



NU-LITE BALUSTRADING PTY. LTD. ACN 104 762 307

Hickory Construction.

PROJECT: Banksia Apartments

Nu-Lite Balustrading Care and Maintenance Procedures for Aluminium & Glass Balustrading

Aluminium painted and anodised

Aluminium

The majority of the aluminium supplied for architectural products has its natural corrosion resistance further enhanced by additional surface protection. These finishes produce a surface that is both attractive in appearance and low in maintenance.

Care During Installation

The products made from this material are in a finished condition that requires suitable packing to prevent damage from abrasion during delivery. On site they should be stored in a clean dry area away from cement, lime, paint, acid etc. During installation, they must be protected from building fall-out such as wet plaster, mortar, paint and welding spatter. Wet plaster and mortar should be removed immediately and the soiled area washed down with clean water. Acid used for cleaning brickwork must be prevented from dripping on to aluminium. Should this occur, the acid must immediately be washed off with clean water.

If strippable coatings or pressure sensitive tapes are used to protect exposed surfaces, care must be taken not to damage the finish during their removal. Prolonged exposure to sunlight can make them increasingly difficult to remove.

Maintenance

Both painted and anodised finished surfaces should be regularly washed down with water to maintain their attractive appearance. The aluminium-framed balustrading should be washed whenever the glass is cleaned.

The frequency of washing is determined by the desired appearance of the structure and by the local environment but should occur at least every six months. Areas close to the sea or subject to industrial fall-out and having limited rainfall require more frequent attention.



Cleaning

Where regular maintenance does not remove all the dirt which may be adhering to the surface, the following procedure should be followed:

Painted finish

Wash with warm water and a non-abrasive kitchen detergent, using a soft cloth or a soft bristle brush. To prevent shiny spots do not press too hard and to minimise streaking wash from the bottom up. Rinse with fresh clean water immediately afterwards to remove all traces of detergent.

Anodised finish

Washing as recommended for paint finish should first be tried. If this does not remove all dirt build-up a solvent cleaner such as kerosene, turpentine or white spirit may be used. Failing this, mild oil-base abrasive car cleaner or mild soap-based abrasive bath cleaner can be used. Thoroughly rinse and dry with a soft cloth after cleaning.

- A coat of liquid wax may be used to enhance the gloss finish on both finishes.
- Do not use highly caustic or highly abrasive cleaners on any type of finish.
- Do not use solvent cleaners on paint finishes.

Precautions

1. To avoid the possibility of corrosion, only aluminium, stainless steel or galvanised steel fasteners should be used for fixing aluminium.
2. In a marine environment, stainless steel fasteners must only be used.
3. Water running off copper or lead roofing or flashing materials may have a corrosive effect on aluminium. Avoid installing copper or copper alloy products if water may run from them on to aluminium.
4. Insulate and protect aluminium from unseasoned timber as the sap can cause stains that are almost impossible to remove.
5. Liability for all goods supplied passes to the purchaser on acceptance of the installed goods into their care.

Hardware

Operating hardware such as locks and hinges should be checked for tightness of fixing screws and lubricated six monthly with a spray-on **product such as WD40**.

Installation on or close to the coast should be lubricated more frequently.

Glass

Introduction to Clean Glass

Attractive, efficient use of glass requires clean glass surface. Unclean glass losses many aesthetics qualities. Dirt on glass is any unwanted substance on its surface. The degree of dirtiness or acceptable cleanliness depends on the end use. There are four general categories of dirt on glass surfaces: Particulates, Surface residues, reaction contaminates, and surface corrosion.

Categories of dirt on glass surfaces:

1. Particulates are solid materials loosely deposited on the glass surface. They are best removed with nonabrasive mechanical methods, i.e. high-pressure water spray.
2. Surface residue are contaminates cleaned from glass with detergent washing solutions. Examples include fingerprints, smudges & cutting oils.
3. Reaction Contaminates are those that chemically react to the glass surface, for example alkaline solution leaching from concrete and rust from steel during a building's life may lead to surface corrosion of Glass.
4. Surface Corrosion technically is not dirt, although a corroded glass surface will appear semi opaque and this can be mistaken for deposited dirt. Surface corrosion is irreparable.

Cleaning & maintenance of Glass

In order to maintain a clean glass surface, cleaning must be preformed on a regular basis, the frequency of cleaning the glass is determined by the desired appearance of the structure and by the local environment but should occur at least every six months. Areas close to the sea or subject to industrial fall-out and having limited rainfall require more frequent attention.

1. Rinse glass to remove loose dirt.
2. Apply mild soap, mild detergent or in extreme cases commercial solvents to glass either by spraying or using clean, grit free cloth or sponge saturated with the cleaning solution. The area of glass being cleaned, normally 1 to 1.5m², should be completely covered by the cleaning solution. Care should be taken to avoid solvent contact with the glazing sealants, Aluminium framing or other materials that may be affected by solvents.

Note: Solvent manufacturers directions and warnings must be followed at all times.

3. The above cleaning solutions should be wiped onto the glass in a circular motion, applying light to moderate pressure.
4. The Glass surface should then be cleaned immediately with generous amounts of clean water, removing the cleaning solution from the glass. **In no case should a 'blade', 'scraper', 'Steel wool', or similar tool be applied to the glass surface.**
5. Using a squeegee or a clean lint free dry cloth, remove the water from the glass surface.
6. If required, steps 2, 3, 4 and 5 may be repeated.

Special Care

1. For coated glass surfaces with Low E reflective coating, refer to the manufacturers cleaning recommendation.
2. Glass should not be cleaned in direct sunlight.

3. Care must be taken when cleaning the surface opposite the Australian Standards identification mark. This is due to factors inherent in the production process of horizontal tempering.
4. In no case should harsh cleaners or alkaline materials be used on the glass.
5. Liability for all goods supplied passes to the purchaser on acceptance of the installed goods into their care.