

# **ROOFLIGHT MAINTENANCE GUIDE**

A GUIDE TO AXTER WATERPROOFING  
SYSTEM MAINTENANCE



# ROOFLIGHT

Rooflight maintenance

Hydome rooflight operation and maintenance

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## MAINTENANCE AND PERIODIC CHECKS

Axter rooflight units are not guaranteed against changes to the characteristics or functions of the unit or any of its constituent parts.

Periodic function checks and maintenance procedures should be carried out in accordance with current regulations. In particular, Axter stipulates a minimum of two tests per year to check the opening/closing in security position of the unit.

Special attention should be paid to the hinges and lock (which must be kept lubricated) and to the struts.

Check that screwed parts are fastened tightly.

Check that the locking system is working properly.

Gas struts should be replaced if they become scratched, distorted or if there is any sign of a leak.

Do not clean the struts with a solvent; this could damage the joints.

Do not paint the struts.

Units should be checked at least once a year.



# HYDOME ROOFLIGHT OPERATION AND MAINTENANCE

Hydome rooflights and accessories require no specific maintenance, however the following general guidelines should be followed in strict compliance with relevant Health and Safety regulations.

	OPERATION	MAINTENANCE
<b>HYDOME ROOFLIGHTS</b>	<p>Hydomes are fixed at installation stage to the relevant upstand, and are a means of allowing natural light into the area below.</p> <p>Acrylic rooflights are fragile and should be treated as such.</p> <p>Polycarbonate rooflights are non-fragile, but should not be trafficked.</p>	<p>Wash only with warm soapy water.</p> <p>DO NOT USE strong detergents or abrasives.</p>
<b>HYDOME KERB</b>	<p>Normally manufactured in extruded PVCu, or GRP, Hydome kerbs provide a proprietary upstand detail for Hydome rooflights.</p>	<p>Maintenance free.</p> <p>GRP Hydome kerbs may be decorated internally if required.</p>
<b>PASSIVE VENTILATION</b>	<p>Normally by means of 'Trickle', 'Louvre' or 'Rotating' vents, to provide background ventilation. Trickle vents are adjusted by hand. Louvre and Rotating vents are adjusted by a proprietary operating rod – available in 1.5, 2 or 3m lengths. Louvre vents require a sharp upwards push to fully close.</p>	<p>Maintenance free.</p>
<b>OPENING FRAME</b>	<p>Operated electrically by means of 24V electric actuators. Electric actuators must be connected by a qualified electrician.</p>	<p>Physically check fixing brackets to ensure fixings are secure.</p>
<b>OPENING VENTILATION</b>	<p>Operated manually by spindle and proprietary winding rod, or electrically by means of 24V or 240V electric box motors. Manual operation opens to 300mm. Electric motors must be installed by a qualified electrician.</p>	<p>Test annually by an Approved Electrical Installations Testing Company.</p>
<b>ACCESS UNITS</b>	<p>For means of access onto roof area. Only to be used by authorised personnel.</p> <p>Unit is opened by opening the locking cockspur handle and pushing the unit into the open position. The two frictional struts should be adjusted to ensure unit is safely held in the open position.</p> <p>DO NOT use as a means of ventilation.</p> <p>DO NOT USE in windy conditions.</p> <p>ONLY USE in accordance with relevant Health and Safety Regulations.</p>	<p>Check brackets, struts, locking handle, etc., to ensure operation is correct and fixings are secure.</p>
<b>EXTRACT FANS</b>	<p>These are factory fitted to the relevant rooflight component and connected to an unswitched fused-spur.</p> <p>A switched electrical supply should be connected by a qualified electrician.</p>	<p>Test annually by an Approved Electrical Installations Testing Company.</p>
<b>ELECTRIC ACTUATOR</b>	<p>The actuator drives the opening frame to 160 degrees within 60 seconds.</p>	<p>Test weekly and test at 6 month intervals by an Approved Servicing Company.</p>



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