



Bulletin

Self-cleaning glass
September 2004

In summary

The use of Pilkington Activ™ in high rise developments and commercial property has raised the question of meeting regulations and requirements for safe cleaning of windows.

The revised relevant British Standard now acknowledges the role self-cleaning glass plays, so specifiers can confidently choose Pilkington Activ™ to help meet these regulations.

The benefits of self-cleaning glass may be recognised in future Building Regulations, although the relevant section – Part N4 – is not due for revision until late 2005, for implementation in 2006.

Self-cleaning glass: British Standards and Building Regulations for the safe cleaning of windows

The introduction of Pilkington Activ™, together with its increased specification in commercial projects, has led to queries about its use with regard to regulations for safe cleaning of windows. This bulletin is intended to clarify the position both in terms of British Standards and the Building Regulations, and the implications for architects, specifiers and building control officers.

What is the relevant British Standard covering cleaning of windows?

BS 8213 Part 1 is a code of practice for 'design for safety in use and during cleaning of windows'. It basically offers guidance and recommendations for construction, operation, maintenance and cleaning of windows, and is due to be revised later this year.

How will self-cleaning glass be included?

The revised British Standard recognises the important role Pilkington Activ™ self-cleaning glass can play in the maintenance of buildings. The proposed revision, expected to be published in October 2004, will include the wording: "If it is not possible to provide windows that can be safely cleaned on both sides from within the building, self-cleaning glass should be used in situations where satisfactory cleaning is likely to result."

So Pilkington Activ™ will help to meet these requirements?

Yes, as long as it is positioned so the glass can work to full effect. Primarily that means exposed to daylight and rainfall, so the dual action process can firstly use UV light to break down organic dirt and then use rainwater to wash it away. Deep window recesses or overhangs in the building's design usually mean the self-cleaning glass would need occasional hosing down, so this would need to be taken into account.

What about the Building Regulations?

In England and Wales, the relevant section of the Building Regulations is Part N4. This is concerned with the provision of safe access for cleaning windows, including those that are impossible to reach from the outside. A revised Part N is expected in late 2005, for implementation in 2006.

Are there plans to include self-cleaning glass?

We are aware that self-cleaning glass has been considered in the early discussions and that the scope of Part N4 may be extended to dwellings. At this stage, however, it is not possible to anticipate the scope for self-cleaning glass until a consultation paper becomes available.

For more detailed product information, visit our website: www.pilkington.com



PILKINGTON
NSG Group Flat Glass Business

Pilkington United Kingdom Limited

Prescot Road, St Helens, WA10 3TT United Kingdom
Telephone 01744 692000 Fax 01744 692880

Registered Office: European Technical Centre, Hall Lane, Lathom, Nr. Ormskirk, Lancs. L40 5UF
pilkington@respond.uk.com
www.pilkington.co.uk