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The Scottish Association of **BUILDING STANDARDS MANAGERS**
Incorporating the Scottish Association of Chief Building Control Officers and
representing Local Authority Building Standards in Scotland



SABSM TECHNICAL POLICY NOTE

T01/2012

TECHNICAL

Cleaning of Windows and Rooflights

Guidance Note Number:	T01/2012
Issue Date:	01/05/2012
Domestic/Non Domestic:	Domestic/Non Domestic
Section:	Part 4 Safety
Clause Number:	4.8.3
Clause Title:	Cleaning of Windows and Rooflights

BACKGROUND

Over recent years there has been an increase in the use of commercial solutions to the cleaning of windows and rooflights.

More and more buildings, particularly domestic, are also being designed with feature windows or other fixed pane high level glazing which still requires suitable cleaning.

Local authority verifiers have been accepting cleaning methods to these windows by use of commercial solutions, provision of ladder fixing points or other similar. The guidance standard does include for several methods of cleaning windows including from the inside but this is obviously only suitable for openable windows with adjacent fixed panes within safe reach as given in Annex A of BS 8213: Part 1: 2004 ⁽¹⁾.

DECISION

SABSM agrees that fixed windows and rooflights may be cleaned using commercial solutions. The proposed method of cleaning in these cases should be clearly indicated on the approved plans.

A poorly designed window with a fixed and opening section should however not be accepted as being cleaned by a mixture of methods due to the risks associated by over-reaching in order to clean the fixed pane section. In these instances the window should be re-designed accordingly.

Cleaning of windows by use of commercial solutions is only intended where buildings have feature windows or glazing intended as an architectural feature. Normal domestic style windows should be designed to be safely cleaned from within.

References

⁽¹⁾ BS 8213: Part 1: 2004. Windows, doors and rooflights - Part 1: Design for safety in use and during cleaning of windows, including door-height windows and roof windows - Code of practice.