

architectural BRONZE CASEMENTS

CONDENSATION

General notes to manage condensation

All solid metal window frames are subject to the appearance of condensation under certain conditions. Unless specified otherwise, all windows and doors are traditional in style, formed from solid metal extrusions and do not include a thermal break.

Use of systems that include a thermal break will not guarantee frames will be condensation free in all conditions.

Usual day to day activities such as cooking, breathing and laundry generate warm moist air that may lead to condensation where humid air comes into contact with cooler surfaces (such as a window frame). The appearance of condensation on surfaces relates to the relative humidity, air temperature and surface temperatures (windows and walls etc) within a room. Mild condensation to surfaces may evaporate as the environment warms and could possibly be avoided with simple experiments in heating, ventilation and control of kitchen and bathroom steam.

For a period of time following significant building works, high humidity can be expected in the property as the building materials used in construction continue to dry out and stabilise. During this period it is essential that additional ventilation is provided to the building, allowing the increased exchange of humid air: This may be aided by the use of dehumidifiers and the opening of casements to provide a good air flow through the property.

The most effective ways to reduce condensation if it occurs are:

- Regularly check and maintain the structure of the building.
- Provide ventilation to optimise the circulation of the air and ensure it is open to its maximum flow rate.
- Incorporate powered ventilation/extraction to areas which generate high levels of moisture such as kitchens and bathrooms and operate them in addition to opening windows as required.
- Prevent heavily water laden air from kitchens, bathrooms or pools from permeating the whole house.

It is improbable that a building will become totally free of condensation, but a practical approach will always minimise its occurrence. If present, standing water should be regularly mopped up to prevent potential damage to interior timber, plaster or other surfaces and furnishings. Architectural Bronze Ltd will not be liable for damages incurred following a failure to manage the environment or subsequent condensation within a property. Severe condensation may be a result of structural issues or a failure to correctly isolate humid environments within the property.

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