

# CARE & MAINTENANCE OF HARDWARE

18<sup>TH</sup> OCTOBER 2023



In order to gain the maximum life from your Doric product, correct maintenance procedures should be followed.

## GENERAL

The following guidelines provide recommendations for your maintenance program. It is important that maintenance be done on a regular basis, in line with the below suggested general cleaning and maintenance schedule, as well as any specific cleaning requirements in the specific cleaning process portion of this document.

Hardware is a component of the window or door system and so the cleaning schedule and guidance in this document is not a substitute for the maintenance required by the system, but is in addition.

The following table outlines the approximate environmental conditions (due to salinity or other corrosive environmental factors) and the respective maximum cleaning interval.

GENERAL CLEANING AND MAINTENANCE SCHEDULE	
Environmental Conditions	Recommended Maximum Cleaning Interval
<b>Mild</b> <ul style="list-style-type: none"><li>Greater than 10km radius of an oceanfront or saline bay</li><li>Rural/Suburban</li></ul>	Every 6 Months
<b>Moderate</b> <ul style="list-style-type: none"><li>Within 5km to 10km radius of an oceanfront or saline bay</li><li>Coastal, River, Pool</li></ul>	Every 2 to 3 Months
<b>Marine</b> <ul style="list-style-type: none"><li>Within 500m to 5 km radius of an oceanfront or saline bay</li><li>Industrial</li></ul>	Every 2 to 4 Weeks
<b>Severe Marine</b> <ul style="list-style-type: none"><li>Within 500m radius of an oceanfront or saline bay</li><li>Heavy Industrial, Quarries etc.</li></ul>	Every 1 to 2 Weeks

Please refer to and follow the specific cleaning advice guide below to ensure your Doric product warranty is not voided.

Regular inspection of the complete window or door system should be undertaken to ensure it is still in good working order, and not causing excessive loads on other components due to issues such as distorted frames, faulty hinges etc.

Check all fixing bolts and screws, and tight or replace as required.

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A products surface and mechanism can be damaged by dirt, grime and salt and so must be regularly removed. The general cleaning process should be as follows (except where advised otherwise in the specific cleaning processes portion of this document):

- Wash with diluted mild liquid detergent in warm water
- Use a microfibre cloth, soft bristle brush or similar to clean the surface. Do not use abrasive tools
- Rinse surfaces thoroughly with fresh water
- Do not use strong solvent type cleaners on surfaces
- Do not use bore water for cleaning as its mineral content can bring stain the protective coating and lead to long term coating failure.
- Ensure cleaning fluids do not penetrate into the lock mechanism or cylinder.
- Some change in colour, gloss or chalking may be expected.
- Exposed mechanisms and parts should be cleaned with a non-metallic brush, and a small amount of Teflon based lubricant should be applied to prevent corrosion and lubricate moving parts. Be sure not to apply too much lubricant or it will adhere dust.

**The following specific cleaning processes are recommended:**

## **KEYED CYLINDERS OR BARRELS**

Clean and lubricate once a year or more frequently in harsh environments proportional to the environmental conditions laid out in the General Cleaning and Maintenance Schedule or when inserting the key becomes rough.

Apply a small puff of graphite powder onto the key and insert into the lock barrel to maintain a smooth action.

Mechanisms and parts should be cleaned by applying a small amount of Teflon based lubricant on a soft bristle brush. This will prevent corrosion of exposed metal surfaces. Be sure not to apply too much lubricant or it will adhere dust.

## **POWDER COAT FINISHES**

Clean every 3 months or more frequently in harsh environments proportional to the environmental conditions laid out in the General Cleaning and Maintenance Schedule.

Cleaning should be undertaken with diluted mild detergent in warm water with a soft rag. After cleaning, wipe down with fresh water. Do not use abrasive aids.

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## STAINLESS STEEL HARDWARE

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Clean every 6 months or more frequently in harsh environments proportional to the environmental conditions laid out in the General Cleaning and Maintenance Schedule.

Stainless steel is generally low in maintenance and with proper care it will ensure you achieve maximum corrosion resistance and maintain its appearance. With appropriate cleaning discolouration can be easily removed and the product will generally return to its "new" state.

Most discolouration can be removed with a dedicated stainless steel cleaning solution, and a microfibre cloth. Refer to supplier guidelines.

Avoid Chlorine based products and cleaners, hydrochloric acid, cement dust, soap concentrates, water with high iron content and steel wool.

## MESH

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Clean every month or more frequently in harsh environments proportional to the environmental conditions laid out in the General Cleaning and Maintenance Schedule.

The mesh types available are:

- **Stainless Steel Woven Mesh:** Mesh manufactured from this material will provide a superior resistance to corrosion in all climatic conditions.
- **Galvanised steel:** Mesh manufactured from this material is not suited to highly acidic or salty environments such as beach side or industrial areas. This mesh provides a very good mechanical solution and meets all Australian standards.
- **Perforated aluminium:** Mesh manufactured from this material will provide very good resistance to corrosion in moderate climatic conditions.
- **'One way' mesh in perforated aluminium:** Mesh manufactured from this material will provide very good resistance to corrosion in moderate climatic conditions.

In order to optimise the life span for these products the following regime must be observed:

1. Wash the mesh down with a neutral pH washing detergent (such as good quality car wash) and water. This will remove built up salt or acidic contaminants. These build ups, if allowed to sit for more than this period have the ability to destroy the barrier of powder coat.
2. Use a soft brush to gently and carefully remove any build-up of contaminants including dust and salt and then wash off with gentle pressure hose water. Salt build up will typically look like a grey/white coloured powder that tends to sit in the mesh holes. Failure to remove this build up quickly will lead to unsightly stains and eventually failure of the finish on the mesh.

Never use steel wool cleaning pads on stainless steel wire mesh. Cross contamination of the unalloyed "free iron" can result in brown rust stains on the stainless steel wire mesh.

We strongly recommend always using deionized/distilled water when cleaning stainless steel to prevent water spots.

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## ROLLERS

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Clean roller tracks monthly or more frequently in harsh environments proportional to the environmental conditions laid out in the General Cleaning and Maintenance Schedule.

Remove all contaminants.

Every 6 months inspect roller tyres for wear or damage, clean roller tyres and remove all contaminants. Clean with weak detergent and warm water, rinse with cold water and wipe dry. Replace when necessary; it is always recommended to change rollers in pairs to minimise additional failure.

## TRACKS, GUIDES, AND EXTRUSION

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Clean every 12 months or more frequently in harsh environments proportional to the environmental conditions laid out in the General Cleaning and Maintenance Schedule.

- Keep free of dust and debris.
- Anodised Aluminium, Mill Finish - Wash with weak detergent and warm water, rinse with clean cold water.
- Powder Coat, Bronze, Brass - Keep free of dust and debris. Wash with weak detergent and warm water, rinse with clean cold water. Can be treated with minimal amount of wax polish.

## ELECTROMECHANICAL

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Clean electromechanical product monthly or more frequently in harsh environments proportional to the environmental conditions laid out in the General Cleaning and Maintenance Schedule.

- Do not use liquids or lubrication on electromechanical products.
- Use a microfibre cloth, soft bristle brush or similar to clean the surfaces. Do not use abrasive tools.
- Maintain and inspect for correct operation.
- Replace batteries where applicable according to the specification of the product or as batteries are drained.

## LOUVRES

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Clean and inspect every 6 months or more frequently in harsh environments proportional to the environmental conditions laid out in the General Cleaning and Maintenance Schedule.

- Check that the blade is seated firmly in position in the clips.
- Ensure all louvre blades and handles operate freely.
- Ensure that seals are in place, clean, and undamaged.

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