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MAINTENANCE INSTRUCTIONS

MHB

SL30-ISO WINDOWS AND DOORS

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1. GENERAL

SL30-ISO windows and doors from MHB are manufactured to the highest quality standards. These are the regulations as stated in the VMRG quality requirements and, in those cases where these quality requirements are not foreseen or are inadequate, they are manufactured according to the strict MHB quality requirements.

The exact service life is of course dependent on the manner and frequency of maintenance. The warranty issued by MHB on the delivered products is only valid if the products have been maintained in accordance with the regulations stated in this document. The cleaning and maintenance instructions must be proven to be carried out.

2. PRODUCT APPEARANCE AND CLEANING

Prevention of damage

Surface damage can be caused by mechanical damage and by the influence of dirt. During the installing period on the build site there is a considerable risk of mechanical damage and contamination.

The client must take suitable measures to prevent these damages. For example, cement splashes and/or other alkaline contaminations should be prevented from getting in contact with MHB elements. If this should happen, they must be removed immediately with plenty of water, because cement, cement water and/or other alkaline contaminants and surfaces and also glass, rubbers and sealants can cause an effect.

Self-adhesive films, applied for protection, should be removed as soon as possible after they are no longer required. This is also to prevent damage to the surface treatment.

Corrosion on ferrous and non-ferrous metals is caused by, among other things:

- Metal particles
- Chlorides
- Pollution of any kind

If metal particles (for instance from grinding) travel through the air and get in contact with a steel surface, corrosion can occur under the influence of moisture. Corrosion is more likely to occur in the vicinity of industrial areas and railways. At the coast, it is the high salt and chloride content in the air that can lead to corrosion. In addition, corrosion can occur through the influence of dirt on a steel surface.

Preserve appearance

The appearance of steel façade elements can be lost through gloss and weathering to shine and color. This can be prevented by timely cleaning and maintenance.

Service life of surface treatment

The lifespan of surface treatment is negatively affected by dirt and moisture, by the action of acids, salts and other aggressive substances. For this reason, timely cleaning is necessary to maintain life. When washing glass, it must be prevented that contaminated washing water is left behind on the profiles of the MHB units. For this reason, the surrounding profiling must also be cleaned afterwards when cleaning the glass surface. It is advisable to have the cleaning of facades carried out by companies with specific expertise in this area.

Cleaning instructions

For good preservation of the surface treatment, it is important that the steel profiles and any plating are washed at least 4 times a year.

This cleaning frequency can possibly be adjusted downwards after consultation with MHB. In that case, MHB will carry out an investigation into the presence, the degree and the nature of the dirt-polluting factors present.

All cleaning and preservation agents that are to be used are not allowed to damage or interact with the materials used and their surface treatment. Only the use of neutral agents, with a pH value between 6 and 8 are allowed. In addition, these agents must not be able to scratch. Cleaning using steel wool, sandpaper, solvents and the like is also not permitted. Cleaning with a high water-pressure installations can cause damage!

3. HINGES AND LOCKS

The hinges and locks of windows and doors must be regularly maintained. At least once a year, hinges and locks must be checked for their function and lubricated when necessary. Loosened screws and parts must be secured and/or fixed.

It is strongly recommended that a maintenance contract be concluded with your local MHB partner for the maintenance of hinges and locks and mechanical drives to ensure the long-term optimum operation of these products.

Electrical locks and electric drives (such as automatic door closers) must be maintained in accordance with the supplier's instructions. Because this maintenance requires very specialized knowledge about the products, this maintenance has to be outsourced to the supplier of this product. In most cases this maintenance must be done annually.

4. SEALANT

Due to the effect of the façade as a result of temperature differences and the influence of U.V. radiation, a sealant joint is constantly under load. To prevent possible leakage, it is necessary to regularly (at least once every two years) inspect the sealant joints and repair them where necessary.

5. GLASS AND GLAZING RUBBERS

General maintenance instructions:

To prevent damage to the glass surface due to deposited dirt, glass must also be cleaned regularly. When washing glass, it must be prevented that contaminated washing water is left behind on the profiles of the MHB units. For this reason, the surrounding profiling must also be cleaned afterwards when cleaning the glass surface.

Edge connection insulating glass:

The glass spaced of insulated glass may not be subjected to long periods of water or moisture. This is achieved through two technical aspects:

- A watertight seal of the glass against the flange or glazing bar on the outside.
- Aeration and drainage holes in the rebate of the glass confinement, whereby the edge seal of the glass is aerated, and any surplus water is drained.

The first aspect (a watertight seal of the glass against the flange or glazing bar) is standard with MHB SL30-ISO.

In exceptional cases glazing rubbers are used on the outside.

Despite the good functioning of glazing rubbers, some water penetration into the rebate is taken into account in the construction of the external partition construction. Water drainage holes in the rebate ensure that infiltrated water is discharged outside and the rebate is aerated. To prevent too much water and dirt from penetrating into the rebate, periodic inspection of the glazing rubbers is required. In this regard, particular attention must be paid to a good connection of the rubbers in the corners.

A periodic check on the proper functioning (not being clogged) of the water drainage holes is necessary. For checking both the glazing rubbers and the drainage holes, depending on location and orientation, a frequency of 1 to 3 years can be maintained.

Check whether the aeration and water drainage holes are still open, so that they are not clogged.

6. STRUCTURAL SEALANT GLAZING

In the case of structural glazing (glass which is bonded to the sub-construction by means of adhesive bonding), the following applies: check at least 1x per year for permanent adhesion of SSG bonding. In the event of condensation between the two panes of insulating glass, this insulation window must be replaced immediately.

7. ANNUALLY INSPECTION

It is important that the products delivered by MHB are inspected annually. The following points are important for this inspection:

- quality of the paint layer
- dirt contamination buildup on the paint layer
- quality of cleaning
- quality of hinges and locks
- quality of the rubber seals

A report must be made after this inspection.