

Facade Glazing

CLEANING AND MAINTENANCE GUIDE



VERSION 1.0 – SEPTEMBER 2013

This version of the guide replaces and cancels all previous versions.
Please check www.yourglass.com regularly for any updates.



WARNING

Carefully read this manual before any cleaning and maintenance of facade glazing.



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. Refer to the safety-rules and -instructions defined by the national or local administration, the cleaning associations and requirements described by the end-user (company of private person).
- 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.
- Make sure that cloths, squeegees and other tools are in good condition at all times.

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1. 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.

2. FREQUENCY

How often the glass needs to be cleaned will depend on the surrounding environmental conditions and pollution levels. Glass gets dirtier in dusty, industrial areas, in areas with lots of road traffic, near the sea, and when it is not exposed to very much rain. Failure to take certain precautions when designing the facade or installing the glass can also play a role.(e.g.: ,a roof glazing shall have a minimum slope of 10° vs horizontal). Glass should be cleaned frequently enough so that the ordinary cleaning regimen described above is sufficient. The recommended minimum frequency is every six months.

3. SPECIAL CLEANING REGIMEN

When ordinary cleaning is not enough, other steps can be taken:

- 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.

4. 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 and adhesive cork or interlayers 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.

5. SPECIAL INSTRUCTIONS FOR COATED GLASS

Coated glass - specifically Stopsol, Sunergy, Planibel G fasT, Planibel Low-e Anti-Fog - have a metal oxide coating that is applied to the glass. These coatings are very resistant and durable.

No particular precautions need to be taken when the coating is positioned on the inside of the insulating glazing unit (position 2 or 3, i.e. in contact with the air/gas layer).

In single glazing or when the coating is located on the outside of the insulating glazing unit (position 1, external side of the building, or position 4, internal side of the building), the ordinary and special cleaning regimens described above are also suitable. However, bear in mind that a transparent and very thin metal surface is being washed.

Remember:

- Any scratching will penetrate the surface of the coating and cannot be repaired.
- Any excessive mechanical treatment might remove the coating in localised areas.
- Avoid all contact with metal objects.
- Avoid all chemicals that would attack the surface and damage it irreparably.

Consequently, special care should be taken to follow the guidelines and precautions set out in this document. In areas with high levels of pollution, treatments and products supplied by experienced professionals are essential. For instance, see www.djyms.com.

6. PREVENTION

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

During the design phase:

- Make sure that water drainage and discharge systems are in place to prevent runoffs of polluted water over the glass. Water tends to gather pollutants as it runs over bricks, concrete, zinc, roofing materials and so on.
- Make sure that it is possible to gain access to the glass so that it can be cleaned.

During the installation phase:

- Prevent runoff from plaster, concrete, rust, excessive dust, etc.
- Prevent pollution and spatters 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.
- Comply with the instruction manuals.
- Follow the glazing instructions (see www.yourglass.com).