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# Balco Folding Glass System without Frame (Clean Line)

## Profile systems

- The Balco "Folding Glass System without Frame," is a non-insulated aluminium profile system with extremely high tolerances for optimal fitting.
- All profiles are powder-coated to a thickness of 80 microns in RAL/NCS colour of your choice.
- The aluminium frame is individually designed depending on the building in order to comply with static load requirements.
- The integrated glazing system is mounted to the front of the balcony floor, in order to maximize the useful space and also to allow each balcony to expand and contract, without jeopardising the function and stability of the system.
- Balco balcony floors are made from a reinforced concrete or a lighter weight "sandwich" composition, both within a steel frame. Both the floor and its fixings to the facade are designed specifically to suit the building and the static load requirements.
- Each aluminium profile is fixed together using stainless steel fixings, without silicon, in order to ensure a close fit and long term stability in the system.
- Each integrated system allows air flow into the dwelling as if there were no glazing system at the balcony, via Balco's patented ventilation system.
- The different integrated systems per balcony are structurally not linked together, to allow each separate balcony to expand and contract independently for greater stability.
- The glass in the lower part of the system is fitted with glazing bead profiles, allowing the glass to be changed from inside, if necessary.

## Functionality

- Each window running track is provided with a drainage system allowing water to be evacuated without entering the balcony floor.
- The system is named "Clean Line" and is patented by Balco.
- The ventilation system, at the ceiling, allows air to circulate and minimise the risk of condensation.
- The system virtually is maintenance free.
- An integrated lower channel at the bottom of the aluminium profile allows water to be evacuated through the profiles in order to insure that no water stays on the balcony floor.
- The running gears are made of stainless steel, to ensure easy gliding of windows without any rusting and snagging.
- All windows are standing in running tracks, not hanging. This construction means a very stable system that will keep good functionality over time.



## Opening & Closing the Windows

- The windows of the Balco "Folding Glass System without Frame" are opened and closed easily, from one side of the balcony, via a rigid, aluminium handle and a ventilation/access window, using a "slot and click" system (available for demonstration) and can be folded inwards toward the inner wall of the balcony. This means that the balcony can be completely opened up and the windows do not impede any enjoyment of the balcony space and when in the closed position, the windows sit flush next to each other, keeping a smooth line inside and out.

## Glazing

- The glass used in the opening windows is toughened glass and has exposed, polished edges. All other glass in the system is in accordance with the UK glazing regulations.
- The glasses are screwed in the profiles, allowing easy changes to be made, if necessary and sealed with vulcanised rubber gaskets.

## Testing

- Balco Ltd always recommend a full demonstration of the product, upon project completion, to be carried out by a Balco employee.