



District heating / Priess Shelters

# Operation and maintenance

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## Inspection

In order to get the longest possible life out of your walls/ceiling panels, we recommend that you carry out regular inspections. Particular attention should be paid to the following areas:

- Areas in rain shadows.
- The north-facing side and other areas where humidity is relatively high.
- Horizontal surfaces, window reveals, other areas.
- The best way to undertake a maintenance inspection is to check over the following:

## Inspection

- Check the plate coatings.
- Check that no screws have come loose.
- Check that flashings are still fastened correctly.
- Check that the interfaces are intact.

## Cleaning

- Brush away any deposits of dust or similar debris using a soft brush or a fibre cloth (a fibre cloth works best).
- Carefully clean away any dirt or grime using a brush/fibre cloth and mix of warm water and auto shampoo.
- Then rinse with clean water so that all detergent is removed completely.

## Repairs

If you find that the coating or treatment of the interfaces have become damaged, then you should carry out the following procedures in order to restore them:

- Alkaline cleaning (1% caustic soda solution).
- Wash with clean water.
- Dry the surface and sand away any rust using sandpaper (grain 50).
- Coat with a zinc-rich rust primer on the cleaned side.
- Coat twice with repair paint which can be purchased from Priess A/S.

**Important:** Repair painting should only be done at temperatures of over 15 degrees Celsius. The use of repair paint can result in slight variations in shade.

## Doors in general

In order for a door to work perfectly over many years, it will require maintenance to a certain degree. The extent to which maintenance is required will depend on frequency of use, load and operating environment. Maintenance encompasses inspection, lubrication, cleaning and adjustment as necessary..

## Annual inspection

At least once per year (twice per year in the case of locks) check that:

- The door is easy to close and does not scrape against the frame or base. Adjust the door frame if necessary.
- The gaps between the frame and the door leaf should be 2–3 mm.
- Sealing strips and any fire sealing strips are intact and firmly in place. Replace if necessary!
- The hinges are sitting firmly in place on both the frame and the door leaf. Tighten any loose screws. Lubricate as needed as per the instructions below.
- The lock works without any issue. Lubricate as per the instructions below.
- Any fittings on the door and frame are functioning correctly. Refer to the manufacturer's maintenance instructions for any fittings if necessary. Any fittings on the door and frame are functioning correctly. Refer to the manufacturer's maintenance instructions for any fittings if necessary.



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## Lubrication

### General

Use an anhydrous mineral or synthetic grease for lubrication. Oil should only be used if you are completely unable to use grease. It is important to use a high-quality grease, as the surface pressure can be very high, particularly in fixed pin hinges.

### Fixed pin hinges

The easiest way to grease the hinges is via the slot on the adjusting plate. Raise the door by a couple of centimetres and introduce the grease. Raise and lower the door a couple of times and then open the door fully so as to distribute the grease evenly over the entire contact surface. If the hinge does not have a slot or if the slot cannot be used, then the door should be lifted off completely for greasing.

### Spring hinges (wooden doors)

Spring door hinges generally need to be removed in order to ensure satisfactory greasing. Be sure to also grease the spring so that it does not grate against the inside of the spring casing.

### Lock

Refer to the lock manufacturer's maintenance instructions. We recommend inspecting and lubricating locks at least twice per year. Lubricate the deadbolt on both sides.

## Cleaning

### Painted surfaces

The recommended maintenance procedure for internal doors is to wash with a mildly alkaline detergent. A light polishing may be required in the case of external doors. Particularly in the case of full-tone colours such as green, blue and red which are exposed to direct sunlight. Pastel colours with a higher concentration of titanium pigment will not normally require maintenance to the same extent. 'Chalking' can occur on doors that are not properly maintained. The surface will regain its original colour if washed with a mildly alkaline detergent. Varnish the surface with synthetic clear coat once it has dried.

### Clear-coated surfaces (wooden frames, wooden lists)

Daloc currently uses two types of clear coat varnish. Use either an acid-curing single component or a water-based varnish. Both types have good properties in terms of durability and appearance. Follow the same cleaning procedure as for painted surfaces.

### Laminate surfaces (wooden doors), plastic-clad steel doors

Several different detergents can be used to clean laminate surfaces all depending on what you need. The most common approach is simply to use a general purpose detergent. Methylated spirits can also be used in order to tackle more stubborn stains.

### Primed and hot-dip galvanised surfaces

Primed and hot-dip galvanised surfaces should be painted with a topcoat as quickly as possible. Consult the paint manufacturer when painting hot-dip galvanised surfaces. We recommend cleaning grade three in accordance with the Hus-AMA 98 standard prior to painting. Follow the paint manufacturer's instructions. Consult the paint manufacturer before applying a two-component paint such as epoxy or polyurethane as an overcoat. Request a maintenance description from the person who has carried out the painting work.

### Stainless steel decorative panel, security glazing

Care is required in order to protect the decorative panel's polish and shine. Use a soft and clean cloth. Do not use abrasive products! Dust/sand can exert an abrasive effect when cleaning. It is then recommended that you wash with lukewarm water and soap or a mild soap/washing-up liquid. Thoroughly wet your cloth and wash the panel softly. Carefully wipe away moisture and dirt along the panel's polished pattern. Gently wipe dry or leave the plate to air dry.