

10 MAINTENANCE

10.1 General

This section is intended to provide a framework for the cleaning and maintenance of the facade. The facade will require both cleaning and maintenance to achieve its anticipated life. Failure to undertake this work can considerably reduce the life of materials, components and finishes. The provision of correct documentation and instruction at the completion of construction will permit the building owner to gain the best achievable performance from the facade.

10.2 Maintenance Manual

A maintenance manual should be produced for the completed works. The number and specific requirements for the manual should be specified at tender stage. The manual should be developed in parallel with the design and should include, but not be limited to, the following information:

- the name, address and telephone number of each firm and/or sub-contractor involved in the supply of materials, components, assemblies and finishes.
- a clear and concise description of the construction used to form the various areas of facade on the particular project.
- copies of material, component and finishes certification and test reports as required by the Specifier.
- a method statement showing the means of access to all parts of the wall and safe loadings.
- a method statement covering the procedures for replacement of damaged or otherwise defective materials or components, and materials and components that have a design life less than the design life of the facade and will therefore require replacement during the life of the facade.
- recommendations for routine maintenance, cleaning, suitable cleaning agents and any lubrication/adjustments to working parts.
- a full set of construction drawings, updated to include any changes made up to the time of completion.
- the terms and conditions of any guarantees.

10.3 Access for Cleaning and Maintenance

10.3.1 The Building Owner/Specifier should provide a means of access which enables all parts of the facade to be safely reached for the purposes of cleaning, inspection and maintenance. The intended method of access should be established at the design stage and the relevant loads catered for. Particular care should be made to define all possible imposed loads including impact loads and uplift forces on projections by snagging.

10.3.2 The access system should comply with the appropriate British Standards (BS 6037, BS 5974). Specifiers should also make themselves aware of any statutory obligations contained within the Health and Safety at Work Act and the CDM Regulations.

10.3.3 The access system should not be capable of imparting forces upon the cladding system

exceeding those agreed at the design stage. It is important that the various parties agree the design parameters early in the design process.

10.3.4 The access equipment should be maintained, examined periodically by a competent person and certified in accordance with statutory regulations.

10.4 Cleaning

10.4.1 The supplier of the facade should provide instruction for the proper cleaning and routine maintenance of the facade.

10.4.2 Cleaning of the facade should be undertaken by trained personnel working to an agreed procedure, based upon the facade contractor's recommendations, at a frequency not less than the recommended intervals.

10.5 Inspection

10.5.1 The facade should be inspected at regular intervals to an agreed method. The facade contractor, in consultation with the project team, should suggest methods and procedures to be utilised. The purpose of this inspection includes, but is not necessarily limited to, the following:

- to review the effectiveness of cleaning methods employed.
- to monitor the performance of the materials and components of the facade system against their anticipated life.
- inspecting for damage or failure of any part of the system.
- checking on the effectiveness of maintenance or remedial work

It is recommended that a detailed inspection plan is drawn up at the time of construction in consultation between the design and construction teams. The inspection plan should include procedures and recording methods to enable a systematic monitoring of the condition of the curtain wall and assist in the prediction of the need for preventative maintenance or replacement of component parts.

10.5.2 Inspections should be carried out by suitably experienced persons to the specific procedures detailed in the inspection plan. The results of these inspections should be compared with previous inspections where appropriate. The building owner should ensure these results are available for reference.