

## **OPERATING, MAINTENANCE AND CLEANING INSTRUCTIONS**

### **Model 9170 Fixed Window**

**Caution:** *Only A Qualified Window Installer or Building Custodian with Extensive Window Experience should perform Window Maintenance.*

#### **Description:**

The Model 9170 window is a fixed window unit. The glass is glazed directly into the master frame.

#### **Maintenance:**

The Model 9170 is basically maintenance free. A periodic cleaning schedule should help provide years of trouble free service from your windows.

#### **Glass Replacement:**

1. Remove the aluminum glazing bead in accordance with Peerless window installation instructions. Window installation instructions can be downloaded from **[www.peerlessproducts.com](http://www.peerlessproducts.com)**.
2. On the exterior side of fixed lite, use a utility knife and cut between the glass and aluminum frame member. The will cut away the sealant that holds the glass to the aluminum.
3. Remove the glass to the interior.
4. Clean the aluminum frame where the silicone sealant had been applied. Toluene or other approved material can be used.
5. Install new glazing tape first across the vertical legs of the frame members.
6. Install the glazing tape on the horizontal frame members. The horizontal tape should overlap the vertical tape and must be pushed firmly against the vertical strip to get a good seal.
7. Apply a heal bead around the perimeter of the glazing tape.

8. Apply small joint sealant to all aluminum-to-aluminum joints.
9. Install the setting blocks as originally located prior to the de-glazing operation. (Usually setting blocks are located at the quarter points from each edge.)
10. Clean the edges of the glass with toluene or other approved material, then install the glass, making sure that it is located properly on the setting blocks and glazing tape. Caution should be exercised during this procedure. You often have only one chance to “set the glass” in the proper position, since the architectural glazing tape adheres tenaciously to it.

**Cleaning:**

1. The glass may be cleaned using commercially available cleaning solutions intended for this purpose.
2. The aluminum portion of the window should be cleaned in accordance with AAMA publication #610 “Voluntary Guide Specification for Cleaning and Maintenance of Painted Aluminum Extrusions and Curtain Wall Panels” or AAMA #609 “Voluntary Guide Specification for Cleaning and Maintenance of Architectural Anodized Aluminum”. Current versions of these publications can be ordered by contacting the Architectural Aluminum Manufacturers Association at 1827 Walden Office Square, Suite 104, Schaumburg, IL 60173-4268. Phone: (847) 303-5664. Fax: (847) 303-5774. Or contact AAMA at [www.aamanet.org](http://www.aamanet.org).

**Annual Maintenance/Record Keeping:**

1. Peerless recommends an annual inspection of your windows and installation by a qualified window installer.
2. Check the general appearance of the windows and installation; specifically noting the seal integrity of the insulating glass and all caulking surrounding the window. Check all Santoprene bulbs for condition and continuity
3. Clean the window frame and glass as recommended in the “Cleaning” section.
4. Maintain a window log indicating the date of the annual inspection or any other service work performed on the windows. Note the person(s) who did the work, the condition of each window, the specific location of each window, and what service work or cleaning was performed.
5. Submit a photostatic copy of this log when requesting any warranty service work.

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