

# The Glazing Maintenance Experts!

Inner City Façade Maintenance

Inspections & Testing

Unmanned Aerial Vehicle Surveys

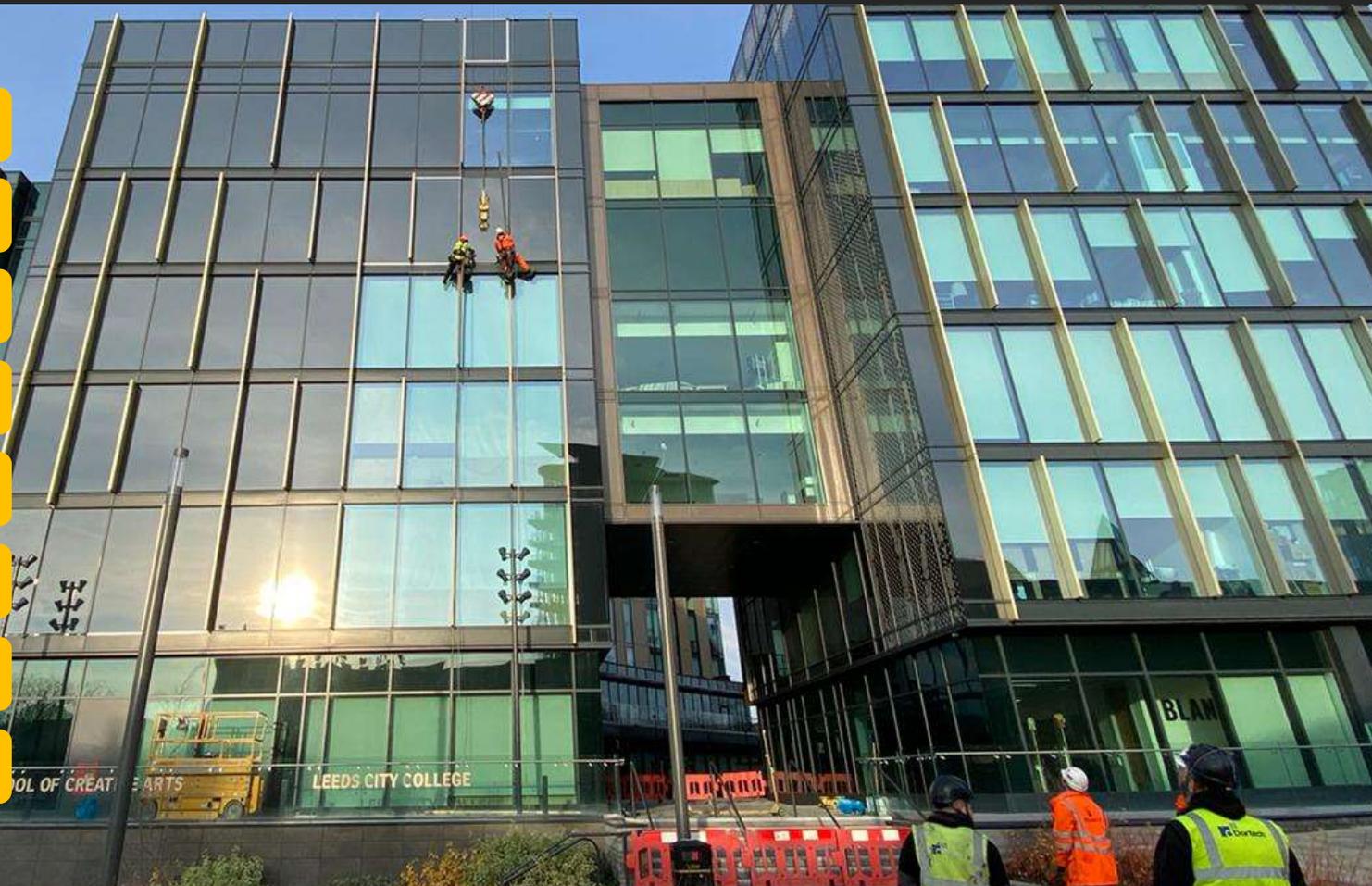
Glass Diagnostics

Glass Replacement

Door Servicing

Window Servicing

Curtain Walling Servicing



## *Introducing....*

As part of a group with over 27 years' architectural glazing experience – and counting – Dortech Maintenance is fast becoming one of the most nationally renowned specialists in commercial glazing servicing, repairs and refurbishment.

Committed to maximising the lifespan of clients' installations, we have worked on thousands of systems from leading manufacturers including Schuco, Sapa, Wicona, Technal, SAS, Comar and Kawneer. We are expertly trained to maintain these products – and more – to deliver maintenance

solutions with the security, integrity, safety and aesthetics of your glazing in mind.

Whilst some clients appoint us for 'emergency services', others rely on our planned maintenance plans to keep their installations in optimum condition. Either way, we're happy to be your point of contact from start to finish, and usually begin every project with a free survey to assess the condition of the glazing and advise what should happen next.



## Introducing....



Our engineers can take care of everything from the provision of access equipment, road management and labour, to 3rd party stakeholder management. Sites with complex access permissions and security requirements are also no problem, due to the accreditations we hold.

With 98% of customers rating us as 5-star, we are extremely proud of our outstanding satisfaction levels, and work hard to deliver quality glazing maintenance services, on time, on budget, and at a

competitive price. Some of the people we're delighted to have worked with, include York University, the NHS, Costa Coffee, the FA, BAM Construct, Lambert Smith Hampton, Wates Group and Eddisons.

Contact our engineers NOW for assistance with any glazing maintenance requirements!



# Inner City Façade Maintenance

Our work frequently takes us into high risk environments such as inner-city locations. Management of pedestrians, road closure and hours of work are considered with each project to ensure our work is undertaken with the upmost discretion and to minimise any disruption caused to members of the public, our clients, or their stakeholders.

Most projects involve the use of high level working platforms, cranes and specialist lifting devices and as such we ensure our maintenance engineers are training and have all the

necessary qualifications to carry out their work in a safe manner.

Each project is surveyed and risk assessments are produced, assessed and discussed with our clients prior to any work being started. Furthermore, site specific risk assessments are produced for the simple reason that all sites are different and all clients requirements must also be taken into account.

Our engineers work to the principal of carrying out their work; *“right first time, on time, every time”*.





# Inspections & Testing

Our Team of Engineers is built up of specialists with routes firmly embedded in the glazing sector. Frequently we are called to address problems with glazed facades, but the route causes are unclear, particularly in respect to water ingress and glass breakages.

In order to provide the most accurate and quality information in our inspections and façade tests, we have heavily invested in training and equipment so that we can offer the following services:

- Air tightness testing
- Façade Water testing
- Aerial Surveys with Drones
- Thermal imaging
- Glass breakage analysis
- Glass measurement gauges

This enables us to quickly and easily determine the route causes of any issues your building façade may have.

Inspections are compiled in a detailed report with a proposed course of action. Our clients can then decide which steps to take next and if required our engineers can undertake any remedial work required.



# Unmanned Aerial Vehicle Surveys

Technology is at the heart of what we do. But as well as being convenient and quick, technology can also improve safety and offer more cost-effectiveness for schools, hospitals and other sensitive environments our engineers encounter on a day to day basis.

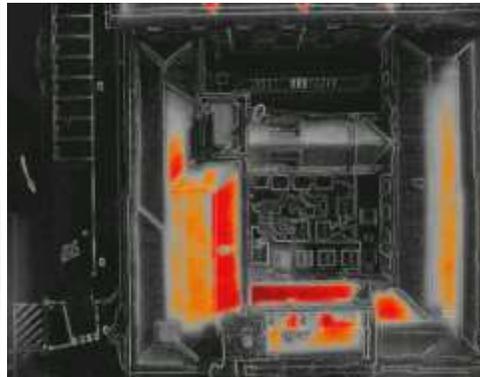
Dortech's drone surveys are increasingly playing a pivotal role in the building surveying process. They allow our maintenance engineers to investigate building issues without the need to use mobile elevating work platforms – meaning inspection imagery can be received in real time, and grounds' managers are quickly informed of any issues which need resolving. As a result, the duration and

price of the project are both reduced – making it a much more time and cost-efficient option for our clients. In fact providing suitable permissions are attained, our teams can carry out a full drone survey in as little as 30 minutes.

Our teams are professionally trained and hold Permissions for Commercial Operations (PFCO) Pilots Licenses, certified through the Civil Aviation Authority (CAA).

Our services include:

- Aerial photography
- Roof surveys
- Thermal mapping
- 3D building renders
- High level façade surveys





## Glass Diagnostics

Glass breakages can be very problematic when they occur. Properties can be left in an unsafe position with a risk of injury to building users, or members of the public. Additionally building can be left in a position where they are unsecure. When these breakages occur, our clients can occasionally be left in a position where they are unsure of the specification of the glass that needs to be replaced, or where to source it from.

Established in 1993, Dorteck Maintenance carry many years experience in the specialist glazing sector. Our engineers have received professional training in glazing maintenance work and we have invested in the latest glass diagnosis equipment to determine

specifications and thicknesses of glass. This means that we can very quickly and easily determine the specification of your glass and have access to an extensive supply chain network of glass manufacturers.

Frequently, the projects that we are involved involve incredibly large and heavy pieces of glass that require specialist lifting equipment to handle them.

Our teams can provide:

- Glass type identification
- Cause of breakage
- Glass supply
- Glass Installation
- Lifting plans



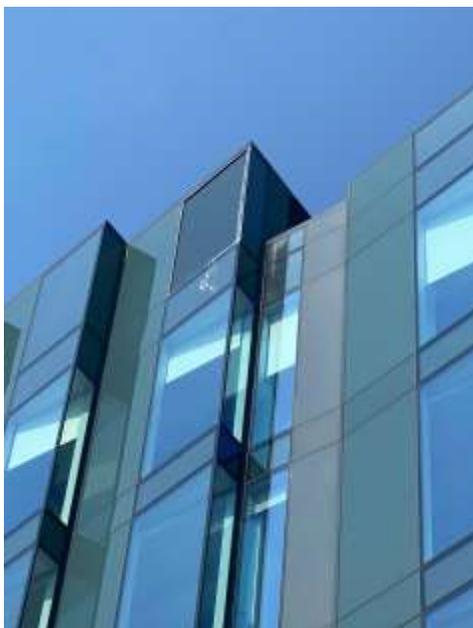
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## Glass Replacement

Glass by its very nature is a brittle material. One of the realities that the construction sector has come to accept in recent years, is that glass breakages, particularly spontaneous breakages appear to have become a more common phenomenon. Whether this is as a consequence of the manufacturing processes, source materials, or quality control is undetermined, however, this issue is having a direct effect on the longevity and robustness of the glass produced.

safety glass, throughout the construction industry.

Problems occur when glass breakages happen at height. When these breakages happen in busy, or congested areas there is clearly a need to take action quickly. In these circumstances, our engineers are qualified to:

- ◆ Deglaze broken glass
- ◆ Temporary boarding
- ◆ Manage road closures
- ◆ Reroute pedestrians
- ◆ Make working areas safe
- ◆ Replace broken glass

One particular concern relates to impurities in the glass, such as, nickle sulphide and the reason why this is becoming more of an issue is as a result of the widespread use of toughened glass as





# Door Servicing

Commercial doors maintenance is so often overlooked. In truth, because aluminium doors are usually regarded as a day-to-day, functional element of a building – their importance is often underappreciated. It's only when they fail to work correctly that they receive the attention they need.

Unfortunately however, with time, if an entrance door is not maintained, it can deteriorate, particularly in high-traffic areas, and often the problem remains hidden – or is dismissed – until they stop working completely. At this stage, the matter becomes urgent. Nobody wants to put the safety of their employees, students,

customers or visitors at risk, and the security of your facility is also no doubt paramount.

Some of the issues that can arise when doors are unmaintained include:

- ❖ Worn out bottom pivots
- ❖ Broken door closers
- ❖ Alignment issues
- ❖ Bowed thresholds
- ❖ Broken locks
- ❖ Lose handles

We can help to keep your doors in perfect working order. Talk to us about what a preventative maintenance plan could look like for your aluminium doors.



## Curtain Walling Servicing

It may be an age-old saying, but prevention really is better than cure. That's why planned glazing maintenance plans are so important. It is far more affordable to prolong the life of an existing asset than fund a costly replacement.

So, with nationwide reach, our engineers work with contractors, public sector organisations, private firms and residences, to maximise the lifespan of a variety of glazing installations.

Curtain walling and glazed screen in particular are elements of a buildings façade that are often neglected. It's only when building users experience issues with either leaks, spontaneous glass breakages, or air tightness issues that questions start to be

raised. This can then lead to identifying fundamental issues in the way the curtain walling systems may have been designed, manufactured, installed, or maintained.

Quite frequently, our engineers are engaged to resolve quite serious issues, that could have been prevented had the most basic of routine maintenance been undertaken.

One area in particular is the cleaning of drainage channels and ensuring outlets remain free of debris that could cause moisture to back-fill and work its way into the building.



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# Window Servicing

When automotive manufacturers are producing cars, the aesthetics and safety are thought about in tandem. Then, when the car is purchased by the owner, an ongoing service plan is implemented. After all, what good is a nice-looking car if you can't drive it safely? The same logic applies to aluminium windows. All moving parts in an aluminium window have a life expectancy and that means they need regular checks to ensure they're working to the high standard required.

To put this into perspective, windows must be of a very high quality and regularly maintained – not only to be able to effectively weather the elements, but also to

keep the people in and outside the building safe. This is particularly important in city centre locations, schools, hospitals and universities. The safety and security of the building users is of the utmost importance.

There are a number of elements of a window that do require regular checking and maintenance and just some of these include ensure that:

- ❖ Handles are secure
- ❖ Restrictors are not loose
- ❖ Gaskets have not shrunk
- ❖ Seals are effective
- ❖ Drainage is free of debris
- ❖ Hinges are lubricated

