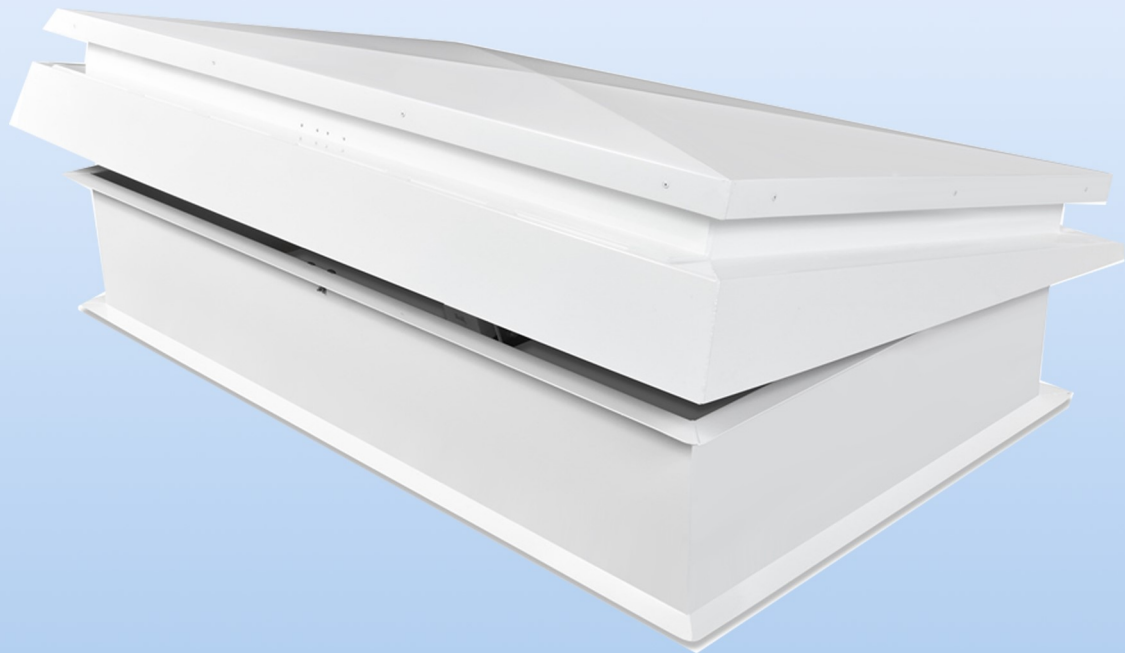
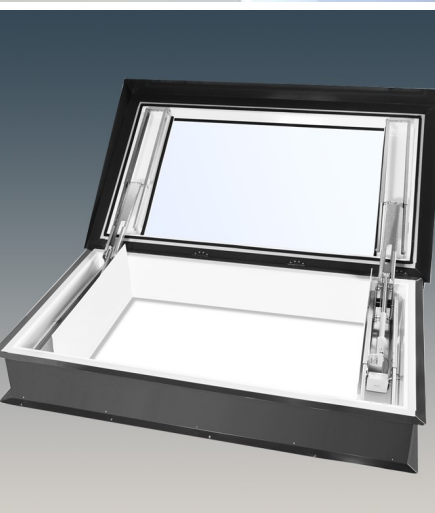


General Maintenance Rooflights

Automatic Opening Vents (AOV)



General maintenance procedures

Bauder AOV rooflight

Required Maintenance

(Extract from BS EN 12101-2:2003)

“In a fire situation, smoke and heat exhaust ventilation systems create and maintain a smoke free layer above the floor by removing smoke. They also serve simultaneously to exhaust hot gases released by a fire in the developing stages. The use of such systems to create smoke-free areas beneath a buoyant layer has become widespread.

Their value in assisting in the evacuation of people from buildings and other construction works, reducing fire damage and financial loss by preventing smoke damage, facilitating access for firefighting by improving visibility, reducing roof temperatures and retarding the lateral spread of fire is firmly established. For these benefits to be obtained it is essential that smoke and heat exhaust ventilators operate fully and reliably whenever called upon to do so during their installed life.”

Bauder AOV's are certified to BS EN 12101-2:2003. In accordance with this standard, they should be regularly tested, inspected and maintained in line with the following guidance to ensure reliability over the service life of the product, and to maintain the conditions of the guarantee.

Testing and precautions

All testing should be carried out by a competent person, in accordance with the control system manufacturer's instructions.

- All AOV's shall be operated to full fire open position (140°) at intervals of not less than one month, using the control panel / Building Management System (BMS) to which they have been connected. The time taken to operate the AOV from closed to full fire position should not exceed 60 seconds.

Note: Always ensure the ventilator is allowed to open to its full fire position before commencing the closing cycle. This is to prevent the actuators becoming unsynchronised.

Emergency Situations

- Bauder AOV's are capable of opening during emergency situations in any weather condition; however in high winds (above 15m/s) damage may be expected to occur. Therefore, Bauder AOV's should never be opened for testing or any other reason, except emergency, in wind conditions above 10m/s. Failure to follow these guidelines may well result in permanent damage to the unit and this will not be covered by the Bauder guarantee.
It may be possible to incorporate wind speed sensors within the control system (not by Bauder) which can be used to prevent any test opening or other spurious opening instructions other than emergency opening.
- It is also advisable to restrict access to any part of the control system to personnel who are trained and authorised in the use and testing of such safety systems.

General maintenance procedures

Bauder AOV rooflight

General inspection and maintenance

- All Bauder AOV's shall be visually inspected for the effects of corrosion and/or other defects at intervals of not less than twelve months. Note this should be carried out in line with recommended practices for safe access / HSE guidelines.
- Inspect the hinges for signs of corrosion. Apply an even coating of WD40 / similar lubricating product to each of the hinges.
- Remove the two internal motor housing cover plates using a Philips head screwdriver. Inspect the actuator connection bolts, checking for any undesired lateral movement within the connections.
- Check the visible cables and junction boxes to ensure the wiring is undamaged / suitably connected.
- With the internal motor housing cover plates still removed, operate the AOV. Check functionality of the mechanical closer, attached to the end of the actuator arm. The closer should grip the threaded bar when in the fully closed position.

Note: Always ensure the ventilator is allowed to open to it's full fire position before commencing the closing cycle. This is to prevent the actuators becoming unsynchronised.

- Replace the internal motor housing cover plates.

If any problems arise following the above inspection, please contact Bauder Limited for further advice.