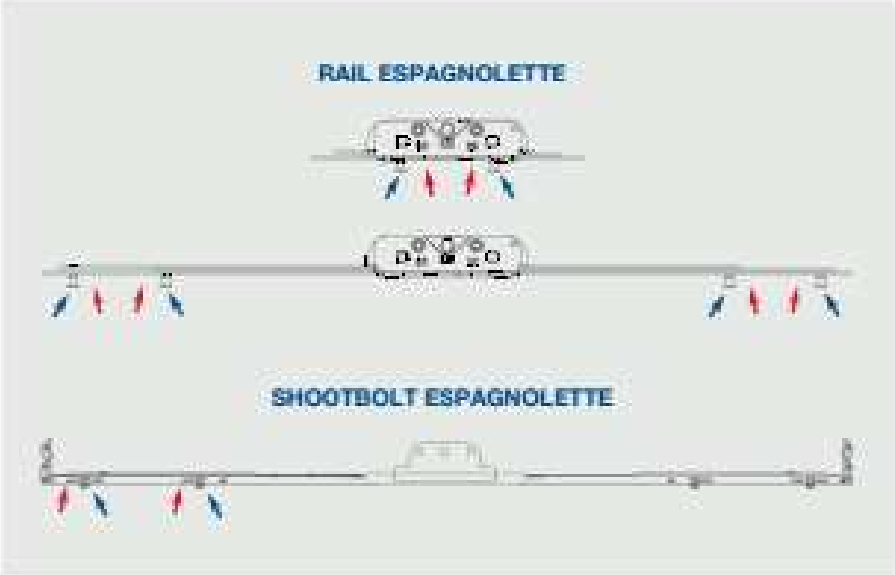
We recommend the below maintenance checks:

- Ensure the handle is free from and building materials and debris which could affect the mechanism. The handle may be cleaned using warm soapy water or a mild detergent using a soft sponge. Ensure that the handle is thoroughly rinsed and dry after cleaning.
- All fittings must be inspected to ensure that they are firmly fixed. Where necessary all fixing screws have to be tightened, with all damaged/worn parts exchanged for original parts by a qualified technician.
- Lubricate the pivot points of handles using general light engineering oil with corrosion inhibitors such as 3 in 1.
- Over tightening of the fixing screws could apply unnecessary strain to the locking mechanism's gearbox therefore impairing the lock.

LOCK MECHANISMS

We recommend the below maintenance checks:

- Ensure the lock is free from grime, dirt and any debris which could affect the mechanism. Lubricate the component using general light engineering oil such as 3 in 1.
- All fittings must be inspected to ensure that they are firmly fixed. Where necessary all fixing screws have to be tightened, with all damaged/worn parts exchanged for original parts by a qualified technician.
- Mechanism can be cleaned using detergent liquids or aerosol based cleaners.
- Ammonia based and abrasive cleaning fluids must not be used on any hardware, only use cleaners that have no effect on the corrosion protection properties of the fittings.
- Exposed components when the window is opened such as locking cams and hook bolts should be wiped with a soft cloth to rid of any residue lubricant and grime.

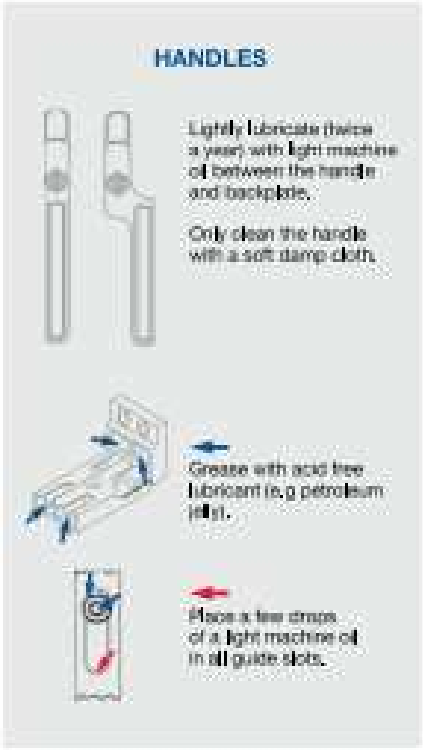


FRICTION STAYS

We recommend the below maintenance checks:

- Friction stays, restriction arms and safety catches should be lubricated with light engineering oil such as 3 in 1.
- Remove any dirt and debris from the, pivot, sliding shoe and track, re-apply lubrication to the pivot points only.
- The friction stays are to be cleaned using a damp cloth, with a mild solution of warm soapy water.
- All fittings must be regularly inspected to ensure that they are firmly fixed. Where necessary all fixing screws have to be tightened, with all damaged/worn parts exchanged for original parts by a qualified technician.

A qualified technician must execute all major adjustments or replacements. Any attempts to complete repairs without the correct resources or product awareness could result in personal injury or damage to the mechanism.



For maintenance frequency, please refer to the frequency section at the end of this manual.