



GLAZING SYSTEM ON A BALCONY

It is popular to install a glass system on a balcony. With glazing and possible a heat source you extend the season considerably.

Used correctly, the glazed balcony becomes a clear well-being factor. However, glazing does not create an extra living space. Here are some tips and tricks for how to make the most of your glazed balcony.

- Glazing system has high protection against wind and water but there are no assurances that the glazing system will be free of wind drafts or watertight. The profiles in the glazing system has a draining function to lead external water out of the balcony. During wind and rain water can leak in from the drainage holes but most water will exit the balcony after the rainy weather ends, it all depends on the slope of the balcony. Keep this in mind when choosing furniture and other equipment for your balcony.
- Fire safety and child safety can be put in danger if there are too many fixed furniture in the balcony.
- Flower boxes on the balcony shall be in session together with the property owner or manager and mounted on the inside of the glazing system. Under those cases that the flower boxes are mounted on the railing the flower box material shall be of rubber coated aluminium or plastic.
- Some different facade material might have surface seam such as wooden boards or discs that creates a spring between the material which will allow the water to leak in from the outer wall in to the balcony, this is not a default or anything related to the glazing system and shall be solved by the customer in another way, such as example sealing the seam or tinplate.

Following these advices will certainly create a healthy and pleasant environment for the balcony.



Instructions for use and maintenance of glazing systems

Glass panel system

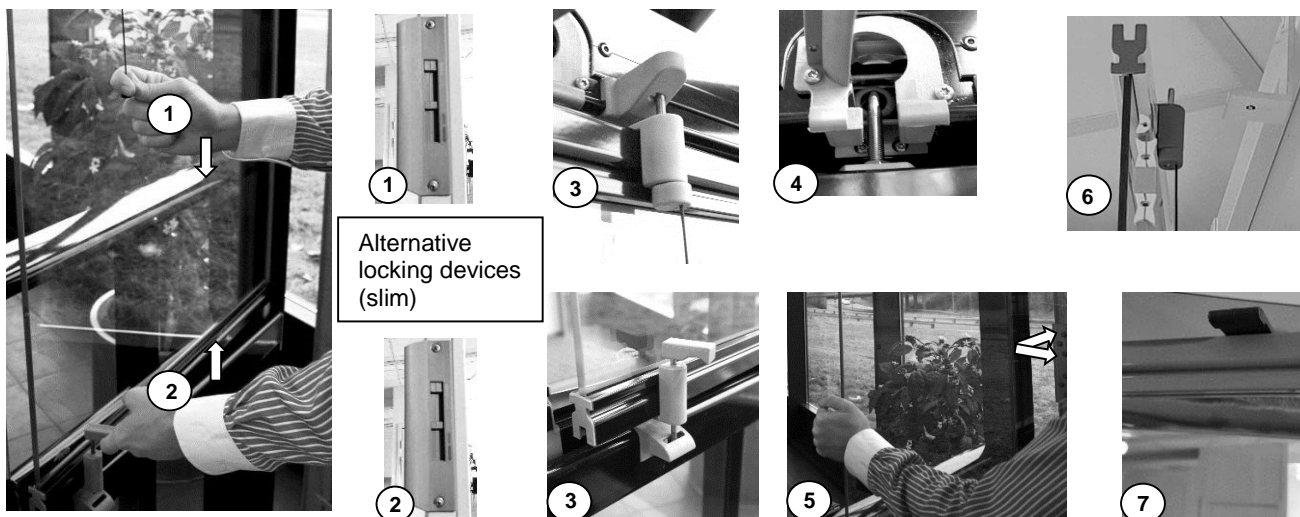
Alnova balcony systems AB has a child safety feature on their glass panel glazing system that will require the customer to use both hands at the same time, a so called (*two-handed grip*) for opening the first glass panel on the glazing system.

Open the first glazing glass panel

You have to both pull the cord down from the opening detail **(1)** and lift the lower locking bar up at the same time **(2)**

Opening positions

First glass panel on the glazing system can be open in to two positions, the first position is called ventilation mode which locks the first glass panel in a partly opened mode that allows small amount of air to flow in to the balcony, you have to put the locking pins inside the holes on the opening detail **(3)**. Second position is to open the glass panel system completely, by sliding each glass panel toward the opening side in to the right opening position which you can see the wheel **(4)**. Then you pull the glass panel to open it **(5)**. Lock the first glass panel with the locking pin in its designated hole **(6)**. Glass panel 2nd above will hatch on the pervious glass panel with its locking catch **(7)**



Closing the glass panel system

To close the glass panel system, you will have to reverse the opening order. Observe that the upper wheel enters the path when closing the glass panel **(4)**. To avoid damage to the glazing system, the glazing system should be closed during modest wind and above.

(Minor variations in handling occur between the different systems)

Maintenance of balcony glass and balcony railings

To keep the glazing system working smoothly keep the wheel and slide path clean, when required use silicon spray on the wheel

Concrete and other building materials has a High pH value that during rain transmits silicate compounds on to the glass and aluminium profiles, if the glasses aren't washed frequently there is a risk of that the silicate compounds get stuck on to the glass surface and cause murky marks that won't wash off. The older the building materials are the less silicate compounds are released.

We strongly recommend that glass panels and the glass railings are washed frequently or when required. Cleaning of the glass is done with regular window cleaner and the aluminium profiles are washed with regular soap and a cloth.