

Correct fitting improves performance



A BWF Timber Window Accreditation Scheme Fact Card on

BWF Accredited Timber Windows are accurately designed and manufactured using the best available techniques to produce performance rated products. However, the way in which they are installed can affect their performance.

Good installation practice avoids damage, maintains quality and saves money.

Windows can be supplied with a primer or stain base coat for site glazing and finishing, as factory glazed components requiring site finishing or as factory glazed and fully finished windows.

Delivery and storage

Once delivered to site, all windows should be stored off the ground and under an opaque cover until they are installed.

Protection

Factory finished and glazed timber windows are normally supplied in a protective wrapping. This should be left in place until they are to be installed, unless it interferes with the integrity of the Damp Proof Course (DPC) and seals.

You should take extra care when fitting factory finished units in order to avoid damaging the coating.

If you cut the timber when installing the window, it must be treated with a compatible preservative. You should contact the window manufacturer to check details of what would be suitable.

Note: Cutting or damaging a window may invalidate the manufacturer's guarantee.

INSTALLATION

Including:

- Delivery and storage
- Protection
- Forming openings
- Fitting
- Support
- Fixing
- Sealing
- Decoration
- Site Glazing

Forming openings

Windows can be fitted either during the course of construction or fitted into preformed openings at a later stage.

Building-in windows during the course of construction should be avoided if possible. Where this is not possible, the materials adjacent to the opening should not be fitted tightly in order to prevent distortion of the frame. Side tolerances should not exceed 10mm on each side.

When not building-in, openings can be formed using either proprietary templates or site constructed templates. These templates should produce openings that are between 10mm to 20mm larger than the actual window size.

In order to maximise the life of the window by protecting it as much as possible from the weather, it should be installed as far back in the reveal as possible and alternative sill systems used, e.g. cant brick or stone. In exposed conditions, it should be installed in a check reveal (Figure 1), in order to comply with the Robust Details of Approved Document L to the Building Regulations.

Damp Proof Courses should be fitted as the construction proceeds, either by fixing to the frame prior to building-in, or by fitting the DPC into the structure when making pre-formed openings. If you are using pre-formed openings, it is often convenient to use wider DPCs than needed.

To reduce the amount of heat lost from the inside of the building to the outside through the window edges (technically known as "a cold bridge"), the window must be set back to overlap the inner face of the outer brickwork **by at least 30mm as recommended in the Robust Details set out in Approved Document L (2002) of the Building Regulations.**

Windows should be supported on durable packings at a maximum of 150mm from each jamb and beneath mullions. The window should be fitted level and plumb (Figure 2). When building-in, continuous support at sill level can be provided by a mortar bed.

The frame should be supported so as to prevent distortion and not damage any protection or finish.

Side packings should be located where fixings occur and fitted without distorting the frame. Take particular care when providing packings to sliding sash windows, where even minor distortions can prevent the movement of the sashes or introduce excessive clearance to sashes (Figure 3).

When fitting packings you should check the window works properly and does not snag before final fixing.

Side fixings should be provided at 150mm from top and bottom of the frame and a maximum of 600mm centres between. Where a window exceeds 1800mm in width or is formed with two or more units, fixings should be provided at head and sill.

Special requirements may be necessary when fixing windows into preformed openings.

Unless you are using internally fitted fixing clips, it will be necessary to fix through the frame. Where possible, choose unobtrusive locations. If using a cavity closer, refer to the manufacturer's recommendation for the appropriate closer for the particular window type.

Purpose made nylon frame fixings are available. These use the same diameter hole through the timber as well as the substrate. The fixing is usually supplied complete with the screw. Any drilled holes should be sealed with silicon.

There are alternative methods of fixing, such as a proprietary screw device which enables the window to be adjusted in position on the screw fixings.

To prevent air seeping between the window and the adjacent wall, the gap between the window and wall should be sealed. A polythene backed sealing strip can be fitted prior to building-in, or alternatively an expanding closed cell foam seal or mineral wool can be fitted after building-in is completed. These will expand after a period of time to fill the gap.

An additional seal can then be provided by a silicone or polysulphide based sealant.

Alternatively, a timber cover strip can be fitted over the foam seal. This strip should be cut 10mm short of the sill. This method permits any moisture which reaches the foam seal to escape.

If the window is supplied with a prime or base coat, it will need additional finishing coats. Finishing should be carried out as soon as possible after delivery (maximum 3 months), in dry weather using good exterior quality materials in accordance with the manufacturer's instructions.

Advice on glazing windows on site will be provided by the window supplier. The BWF has produced A Guide to Site Glazing Timber Windows on VHS or CD-ROM.

Note: Whilst every effort has been made to ensure the accuracy of advice given, the Federation cannot accept liability for loss or damage arising from the use of the information supplied in this publication.

Fitting

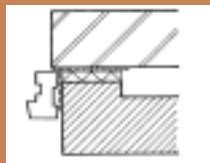


Figure 1 -
Rebated check reveal

Support

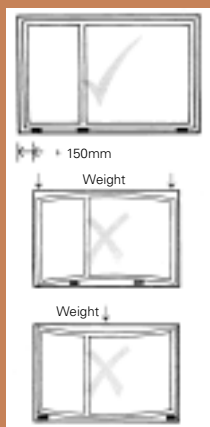


Figure 2

Fixing



Figure 3

Sealing

Decoration

Site Glazing

Contact BWF Accredited
Manufacturers for fully
factory finished timber
windows

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