



GLAZING
VISION

Operation and Maintenance Manual

Flushglaze

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Introduction

Thank you for purchasing a Glazing Vision Flushglaze. We hope that it gives you many years of service. The Flushglaze is a fixed product designed to provide maximum daylight with minimum visible internal structure. It is available as a standard Flushglaze product, a fire-rated Flushglaze product and as a walk-on Flushglaze product.

The Flushglaze is available in a variety of configurations - singlepart and multipart formats in rectangular and circular shapes with and without wall abutments, the maintenance is similar regardless of type. Special care should be taken with fire-rated products so as not to do or change anything that might affect its fire certification.

The product is intended to provide natural daylight and weather resistance. It is fixed and does not open. Only walk-on units may be walked on, and only fire-rated units are certified as such.

A variety of optional extras such as special colour and easy clean coating are available. A variety of anti-slip finishes are available for walk-on glass.

This product is robust and long-lasting, boasting excellent thermal performance and air tightness. Walk-on glass will have been designed to suit the relevant floor loading specified at the time of order, this should be checked for suitability if the building use changes.





Maintenance must only be carried out by suitably qualified personnel. Care should be taken when working on the product, avoiding accidental damage. Maintenance requirements can be found within this manual and maintenance log records must be completed to ensure the unit performs as required and the warranty is not invalidated.

Should you have any queries beyond this manual please do not hesitate to contact Glazing Vision.



Safety Information

Accessing your rooflight in order to carry out routine maintenance may involve working at heights, working at an unusual angle, being in unfamiliar locations or all of these. **Before** work is commenced, stop and consider the best way to carry out the task and what hazards you might encounter.

	<p>Let our experts carry out your routine maintenance with a maintenance contract. Contact: glazingvision.com/contact</p>
	<p>Consider:</p> <ul style="list-style-type: none"> • How you will safely access your rooflight to carry out maintenance. • Any openings, voids or unprotected edges that might pose a significant risk whilst working at height. • Using an elevated platform, cherry picker or scaffolding in preference to a ladder. • If specialist access is needed. • What personal protective safety equipment is required. • How you will transport equipment to the rooflight. • How you will work so as not to drop equipment. • Your personal capability to safely carry out the task. • Wearing suitable clothing so as not to snag or catch on things. • Impact of weather on the task, especially driving rain and high winds. <p>If in doubt, please contact Glazing Vision for assistance.</p>
	<p>Anticipated hazards may include:</p> <ul style="list-style-type: none"> • Falls from height. • Unsafe use of ladders. • Equipment falling from height. • Slips, trips and falls. • Fragile roof areas. • Finger or clothing entrapment in mechanical or moving parts.
	<p>Do not attempt to repair, move or dismantle the product unless suitably competent and qualified to do so, with the appropriate safety measures in place. Any repairs and/or movement of the product may invalidate the warranty. Please seek advice from Glazing Vision.</p>

Warning

The following warnings are here to prevent personal injury and damage to the product. Please follow them explicitly.

- The product must be properly installed and commissioned in accordance with the installation manual before it is used.
- Use the product only for its intended purpose.
- Regular cleaning and maintenance must be carried out according to the guidelines described in this manual.
- Glazing Vision strongly recommends that any work is carried out by suitably qualified individuals (e.g. Glazing Vision trained personnel or contractors).
- Do not place anything on, walk or sit on the unit (except if a walk-on unit).
- Avoid dragging or placing metal (or other similar material) items on/over the product as this may scratch the glass or damage the paint.

For more information or assistance please contact Glazing Vision.

Glass Specification and Breakage Instructions

Glass Specification

Various options are available at time of order. If specific data is required for the glazing, please contact your supplier for a glass data sheet covering the specification installed within your unit. Walk-on glass will have been designed to suit the relevant floor loading specified at the time of order, this should be checked for suitability if the building use changes.

Breakage Instructions

Glass breakage is not covered under the product warranty. In the event of the glass being damaged please contact Glazing Vision for assistance.

Should a walk-on glazing unit break for any reason, it is imperative that **use of the walk-on unit is stopped immediately**. The walk-on glazing unit in its entirety is designed to take the rated load and includes some redundancy. In the event of one pane being broken whilst a person is standing on the unit, there is no immediate risk of full failure of the unit, however in this state **the redundancy in the unit is lost** – if the further panes were to be broken, serious injury could occur.

Routine Maintenance

General Maintenance and Safety

To keep the Flushglaze in good working order:

- Do not place anything on, walk or sit on the unit (except if it is a walk-on product).

Specific Maintenance Requirements

Maintenance must only be carried out by suitably qualified personnel*. The following maintenance requirements must be completed and logged on the sheets at the back of this manual. Glazing Vision can offer a service/maintenance contract – please contact us for further details.

*Suitably qualified assumes Glazing Vision Engineers or Approved Installers (installers that have attended a Glazing Vision installation training course for this product and carry 'Approved Installer' status), or an experienced service engineer.

Annual Requirements (at least annual - recommended every 6 months)

- Check the integrity of the glazing unit(s) (there should not be any misting or condensation).
- Check that all fixings are appropriately tightened.
- Clean and inspect all rubber/silicone seals, contact Glazing Vision to arrange for replacement seals to be fitted if required.

Cleaning Requirements

Regular cleaning should be carried out, increasing the frequency if the area is subject to excess debris such as falling leaves or heavy soiling from atmospheric pollution. Due to the Flushglaze's unique bonding method and the pitch built into the upstand, there should be no water ponding on the glass when installed correctly.

Any standard glass cleaning product can be used to clean the glazing unit(s). However, take care not to use abrasive materials or cleaners as this may affect the unit and its finish. The framework of the unit can be cleaned using warm soapy water with a soft lint free cloth.

- Clear any debris from and around the unit.
- Clean the glass and inspect the integrity of the glazing unit(s).
- Clean the frame and inspect the finish integrity.
- Clean and inspect all rubber/silicone seals, contact Glazing Vision to arrange for replacement seals to be fitted if required.

Disposal at End of Life

Glazing Vision design products with ease of recyclability at end of life in mind. Many of the main components used are widely recyclable and we encourage you to recycle the unit and/or dispose of the component parts responsibly, in accordance with the guidance from your local authority.

This product comprises the following materials:

Aluminium framework and corner brackets	Widely accepted for recycling at local recycling depots.
Stainless steel (Fixings, nuts, bolts, screws, brackets etc.)	Widely accepted for recycling at local recycling depots.
Glass	Widely accepted for recycling. Check disposal locations with your local recycling depot.
PVC/nylon/plastic	Recyclable - check disposal with your local recycling depot.
Rubber seals and silicone sealant	Not currently recyclable.

Security and Certification

Standard and Walk-On Flushglaze Units

The Flushglaze is designed with security as a priority. It is tested to LPS2081 Issue 1:2015. It is approved by the Loss Prevention Certification Board (Cert/LPCB ref: 1347a) and Secured by Design:

Secure (Security Rating A)

The inner pane must be at least 8.8 mm PVB laminated glass (two 4 mm thick panes separated by an 0.8 mm thick PVB interlayer).

Secure+ (Security Rating B)

The inner pane must be at least 9.5 mm ionomer laminated glass (two 4 mm thick panes separated by a 1.5 mm thick ionomer interlayer).

Fire-Rated Flushglaze Units

The Fire-Rated Flushglaze has been tested and certified for 30 minutes integrity and 30 minutes insulation. Tests were by Building Research Establishment (BRE) Watford (13 Nov 2007) and approved by International Fire Consultants. The BRE test report is number 239658 and the field of application report is number IFCA/08008.

All Flushglaze Units

This product has been independently performance tested by the British Board of Agrément (certificate number 12/4895). To achieve certification, it underwent a rigorous testing regime that included weathertightness, security, thermal performance, structural integrity and durability of paints and sealants.

Serial Number

Each Glazing Vision product has a unique serial number. A label giving this serial number is affixed to the exterior of each Flushglaze. This number should be recorded within the maintenance log section of this manual for future reference. If you need to contact us for any reason, Glazing Vision may ask for the product's serial number to enable us to assist with your enquiry.



Warranty Information

A warranty document will be provided with the product. If this is misplaced it can be found at www.glazingvision.com. To ensure the warranty is maintained, the product must be regularly maintained/serviced in accordance with the instructions in this manual.

Maintenance Log

Project Address:

Unit Serial Number:

Work Completed	Notes	Name	Date
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