

Maintain and repair Curtain Wall installations

Overview

This standard is concerned with maintaining curtain walling. Curtain walling systems can have unique requirements relating to their production; have features that are difficult to achieve or require a mixture of materials and processes that are particularly unusual.

The standard covers dismantling, maintaining and reinstating curtain walling so that systems are restored to specification with minimal disruption. Key requirements include following health and safety rules, identifying and completing tasks within your competence and responsibilities, and using the right tools and materials. This standard helps protect building integrity and ensures fenestration professionals deliver compliant and reliable service.

You will need to dismantle glass supporting systems before undertaking maintenance. You will need to undertake maintenance, minimising the period during which installations cannot be used, liaising with the customer about progress. When maintenance is complete you will need to reinstate and restore curtain walling to full operation.

This standard is for you if you work in the Glazing and Fenestration Industry and are involved in on-site maintenance and repair work to Curtain Wall systems.

Performance criteria

You must be able to:

1. comply with health and safety requirements and procedures at all times
2. identify maintenance or repair work required and confirm it is within your level of expertise
3. identify any problems relating to maintenance or repair work and deal with them following standard operating procedures (SOPs)
4. identify and remove fixtures and fittings which prohibit maintenance or repair work following safe working practices
5. store removed fixtures and fittings following SOPs
6. remove material from installation using methods and equipment that cause minimum damage to surrounding structures
7. select and use materials for maintenance or repair work that are fit for purpose and meet customer requirements
8. select and use tools and equipment to complete maintenance or repair to specifications
9. carry out maintenance or repair work within timescales acceptable to all parties and in a way that minimises period installations cannot be used
10. undertake maintenance or repair work following SOPs and safe working practices
11. be able to identify or question when you believe a component part or system is beyond repair and report this in line with regulatory and organisational requirements
12. insert and remove structural supports required to support installations during maintenance or repair work
13. apply finishing materials so that they are secure, level and comparable with existing surfaces
14. replace and secure fixtures and fittings removed during maintenance or repair to meet specifications
15. be able to provide basic maintenance such as cleaning of drainage channels, refixing gaskets and refitting pressure plates or cappings
16. check replaced glazing components function to meet specifications
17. remove surplus materials and debris from sites, and dispose of them following SOPs and current legislation
18. give relevant information to customers about maintenance or repair work giving

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them the opportunity to ask questions and seek clarification

19. record information on maintenance or repair work in appropriate information systems

Knowledge and understanding

You need to know and understand:

1. health and safety responsibilities and obligations relevant to the work
2. health and safety procedures that need to be followed
3. Building Regulations or Building Standards that may affect maintenance or repair work
4. competence requirements for bay window installation and when to seek further guidance
5. special methods and equipment necessary to deal with maintenance or repair work
6. types of building construction and their effect on specifications and installation
7. how to interpret technical specifications, manufacturer instructions, and SOPs for curtain wall installation
8. actions taken if dangerous materials are exposed or suspected during dismantling in line with regulatory and organisational requirements
9. structural support used for different installations
10. how to remove and store fixtures and fittings
11. why it is important to label removed fixtures and fittings
12. how to remove different materials from installations
13. how different types of components are maintained
14. how to ensure maintenance meets customer requirements
15. types of action required when repairs are temporary
16. information to provide to customers if repairs are temporary to include timescales and restriction of use
17. types of finishing materials used in different circumstances
18. why it is important to remove materials and debris from sites
19. how to deal with surplus materials to include disposal, recycling and reuse
20. how different types of installation material are handled
21. information systems used and how to report and record information on maintenance and repair of installations
22. why it is important to use the information systems in line with regulatory and organisational requirements
23. meaning and importance of the Responsible NO and why the glazing and support structure must be installed in full compliance with supporting evidence and manufacturers' instructions

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