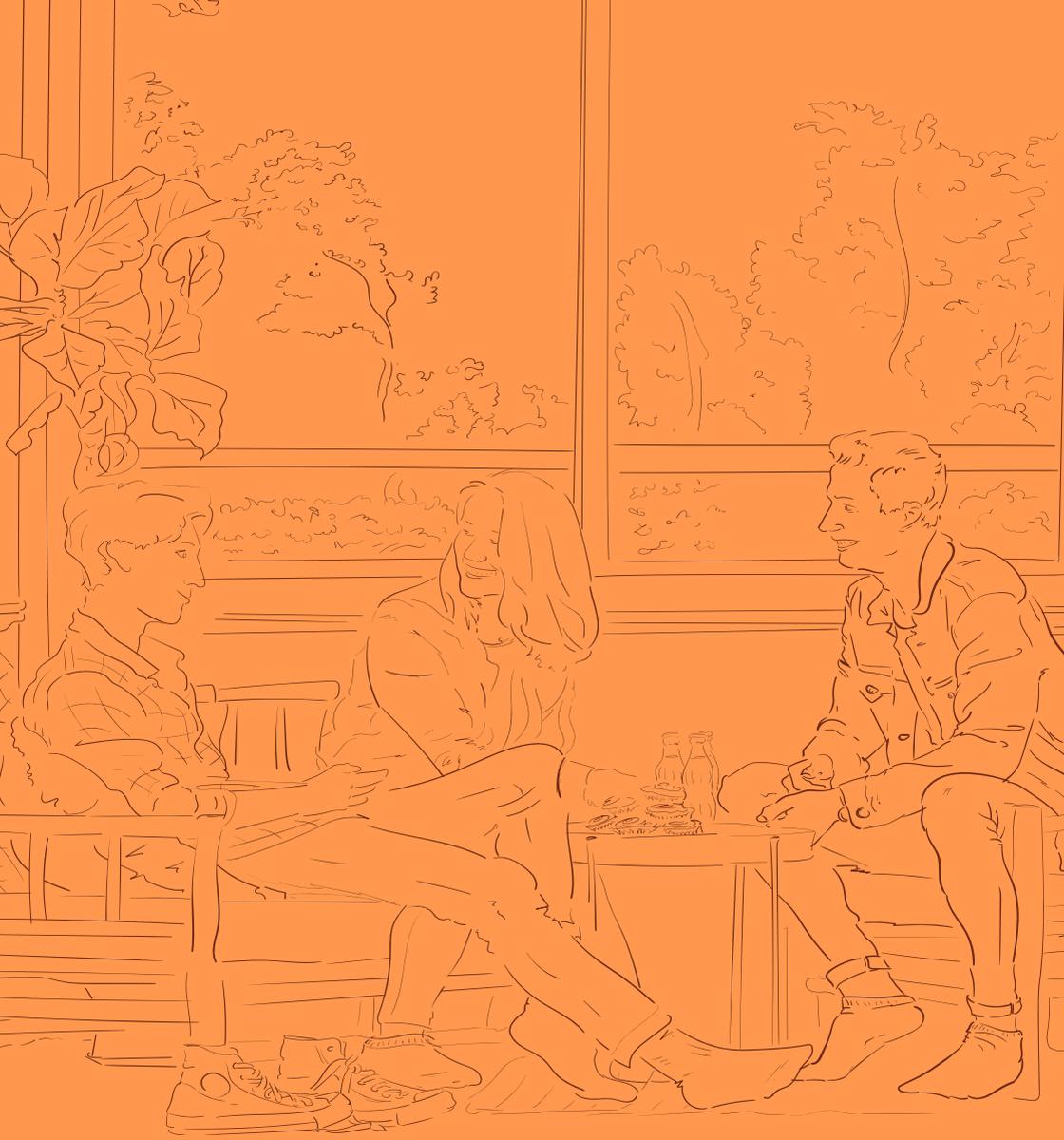




# Welcome to your new access gallery

Instructions for use and maintenance  
– Access



**We would like to thank you for  
choosing Balco as a supplier**

# Important safety instructions

For their safety, it is important that residents follow all instructions in this manual. Keep these instructions for use for future reference.

## Handling the glazing

Do not remove the windows from their electromagnetic holders by force as this may damage the structure. If the closing device is defective, windows will no longer close. Only authorised persons may use the central panel and its components.

## Care and maintenance

Inspect the structure regularly for imbalance or signs of wear or damage to the cables, springs or mountings. In the event of damage, the structure, power cord or motor units may only be serviced or replaced by the manufacturer's authorised service technician.

## Risk of crushing by moving parts

The glazing opens automatically if smoke is present. Never place anything on the runner; this is a rescue access and may only be used in emergencies.

## Prevention of water damage

Do not block or seal the drainage holes in the structure. Do not insert objects into the drainage holes. Should anything become stuck in the drainage holes, remove it by removing the black caps at the ends of the runners with a blunt tool.

## Structure

Bear in mind the drop height. No drilling, nailing, permanent bonding or any other changes to the structure are permitted. Do not use force to open the frame profile.

# How the glazed access gallery works

## Evacuation system

In the event of smoke, the smoke detector switches off power to the electromagnet that holds the glazed section closed. A built-in cable system opens the glazing, releases the smoke and keeps rescue access clear. This function ensures the gallery can be used as rescue access.

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*Manual trigger and reset*

## Central unit

The access system's electromagnet and smoke detector are connected to the gallery's control unit. In the event of an alarm or a fault, the control unit cuts power to the magnet and all windows open. An alarm is sounded in alarm mode. The system is interconnected so that all sections open when any smoke detector is triggered.

## To test the system:

Press the red button on the control unit.

## To reset:

Press the reset button on the control unit.

After resetting, close all sections by sliding the innermost window to the electromagnet.



### **Smoke detector**

If smoke is present, the glazing opens automatically to allow fresh air in and provide a possible evacuation route.



### **Electromagnetic latch**

The electromagnetic latch releases the windows during system tests or when the smoke detector cuts power. The windows also open in the event of a power failure.



### **Carrier**

Access has a carrier located on the innermost window that brings the remaining windows with it, allowing the glazing to be opened fully. The carrier is connected to a drop weight located next to the side profile. This means the system is not dependent on electrical power to open, as the energy necessary for opening is stored in the drop weight.

# Maintenance instructions

## **Cleaning the lower rail profile**

The gallery's lower rail profile allows water to drain through drainage holes in the bottom of the profile. Rails, grooves and drainage holes should be vacuum-cleaned and washed with a soft, damp cloth to maintain the functional life of the windows. If the glazing has the CleanLine function, there is a plastic cleanout cover that can be carefully removed for cleaning using a screwdriver or similar tool.

## **Cleaning the glass**

Inside: Clean window glass and parapet glass in the same way as ordinary window glass, using water or window cleaner.

Do not use alkaline detergents.

Outside: If the gallery uses "self-cleaning" windowpanes and parapet glass, add water to keep them clean.

## **Cleaning aluminium and laminate**

Clean with a mild detergent, such as soap or washing-up liquid. Thinners must not be used. If necessary, rubbing alcohol can be used with caution.

## **Cleaning the access gallery slab**

Clean using a little mild detergent such as soft soap or similar products. De-icing salts or similar products must not be used, as they will damage the balcony slab.

## **Cleaning and maintaining powder-coated surfaces**

To maintain the colour and gloss on powder-coated surfaces, regularly wipe clean using a soft cloth and water. If necessary, add a mild detergent (pH 5-8), but then take care to finish by wiping off with plain water.

When extremely dirty, the Board/Landlord should be contacted. Abrasive cleaners, polishes or detergents containing ketones or esters must not be used under any circumstances.

## **Lubrication**

Use lock oil or an equivalent to lubricate lock rods, pins and cylinder locks – at least once a year or as necessary.

## **Adverse weather conditions**

During adverse weather conditions, such as strong wind combined with rain or snow, some water or snow may come in to the balcony. However, this has no harmful effect on the materials.

The caretaker or other person responsible for the property must keep the rail free from ice as the automatic opening can freeze in place if the temperature drops and any water around the window freezes.

### **Do not cover the air gap**

Because the air gap between the glazing elements and the roof ensures good ventilation and a continuous air supply to the building's ventilation system, it must not be covered.

### **Condensation**

The self-ventilating design of the access gallery glazing ensures that the glass is free from condensation. However, in adverse weather conditions, some condensation may occur. Release the damp air by sliding open the innermost access gallery system window. For better cooling on hot days, we recommend cross ventilation.

### **Open fires prohibited**

Open fires are not permitted on the gallery, as this may pose an acute danger to you and your surroundings. The access gallery is classified as an outdoor space and the furniture should be adapted accordingly.

### **Do not drill holes in any part of the glazed sections**

Since water is drained through the profiles, newly drilled holes can lead to water leakage.

### **Suspension**

Do not mount anything on the gallery ceiling. Mount lamps and such on the apartment wall. Satellite dishes or other objects must not be mounted on glazed sections. The gallery is not designed for flower boxes from any supplier other than Balco.

### **Flower boxes** (option)

In the flower box, there is an inner box for growing. Do not place soil directly into the aluminium box, because water mixed with soil can then run down on to the balconies below.

### **Flag holder** (option)

The flag holder may only be used for the balcony flag.

### **Replacing materials**

Replacement of all parts and materials must be carried out by qualified professionals.

### **In the case of problems**

In the event of damage or problems with the gallery, contact Balco.



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