



OPERATIONAL & MAINTENANCE (O&M) GUIDE FOR ALUMINIUM GLAZED PRODUCTS

1. Introduction

This O&M Guide sets out the cleaning and maintenance requirements necessary to preserve the appearance, performance, and durability of SGG Manufacturing Limited Aluminium Glazed Products. Compliance with this O&M Guide is a condition of the Product Warranty. Failure to carry out the prescribed cleaning and maintenance at the stated intervals will invalidate the warranty.

This O&M Guide should be read in conjunction with the product installation guide provided by SGG Manufacturing Ltd or the approved system supplier. The long-term performance of the Products depends on correct installation and appropriate operation by the user. Any damage resulting from poor installation practice, misuse, or failure to operate the Products in accordance with manufacturer instructions is not covered by the Warranty.

2. Cleaning Frequency

Environmental conditions directly affect maintenance frequency. The table below defines the minimum recommended cleaning intervals for aluminium powder-coated surfaces:

Environment | Example | Minimum Cleaning Frequency

0 – 500 m | Direct marine exposure, beachfront, estuarine or tidal environments | No warranty applies – clean as necessary.

501 – 2,000 m | Coastal or marine-influenced areas | Every 2 months

2,001 – 5,000 m | Semi-coastal or light industrial areas | Every 4 months

Beyond 5,000 m | Urban or rural environments | Every 6 months

Internal Surfaces | Any environment | Clean at least once per year

Important:

- In areas within the direct influence zones of salt water, industrial chemical plants, foundries, blast furnaces, motorways or other aggressive emission sources, the same cleaning frequencies as marine environments apply.

- In marine environments (0–5000 m), cleaning and maintenance must be carried out by a competent professional cleaning contractor experienced with aluminium fenestration systems. Evidence of such maintenance (invoices or receipts) may be requested by SGG Manufacturing Ltd when assessing any warranty claim.

3. Cleaning Procedure

1. Remove all surface dust and loose deposits using a soft brush or dry cloth.

2. Wash with clean, warm water and a non-alkaline liquid detergent using a soft cloth, sponge or soft-bristle brush.

3. Pay particular attention to ridges, grooves, joints, and drainage channels where salt or contaminants may accumulate.

4. Rinse thoroughly with clean water to remove residues.

5. Dry using a soft, lint-free cloth or leather.

4. Restorative Maintenance

Where dulling, chalking, or staining occurs:

- Use an approved aluminium renovating cream applied with a soft, non-abrasive cloth.

- Rinse and dry thoroughly afterwards.

- Never use abrasive pads, solvents, or ammonia-based cleaners.

5. Hardware Maintenance

- Lubricate hinges, rollers, and locks every 6 months (or more frequently in marine environments) using a light, non-resinous oil or silicone-based lubricant.

- Inspect and clean seals and gaskets annually to prevent sticking or deterioration.

- Check and clear drainage holes and weep slots at least every 3 months to ensure proper water run-off.

6. Glass Care

Clean glazing with a mild detergent or proprietary glass cleaner.

Avoid abrasives or high-pressure cleaning equipment.

Prevent cleaning fluids from coming into contact with gaskets or perimeter seals.

7. Record Keeping

Maintain a cleaning and maintenance log recording:

- Date of service

- Description of work performed

- Person or contractor responsible

- Supporting receipts or invoices

SGG Manufacturing Ltd may request this evidence in the event of a warranty claim.

8. Important Notes

- Avoid contact between aluminium surfaces and strong alkalis, acids, cement, plaster, or dissimilar metals.

- Do not use power-washing, abrasive tools, or harsh chemicals.

- Remove contaminants such as bird droppings or concrete splashes immediately.

- Internal aluminium surfaces should also be cleaned regularly to remove deposits from cooking fumes, tobacco smoke, and heating appliances.

Failure to follow this O&M Guide voids the SGG Manufacturing Limited Warranty.

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