

## Maintenance & Care of Aluminium Frames

### General

Aluminium frames manufacture by North Eastern Glass Ltd are constructed generally from extruded aluminium sections which are finished in one of two ways, Silver Anodised or Polyester Powder Coated which require cleaning in exactly the same manner.

### Cleaning

#### Selection of Cleaner.

Non alkaline detergent and warm water may be safely applied to any aluminium finishes using a soft cloth or sponge and nothing harsher than a bristle brush or nylon pad should be used. If there is any doubt, a few moments testing the cleaner on an unobtrusive area of the aluminium is advised. This cleaner should be in the same concentration and be applied in the manner intended for the job. It should remain in place for some time so that it dries, after which the area should be inspected for stains or for softening or dissolution of organic finishes.

**Steel wool, strong acids and alkalis, and abrasive cleaners should never be used.**

#### Frequency of Cleaning.

The accumulation of atmospheric grime makes it necessary to clean the surface of the aluminium regularly to maintain its appearance. In badly polluted industrial, marine or large city locations it is recommended that cleaning is carried out once every three months, and in relatively rural locations once every six months. Cleaning can usually be conveniently carried out when the window glass is cleaned.

The frequency of cleaning will also depend upon the standard of appearance that is required. It may be, for example, that windows which can be closely inspected at ground level or immediately higher will need to be cleaned more frequently than windows at higher levels.

Providing this recommended frequency is maintained it should never be necessary to use cleaners which are more aggressive than a non alkaline detergent in warm water in concentrations which can be handled with bare hands. After application these cleaner should be removed with clear water and the area wiped dry.

**It is quite wrong to assume that if cleaning is carried out less frequently than recommended, the surface of the aluminium can be restored with the occasional use of more aggressive cleaners.**

Such cleaners could damage the finish, metal, the glazing and sealing systems, and even the glass. Therefore the practise should be avoided.

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### **Perimeter Seals**

Generally the mastics and sealants available have a shorter life than that of the windows and will therefore require periodic inspections. Where the seal has deteriorated it should be raked out and replaced using either the same type of materials as before, or a superior one which is compatible with any remaining material. Advice on suitable materials should be obtained from the sealant manufacturer if the original material is unknown, or if it is intended to use a different material than the original.

### **Glass and Glazing**

All glass supplied by North Eastern Glass Ltd complies with BS 6262 – 1982. The exact type and specification of the glass relevant to your contract will be detailed on our production drawings which are enclosed.

### **Replacement Glass**

Dependant upon the type of system used the procedure used to replace the glass changes. Please refer to the enclosed sheet which is specific to your contract.

i.e.     Curtain Walling  
          Shopfront  
          Casement Windows

### **Door and Window Hardware**

Hardware is specific to each contract and is detailed on our enclosed production drawings. All moving parts, locks, hinges, sidearms and handles etc must be oiled with a light grade lubricant on a six monthly basis or more frequently if there is a salt or chlorine atmosphere.

Replacement hardware is available from ourselves if required due to breakage or damage.

### **Automatic Sliding and Swing Doors**           (Where Applicable)

Automatic door equipment is high specialised and undertaken by Subcontract Companies who install the equipment to the current British Standards. Please refer to the enclosed manual for further in-depth information on operating procedures and periodic maintenance.

## **Manual Door Closers** (Where Applicable)

Most manual doors are fitted with either concealed overhead transom closers or floor springs, dependant upon the client's requirements.

Differing strengths and hold open/non hold open closers are available. The closer strengths can only be a compromise to allow easy access by persons of different strengths on one hand and on the other hand is expected to overcome gale force winds far stronger than any person. **If doors open outwards, this factor should be given great consideration if wind damage is to be prevented. Suitable positioned and adequate door stops should be fitted without exception. This type of work regrettably does not fall within our normal scope of work, being standard builders work.**

Closers are adjustable for closing speed but this is better left to an experienced fitter as the adjusting screw must only be turned an eighth of a turn each times. Any excessive adjustment can ruin the closer.

To remove doors on floor closers, simple retract the top centre pivot by turning the appropriate screw and lift the door off the floor spindle. To remove doors with transom closers the procedure is very similar but in this case the strap in the door head gripping the closer spindle is in two halves with the inside half having to be removed. Access to this strap is gained by first removing the small cover plate positioned directly under the closer but on the top rail of the door.

Refitting is the exact reversal but make sure that the door is offered back in the same position as removed. **Not 90 degrees out of position.**

### **Note**

Doors which are operated on transom and floor closers should never be wedged open as this will push the door out of line, if were are required to return to site to rectify problems caused by wedging doors open, all applicable costs will be charged to yourselves.