



SOLARLUX | MINIMAL FRAME PROJECTS

OPERATION & MAINTENANCE MANUAL

Wintergardens • Glass Canopies • Bi-Fold & Sliding Doors
Balcony Glazing • Commercial Glazing Systems

OCTOBER 2026

Operation & Maintenance Manual

Purpose and scope

Owner and facilities-management guidance for Solarlux wintergardens, glass canopies, sliding doors, bi-folding doors, balcony glazing and commercial glazed systems. This is a generic master manual: it does not identify which systems are installed at any particular site.

Critical document hierarchy

Always follow the actual product handover pack, project drawings, product-specific operating instructions, control-system manuals and written Solarlux advice where these are more specific or differ from this guide. Operating sequences and access requirements vary by system, configuration and automation.

Safety first

Do not force a heavy glass leaf, defeat a safety interlock, alter glazing supports, adjust rollers or hinges, or attempt to work at height without a competent specialist. Keep children and bystanders away from moving panels and pinch points. Stop use if glass is damaged, the panel is unstable, a track is obstructed or the system operates abnormally.

At handover: record these details

Project / address: _____

Installer and emergency contact: _____

Solarlux order / reference number: _____

Installed system(s), panel numbering and control type: _____

Handover date / service contact: _____

Status of this publication

Prepared from publicly available Solarlux UK product and care resources accessed 25 October 2026. It is an independent generic guide, not a Solarlux-issued manual, warranty statement or installation certificate.

How to use this manual

Find the relevant system

- 03 Universal safety and operating rules
- 04 Cleaning glass, aluminium, timber and stainless steel
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Owner / occupier responsibilities

Operate only as demonstrated at handover; keep tracks and drainage free of debris; inspect exposed finishes, seals and joints; report faults promptly; retain records of cleaning and servicing. Where the building is managed, appoint a named person responsible for routine inspections.

Specialist responsibilities

Qualified technicians should inspect and adjust load-bearing hardware, anchors, rollers, overhead suspension, electrical drives, safety devices and inaccessible glazing. A structural engineer or relevant professional should investigate movement, cracking or unusual deflection.

How to classify instructions

MANUFACTURER-BASED means derived from Solarlux published cleaning/care guidance. GOOD PRACTICE means general risk-reduction guidance, not a confirmed model-specific procedure. PROJECT-SPECIFIC means the installer must supply an exact instruction before operation.

What this manual does not authorise

It is not permission to dismantle panels, remove cover caps concealing load-bearing parts, reset motor limits, replace glass, enter roofs or balconies beyond safe access, or modify fire, smoke or access-control functions.

Universal operation & safety

Before opening or closing

Check that the intended travel path is clear of people, furniture, pets, loose objects and debris. Ensure wind conditions permit safe operation. Confirm no lock, latch, bolt or hold-open device is engaged against the proposed movement. For heavy or unfamiliar systems, consult the exact operating card supplied at handover.

During operation

Move panels smoothly using the designated handle. Keep hands away from meeting stiles, hinges, pivots, track interfaces and stacked leaves. Never push on glass edges or use one panel to drive another unless the manufacturer explicitly instructs it. Stop immediately if resistance, scraping or misalignment is noticed.

When closed or parked

Engage the intended locking and parking mechanisms in the demonstrated order. Never assume a partially closed panel is secure against wind. Do not leave folding or sliding stacks unsecured. Verify the escape route and access-control arrangement remains safe.

Weather and unusual events

Avoid operating large movable glazing during severe wind or when ice or snow prevents safe movement. After storms, inspect accessible drainage, perimeter joints, glass and visible fittings from a safe location. Do not climb onto a canopy or glazed roof.

Electrical and motorised systems

Use only the supplied controls and approved override instructions. Do not bypass sensors, pinch protection or control interlocks. Isolate and refer persistent faults to a qualified technician. Control and emergency-release procedures must be included in the project-specific handover pack.

Glass safety

A crack, chipped edge, loose pane or unexpected movement requires immediate restriction of access and specialist assessment. Do not tape over a defect and continue using the system.

Cleaning surfaces

Aluminium and powder-coated profiles

Solarlux advises regular cleaning with a soft sponge, water and a neutral cleaning agent. Its published guide also recommends preservative cleaning every six months using an appropriate soft cloth and preservative. Check compatibility with the installed coating and follow any later finish-specific advice.

Timber and timber/aluminium

The Solarlux cleaning guide recommends cleaning timber every six months using a soft sponge, water and neutral cleaner, and inspecting every six months for damage or weathering. Escalate cracks, significant coating breakdown and other major defects to the specialist dealer. Do not apply an unapproved coating to factory-finished timber.

Glass and coated glazing

Use water and a soft cloth or sponge, and a non-abrasive glass cleaner appropriate for the installed glass. Protect surfaces from mortar, cement, welding spatter and abrasive contamination. Special coatings, including self-cleaning glass, have distinct instructions: obtain the actual glass manufacturer's care sheet before treatment.

Stainless steel

Remove deposits using a suitable non-abrasive method; rinse and dry where appropriate. On brushed finishes clean with the grain. Coastal and industrial environments can require more frequent attention. Avoid chlorine-containing products and contamination from ordinary steel particles.

Avoid

Do not use scouring powders, abrasive pads, blades, aggressive unknown chemicals, unsuitable solvents or pressure washing directed into seals, bearings and drainage joints. Solarlux specifically warns against cleaners of unknown composition and abrasive methods.

Safe access

Clean high-level glazing only using a competent access arrangement. Never walk on glazed roofs or lean from open balcony glazing to reach external faces.

Routine maintenance programme

Daily / as used — owner good practice

Keep travel paths free; note unexpected friction, noise, damage or water ingress. Confirm operating areas are safe before moving any leaf. In busy commercial settings make a brief daily visual check part of the opening routine.

Regularly — manufacturer-based

Clean running tracks regularly. Inspect accessible seals for correct seating and deterioration. Clean glass and aluminium as conditions require; exposed coastal or polluted sites may need more frequent cleaning.

Every six months — manufacturer-based

Inspect timber surfaces for damage/weathering and clean them. Inspect joints between subframe and building fabric for cracked or loose sealant. Clean accessible gutters, downpipes and leaf traps; arrange safe specialist access if elevated. Solarlux also recommends six-monthly preservative care for aluminium finishes.

Every twelve months — manufacturer-based

Solarlux guidance specifies lubrication of moving locking points and relevant fitting components with an acid- and resin-free grease or specified Solarlux fittings oil; inspect handle security; clean and treat seals using the specified mild cleaner and suitable silicone/seal product. Verify applicability to the actual system before lubricating any component.

Specialist inspection — project-specific

Agree the appropriate frequency at handover for motorised, heavily used, high-level, commercial, fire-related and unusually exposed installations. Inspection should cover fixings, movement, load-bearing hardware, controls, sensors, drainage and weather seals.

Do not self-adjust

Solarlux notes that structural movement or long-term stress may require recalibration, and directs adjustment work to a specialist company. Record any unusual effort or contact between panels and request service.

Wintergardens

System family

Solarlux lists SDL Akzent plus, SDL Avalis, SDL Akzent Vision, SDL Avantgarde and SDL Nobiles among wintergarden systems. The roof structure may be combined with bi-fold, sliding or fixed vertical glazing; the operating instructions for those elements must also be followed.

Normal use

Manage ventilation, shading and any installed heating according to the actual control and glazing design. A glazed extension can experience strong solar gains; provide ventilation before uncomfortable temperatures develop. Do not assume a wintergarden is automatically condensation-free.

Roof, eaves and rainwater

Inspect visible glass, roof junctions, gutter outlets and drainage after severe weather. Solarlux specifies six-monthly cleaning of gutters, downpipes and leaf traps. If snow or ice blocks drainage, restrict the area below and arrange competent assessment; do not strike or scrape glazed roof elements.

Condensation and moisture

Surface condensation can arise from temperature and humidity conditions; condensation between panes may indicate insulated glass unit seal failure. Record location, date, weather and photographs and refer to the supplier. Investigate recurring internal moisture and any staining at perimeter junctions.

Shading, roof vents and controls

Where fitted, follow the exact manuals for motors, rain/wind sensors, control hubs, roof ventilation and emergency overrides. Do not defeat rain sensors or reset drive limits without authorisation. Arrange annual functional review for complex powered installations.

Escalate promptly

Report cracking at supporting structure, persistent leaks, loose trims, damaged seals, glazing movement, failed motorised roof vents or abnormal roof deflection. No user adjustment of roof glazing support systems.

Glass canopies & glass houses

System family and limits

Solarlux UK lists SDL Acubis, SDL Atrium plus, SDL Aura and SDL Alerio. A glass canopy is generally a non-insulated overhead shelter; adding side glazing can create a glass house but does not make it equivalent to a thermally insulated wintergarden.

Everyday operation

Keep the canopy and circulation route clear. If fitted with sliding, folding or slide-and-turn side panels, use the corresponding operating guidance and the project handover sequence. Avoid leaving unlatched side glazing exposed to wind.

Roof and drainage care

Inspect safely from ground level for leaves, debris, damaged glass and displaced trims. Clean gutters and downpipes every six months in accordance with Solarlux care instructions; increase frequency if trees shed heavily. Never stand on the roof or attach loads to rafters without design approval.

Heating, lighting, blinds and photovoltaic options

Solarlux identifies options including lighting, heating, shading and, for certain SDL Alerio configurations, photovoltaic modules. Treat each as a separate subsystem requiring its own electrical safety, maintenance and isolation instructions. Do not clean or service PV wiring without a qualified contractor.

Weather exposure

An open canopy protects principally from overhead precipitation; wind-driven rain can still enter. Water ingress at a side opening is not necessarily evidence of a defective roof. Check what weather-resistance performance was actually specified and accepted.

Specialist service triggers

Loose fixings, movement at posts, damaged glass, ponding or persistent blocked drainage, unusual noises from retractable components, electrical defects or repeated leakage at building junctions require specialist review.

Bi-folding doors

Systems and configuration

Solarlux offers multiple bi-fold product families and configurations. Panel count, inward/outward direction, traffic leaf, handles and locking sequence differ. The installer must demonstrate the exact sequence and label the principal operating leaf at handover.

Operating principles

Before moving, release all required locking points and confirm the track and stacking zone are clear. Use the designated handle and guide the leaves smoothly; keep fingers clear of hinges and closing edges. Do not attempt to fold a leaf that is still locked or restrained.

Parking and securing

Move leaves only into their designed parked position and secure them using the installed hardware. Reverse the demonstrated sequence to close. Confirm the traffic leaf and all multipoint locks are fully engaged; do not force the handle if alignment is incorrect.

Tracks, seals and hinges

Remove grit and debris from running tracks regularly without scratching finishes. Inspect brush and compression seals for displacement. Solarlux's general care guide calls for annual lubrication of specified moving fittings, annual handle checks and annual seal cleaning/treatment.

Common warning signs

A leaf dropping, scraping, difficult locking, a loose handle, water leakage at a previously sound threshold, or uneven gaps may indicate wear, obstruction or movement. Stop forcing the system; document the symptom and request specialist assessment.

Site-specific insert required

Attach the manufacturer's Bi-fold Operation & Care PDF and the as-installed opening/locking diagram. This generic explanation is not a substitute for the correct folding order or specific safety instructions.

Sliding & lift-and-slide doors

System families

Solarlux UK identifies cero II, cero III, cero IV, Ecoline S, Highline S and SL 178/179 lift-and-slide options. These differ materially in weight, locking, lift mechanisms, threshold geometry and motorisation.

Before movement

Confirm the intended leaf is unlocked and, where applicable, lifted or released according to the actual manufacturer operating card. Ensure the travel path is clear. Large sliding glass panels can have significant mass; do not attempt to move a stuck panel by applying additional force.

During and after movement

Use the specified handle or control; keep hands and objects away from closing edges and adjacent fixed panels. Do not rely on friction to hold a panel in position. Close and lock in the correct sequence, including any lift-and-slide lowering step demonstrated at handover.

Running surfaces and drainage

Remove loose grit from accessible tracks using soft tools; never use sharp implements around running gear. Keep drainage slots clear without probing concealed chambers. Do not apply general-purpose lubricant to rails, rollers or seals unless approved for that specific assembly.

Motorised cero

Follow the dedicated cero care and control instructions. Keep sensor zones unobstructed, report unusual stopping or speed changes and use only documented manual-release procedures. Qualified service is required for drive settings, end stops and safety devices.

When to call service

Scraping, unequal panel gaps, repeated lock failures, motor faults, abnormal noises, damaged glass or persistent water ingress. Solarlux advises specialist recalibration rather than owner adjustment.

Balcony glazing

Product distinction

Solarlux describes non-insulated sliding and slide-and-turn balcony systems, alongside insulated façade-related solutions. The installation may sit above a balustrade or run full height. It is not automatically a replacement for a required protective barrier.

Safe opening

Operate only in the demonstrated order. Slide-and-turn panels may require travel to a particular position before pivoting; the exact release, stacking and parking sequence is model-specific. Keep hands clear of pivots and never allow loose panels to swing in wind.

High-rise exposure

Do not operate or leave panels unsecured in strong winds. Do not lean over the balcony, climb on parapets or reach externally to clean glass. Building managers should define weather-related restrictions, especially at exposed elevations.

Routine checks

Inspect visible panel guides, seals, tracks, drainage and parking restraints from a safe location. Remove dirt from accessible running paths. Record unusual vibration, loose glass, abnormal travel or damaged locks. Specialist checks may be needed for façade interfaces and load-bearing attachments.

Balustrade and fall protection

If the balcony system interfaces with a guarding system, do not remove or alter glass, posts, handrails or fixings. Any defect that could compromise fall protection requires immediate restriction of access and competent structural assessment.

Handover essentials

Obtain the exact model name (for example Proline or SL series), panel operating diagram, permitted wind-use conditions, cleaning access plan and any building management rules before occupier use.

Commercial systems

Scope

Solarlux commercial applications include horizontal sliding walls, glazed room dividers, façade systems, glazed walkways and other architectural solutions. Individual installations may be subject to heavy use, public access, accessibility obligations or separate life-safety systems.

Opening and closing routine

Appoint trained authorised operators. Before movement establish a clear exclusion zone and check that floor channels and stacking areas are unobstructed. Operate the panels in the numbered order on the site-specific drawing, using designated locking and parking devices.

Public safety and access

Check that a parked wall cannot roll or swing into a circulation route. Maintain the required escape routes and clear widths. Do not modify access control, panic hardware, fire-rated assemblies or any integrated fire/smoke controls.

Inspection regime

In addition to routine cleaning, arrange a competent service programme appropriate to use frequency and risk. Inspect overhead suspension or floor running gear, stops, hinges, locks, seals, fixings and adjacent building interfaces. Retain inspection records and evidence of remedial work.

Façades and glazed walkways

Visual inspections from safe access should cover glass condition, weather seals, movement joints, drainage and structural interfaces. Do not attempt to access, walk on or dismantle overhead glass without a specialist method statement.

After impact or abnormal operation

Immediately isolate the affected area and request qualified inspection after collision, glass damage, support movement, loss of locking or unexpected powered movement. Do not return a system to public service until confirmed safe.

Faults & corrective actions

Door is difficult to move

Stop. Check only for obvious loose debris and whether a lock or restraint remains engaged. Do not lever a leaf or alter roller settings. Photograph the position and contact the installer if the issue persists.

Handle will not lock

Do not force it. Confirm the panel is correctly positioned using the demonstrated sequence. If resistance remains, stop use and arrange service. A misaligned lock can be damaged by force.

Water seen at a threshold

Record rainfall direction and severity, affected location and whether drains are visibly obstructed. Remove only accessible surface debris. Report recurring leakage, wet internal finishes or suspected failed perimeter seals.

Condensation on glass

Note whether moisture is on the room-side, external surface or between panes. Manage internal humidity and ventilation where appropriate. Between-pane misting may indicate an insulating glass unit failure and should be referred to the supplier.

Glass crack, loose panel or structural movement

Restrict access immediately. Do not operate the assembly. Contact a competent glazing or structural specialist. Treat exposed high-level glazing as an urgent hazard.

Electrical controls not responding

Check only user-accessible indicators and documented reset steps. Do not open control cabinets, bypass safety circuits or force powered panels. Refer to the supplied control manual and qualified service provider.

Service request information

Provide address, Solarlux order number, system model, installation date, photographs/video, exact symptoms, weather conditions if relevant, and a record of previous maintenance. Solarlux UK provides service, parts and warranty enquiry routes on its customer-service page.

Handover, log & sources

Handover checklist

- ☐ As-built drawings and panel numbering supplied ☐ Model and Solarlux order number recorded
- ☐ Exact opening/closing sequence demonstrated ☐ Keys, controls and emergency procedures supplied
- ☐ Glass and finish specifications supplied ☐ Drainage and cleaning access explained
- ☐ Warranty terms and exclusions supplied ☐ Maintenance responsibilities agreed
- ☐ Installer/service contacts recorded ☐ Any electrical system manuals supplied

Maintenance log template

Date: _____ System / location: _____

Work performed / findings: _____

Faults or parts required: _____

Completed by / qualification: _____

Next inspection date: _____ Sign-off: _____

Primary manufacturer sources

Solarlux Cleaning & Care Instructions (2019 edition):

https://solarlux.com/files/pdf1/cleaning_and_care_instruction-en.pdf

Solarlux UK Customer Service (links to Bi-fold Operation & Care, zero Sliding Door Care, WS1000 Connect, condensation and wood-care instructions):

<https://solarlux.com/en-gb/contact/customer-service.html>

UK product/system range: <https://solarlux.com/en-gb/systems.html>

UK glass canopies: <https://solarlux.com/en-gb/products/glass-canopies.html>

UK balcony glazing: <https://solarlux.com/en-gb/products/balcony-glazing.html>

Horizontal sliding walls: <https://solarlux.com/en-gb/products/horizontal-sliding-walls.html>

Document control and limitation

Issue 01, 25 October 2026. For generic information and planning only. Manufacturer-specific procedures, current warranty documents, electrical instructions, safety-critical inspection intervals and project details must be attached and verified by the installer before this becomes a contractual handover O&M.