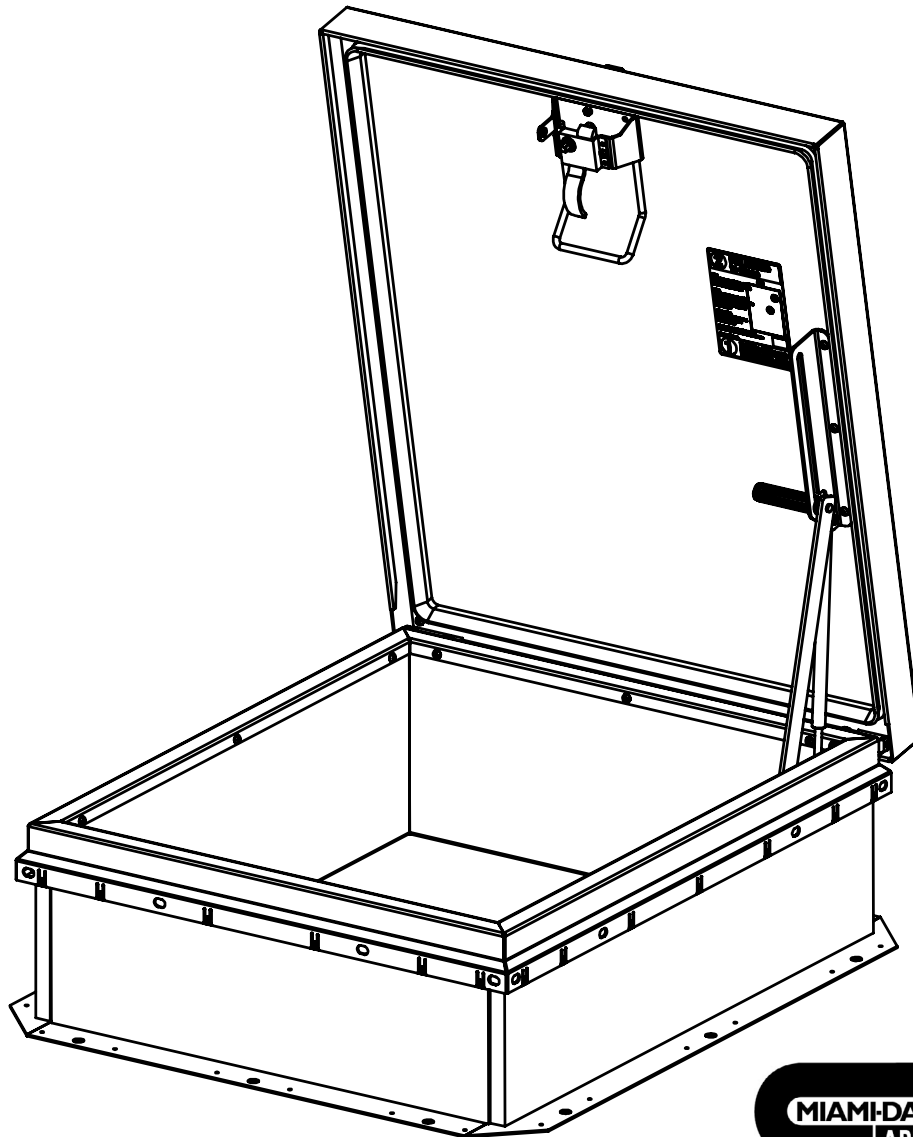




## Hurricane Roof Hatch

Model(s): BRHH



Miami-Dade Acceptance No: 17-0207.12  
Expiration Date: 5/25/2022

INSTALLATION, OPERATION & MAINTENANCE MANUAL

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**Note**  
The information in this document is subject to change without notice.

**General Safety Precautions**  
Improper selection, installation, or use can cause personal injury or property damage. It is solely the responsibility of the user, through its own analysis to select products suitable for their specific application requirements, ensure they are properly maintained, and limit their use to its intended purpose.

Follow proper local, state and federal regulations for proper installation and operation requirements.

## GENERAL DESCRIPTION

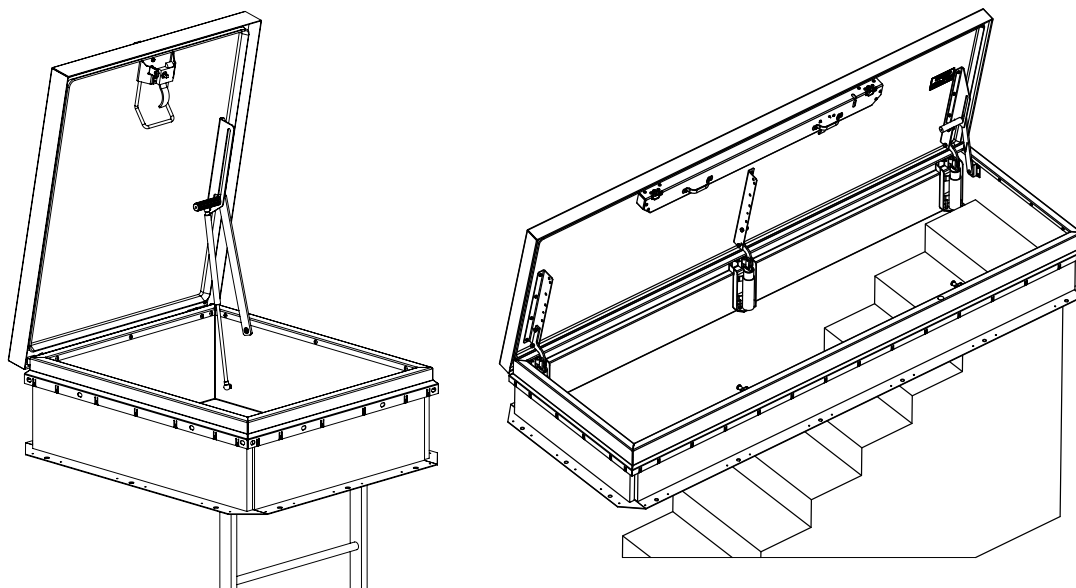
Roof Hatch products provide safe and convenient access to roof areas using interior ladders, alternating tread devices and stairs. Roof hatches are designed and built for years of safe, convenient access to roof top areas on commercial buildings. Roof hatch product applications include personnel access.

The following is a general instruction for installing, operating and maintaining roof hatch products. These are recommended general guidelines only. Locally accepted roofing and sealing practices and procedures should be followed to ensure the ultimate weather-ability of roof hatches installed into the various different types of roofing systems used.

### Application Notes

Roof hatches are intended for commercial building applications. Because condensation may occur as a natural result of humidity levels and temperature variations between indoor and outdoor temperatures, residential type applications are not recommended.

The exterior of the roof hatch will have a label with an arrow that says EXIT THIS SIDE. The arrow will point to the intended location of the top of the ladder, ship stair, alternating tread or service stair.



## INSTALLATION

Roof hatch products may be installed on a flat or sloping roof with up to a 7:12 pitch for single point latch units and 3:12 pitch for 2-point latch units. When installed on a slope, the hinge side should run parallel with the slope.

1. Place the roof hatch over the existing opening in the roof. The roof rough opening dimensions are equal to hatch dimensions as measured from the inside curb to inside curb. For example a 36 inches by 30 inches fixed ladder access hatch, will have a roof rough opening of 36 inches by 30 inches.
2. The roof hatch curb flange comes with two (2) types of mounting holes to accommodate multiple fastening methods practiced and accepted at a local level.
  - Mark the pre-drilled diameter holes from the mounting flange through to the roof deck or a concrete curb. Reference table below for hardware and placement. Drill for installation of anchors or other fasteners (provided by others). Bolt or otherwise fasten roof hatch curb flange to roof deck, fig. 1.

Curb Type	Fasteners
<b>Wood, fig. 2a</b> <i>Wood S.G. = 0.55 min</i>	<ul style="list-style-type: none"> <li>• 3/8 inch diameter 316 Lag Bolts (Fy=65ksi)</li> <li>• Southern Pine (G=0.55min), predrill as recommended</li> <li>• Penetration = 1-3/4 inch min. of 1-1/2 inch of threads to be engaged into wood</li> <li>• Spacing: 3 inch min.</li> <li>• Edge Distance: 1-1/2 inch min.</li> <li>• End Distance: 6 inch min.</li> </ul>
<b>Steel, fig. 2b</b> <i>Fy = 33Ksi: min</i> <i>Thickness = 0.105 inch min.</i>	<ul style="list-style-type: none"> <li>• 5/16 inch diameter S.S. fasteners min.</li> <li>• Self-drilling, self-tapping or thru bolts</li> <li>• 300 series S.S., cond. CW, Fy=65ksi</li> <li>• 0.105 thread engagement min.</li> </ul>
<b>Concrete, fig. 2c</b> <i>3000 psi min.</i>	<ul style="list-style-type: none"> <li>• 3/8 inch diameter S.S. Kwik bolt TZ wedge anchor 316 Stainless Steel</li> <li>• Eff. embedment depth: 2 inch min.</li> <li>• Install Depth: 2.313 min.</li> <li>• Edge Distance: 6 inch min.</li> <li>• Spacing: 4-1/2 inch min.</li> <li>• Min. Slab Thickness: 4 inch - normal wt.</li> <li>• Cracked concrete compressive strength: f'c = 3000psi</li> </ul> <p><b>**Install per manufacturer's instructions**</b></p>

3. Install roofing material up to and surrounding the roof curb, and under the counterflashing at the top of the curb. Use the EZ tab feature, **fig. 3**, as shown to provide additional mechanical support to hold and secure roofing membrane. Lap and seal all joints in roofing material to provide a weather-tight seal.

INSTALLATION

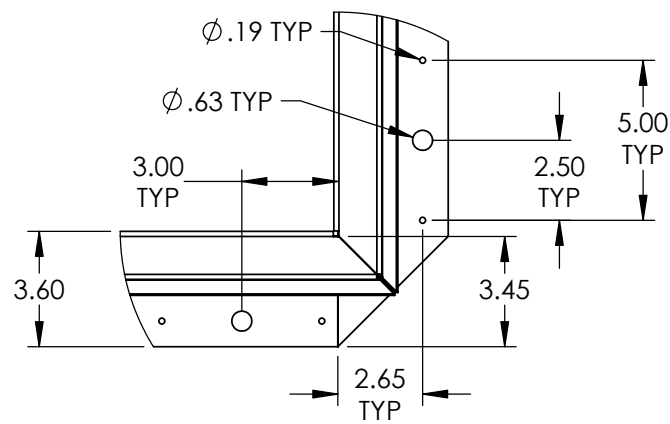


fig. 1

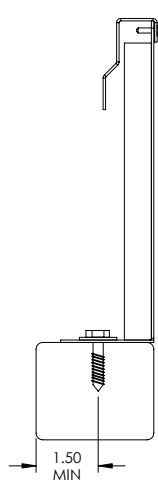


fig. 2a

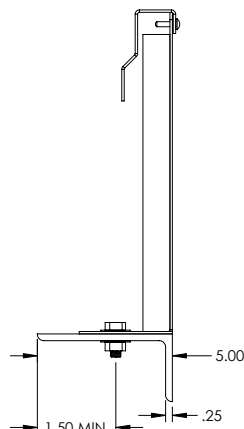


fig. 2b

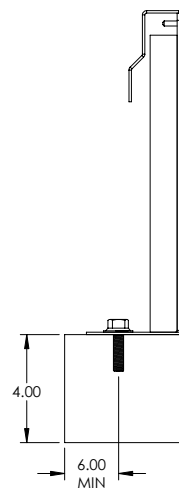


fig. 2c

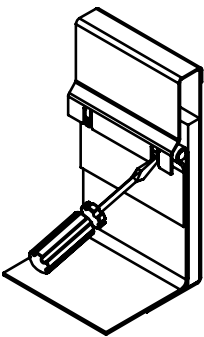


fig. 3

## OPERATION

Roof hatches are designed and built for years of dependable roof access. To meet the demands of an exterior application, the doors are manufactured from steel or aluminum. The curb and cover are insulated and have a continuous extruded thermal EPDM gasket that creates a weather resistant seal. The standard curb comes with a counterflashing incorporating EZ tabs to assist with mechanically securing roofing material/membrane. The steel roof hatches come standard with a finished baked on powder coat paint that offers the best corrosion protection in the industry.

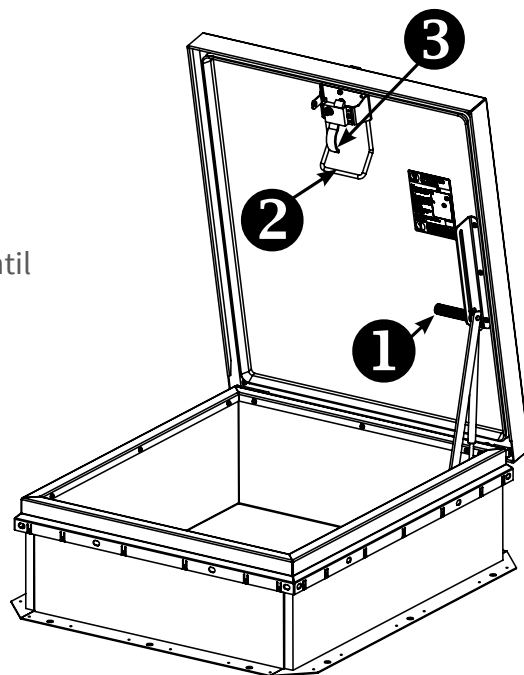
### SINGLE POINT LATCH

#### Open

1. Rotate the slam latch handle ❸ to unlatch.
2. Push yellow handle ❷ to fully open hatch cover until hold open arm locks.

#### Close

1. Pull red grip hold open arm handle ❶ forward to disengage.
2. Descend the ladder, grab the yellow handle ❷ to slam the hatch closed.
3. Lock using a padlock hasp, *if required*.



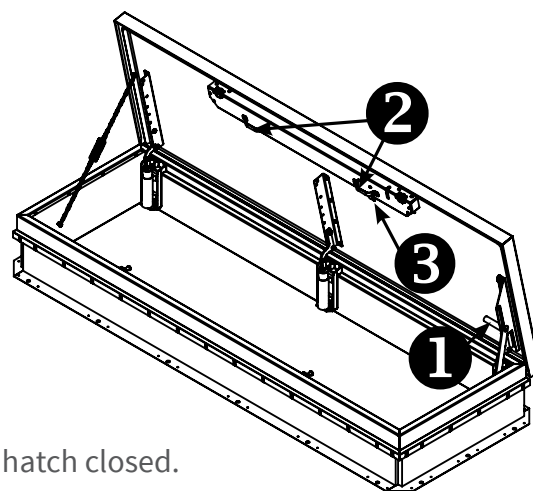
### 2-POINT LATCH

#### Open

1. Rotate the slam latch handle ❸ to unlatch.
2. Push handle ❷ to fully open hatch cover until hold open arm locks.

#### Close

1. Pull red grip hold open arm handle ❶ forward to disengage.
2. Descend the ladder, grab the handles ❷ to slam the hatch closed.
3. Lock using a padlock hasp, *if required*.



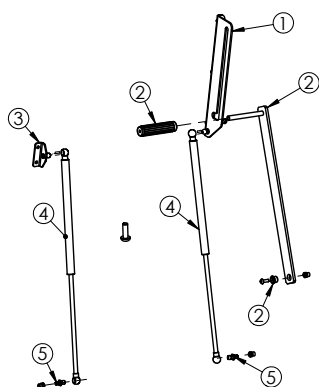
NOTE: Larger hatches, especially hatches that are over 72" in length, may need two people to ensure proper closure.

#### MAINTENANCE

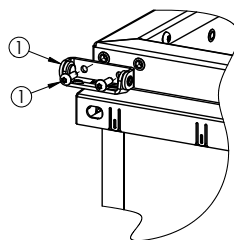
- Roof hatches should be manually operated once a year to check performance.
- Lubricate moving parts such as hinges and latches with a silicone spray lube as required to maintain a smooth opening and closing of the door. Do not use regular lubricating oil as it can attract dust and grit.
- Non-moving parts can be cleaned with a mild soap or dishwashing detergent and water solution.
- Gaskets can be cleaned with a clean, damp, lint-free cloth. Do not apply mineral oils, vinyl dressings, or other lubricants to the gasket as they can cause the gasket to break down over time.
- Please contact manufacturer for technical support questions and/or replacement parts such as turn handles, latches, padlock hasp provisions, external hinges, gas spring(s) and a locking hold open arm.

## PARTS LIST

ITEM	Part Number	Description
HOLD OPEN ARM/SPRING		
1	BRHH-KIT-HOACVR	PKG, HOA COVER BRACKET
2	BRHH-KIT-HOACURB	PKG, HOA AND CURB HARDWARE
3	BRHH-KIT-SPRINGBRKT	PKG, SPRING COVER BRACKET
4	BRHH-KIT-SPRING-250	PKG, 250N, SPRING
4	BRHH-KIT-SPRING-500	PKG, 500N, SPRING
5	BRHH-KIT-SPRINGSTUD	PKG, BALL STUD FOR SPRING
COVER LATCH/GASKET		
1	BRHH-KIT-EXTHDL	PKG, EXTERIOR TURN HANDLE
2	BRHH-KIT-INTHDL	PKG, INTERIOR TURN HANDLE
3	BRH-KIT-GASKET	10FT, GASKET
LATCH/CATCH		
1	BRHH-KIT-CATCH	PKG, LATCH CATCH
HINGE		
1	BRHH-KIT-HINGE	PKG, HINGE



Hold Open Arm/Spring



Latch/Catch



## STANDARD WARRANTY

Babcock-Davis warrants all Roof Hatches to be free from manufacturing defects in materials, factory finishes and workmanship for a period of five (5) years from the date of shipment. Should a product fail to function in normal use within this period, Babcock-Davis shall furnish a replacement or new part at Babcock-Davis' discretion. Failure to use product in methods consistent with Babcock-Davis product manuals shall relieve Babcock-Davis of any liability. Our liability under this warranty excludes installation or removal costs involved in the product replacement and excludes any responsibility for incidental or consequential damage of any nature.

For warranty support and registration please visit  
**[www.BabcockDavis.com/support](http://www.BabcockDavis.com/support)**

### FACTORY ASSISTANCE

Babcock-Davis engineers and manufactures access doors for worldwide customers. Our products enable safe access to mechanical equipment. Recognized as an industry leader, Babcock-Davis has been relied upon by building and construction professionals for over 50 years and we pride ourselves in offering exceptional technical support.

Please do not return any product before discussing your application problem with a Babcock-Davis representative and obtaining a Return Authorization.

Your Babcock-Davis representative is eager to help you. Please feel free to call your representative or contact Babcock-Davis to discuss your application.

Babcock-Davis  
9300 73rd Avenue North  
Brooklyn Park, MN 55428

Phone: 888.412.3726  
Fax: 888.312.3726  
Email: [info@babcockdavis.com](mailto:info@babcockdavis.com)



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9300 73RD AVENUE NORTH  
BROOKLYN PARK, MN 55428

(888) 412-3726  
(888) 312-3726 FAX

[WWW.BABCOCKDAVIS.COM](http://WWW.BABCOCKDAVIS.COM)