

Architectural & Metal Systems Limited encourage clients to maintain their products so as they can enjoy many years of life long service. In order to achieve this aim consideration must be given to the regular maintenance of both surface finishes and the engineered components of the systems.

This document is intended to provide assistance to clients in designing a programme of maintenance and extending the life cycle of products and ensuring that all product warranties are not invalidated.

Where specific information on products is not available in this document, please do not hesitate to contact AMS's technical department for further assistance.

We would encourage that the project fabricator provide an annual maintenance programme or alternatively a specialist maintenance company can be employed to carry out this essential function.

Aluminium – The Core Material

The strength and weather resistance of aluminium is not impaired by naturally occurring oxidisation and dirt deposits. When exposed to the elements the untreated and unpainted surface of aluminium combines with oxygen to form a tough protective oxide coating which aesthetically is not a particularly pleasant finish thus the trend to provide a painted protective coating which also adds to the integrity of the finished aluminium profile

Architectural Paint Finishes

There are several options available when considering decorative paint coatings for aluminium profiles and these should be adhered by a Qualicoat approved paint applicator incorporating a chromate free pre-treatment process of the aluminium profiles. After the installation process on site all polyester powder coated aluminium should be cleaned with a non-alkaline detergent and warm water using either a soft cloth or sponge. Steel wool, strong acids, alkalis and abrasive cleaners should never be used.

The accumulation of grime makes it necessary to clean the surface of painted aluminium regularly to maintain its appearance. In polluted industrial, marine or large city locations it is recommended that cleaning be carried out at least once every three months and in cleaner rural locations at least once every six months. Cleaning of the aluminium frames can usually be carried out at the same time the window glass is being cleaned.

Gaskets

The cleaning and maintenance of gaskets should be carried out using warm water with a mild detergent. Abrasive chemical compounds and solvents may affect the outer surface of the seal and should be avoided at all times.

Glazing gaskets and weather seals should be inspected every year and where damage to the gaskets and shrinkage from the corners of the glazing has occurred, gaskets should be replaced.

Maintenance of Window & Door Fittings

Friction Hinges

The friction hinge should be free from dirt, debris and any other obstructions and in particular the pivots and sliding shoes.

Restrictors

These should be adjusted sufficiently to ensure the window remains open in the required position so that undue force has to be used to open the window.

Handles

Handles should be cleaned with warm water and a mild detergent using a damp cloth.

Espagnolette Locking

Espagnolette locking mechanisms should be examined on an annual basis.

All moving parts should be lubricated with light oil. Keeps should be checked to ensure that they have not moved and if necessary they should be re-aligned to ensure adequate engagement and compression on the perimeter seals.

Tilt & Turn Gearing

All of the tilt & turn gearing mechanisms should be maintained annually including the corner deviation, top stays and slide rods should be cleaned using a non-resinous grease or oil. The sash closing mechanism may be adjusted turning the eccentric rollers around and the moving frame to increase the pressure on the locking point. Screws holding the handle in place should be checked to ensure the handle is tightly fitted to the frame.

Commercial Door Fittings

It is recommended that a six monthly preventative maintenance programme is carried out to ensure the trouble free operation of the door system.

It is also recommended that a competent door maintenance company is contracted to check on the overhead closers, hinges, locks, handles in this agreed maintenance programme.

Bi-Metallic Corrosion

Care must be taken and in particular when designing brackets for curtain walling systems. Isolate dissimilar metals from each other either with a membrane or protective coating. Avoid the possibility that water could accumulate over long periods of time between two metal types.

Choose two metal types that are close in the galvanic series.