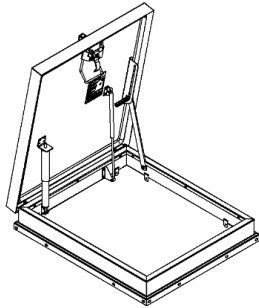


RETROFIT ROOF HATCH

Model(s): BRHR

GENERAL DESCRIPTION



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

The following are general instructions for installing, operating and maintaining Retrofit Roof Hatches.

GENERAL SAFETY PRECAUTIONS Improper selection, installation, or use can cause personal injury or property damage. It is solely the responsibility of the user, through their own analysis, to select products suitable to the specific application requirements, ensure proper maintenance and use as intended. Follow local, state, and federal regulations for proper installation and operation requirements.

Introduction + Safety

Please read the complete instructions carefully before beginning any work. To ensure proper installation and performance of the product, the following actions must be completed by the installing contractor. Failure to do so will affect product warranty.

Transportation + Storage

- Inspect all shipments and materials for missing or damaged components and hardware.
- Material must be stored in a clean, dry location.

INSTALLATION

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.

Roof hatch products may be installed on a flat or sloping roof with up to a 7:12 pitch. When installed on a slope, the hinge side should run parallel with the slope.

TYPICAL INSTALLATION

1. Remove cover, gas springs, hold open arm, latch catch, hinges and all hardware from existing roof hatch and leaving only the installed curb. **(Figure 1)**
2. Clean top of existing roof hatch curb and apply a full bead of caulk all the way around the existing curb. **(Figure 2)**

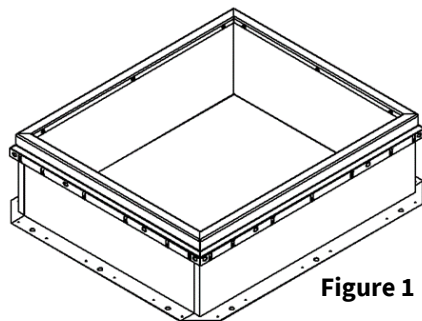


Figure 1

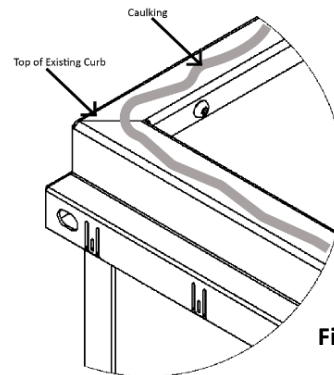


Figure 2

3. Place Retrofit Roof Hatch on top of the existing roof hatch curb. **(Figure 3)**
4. Install the brackets (provided) and fasten to the existing curb with fasteners (by others; brackets accept up to 3/8" diameter fastener). **(Image 4)**

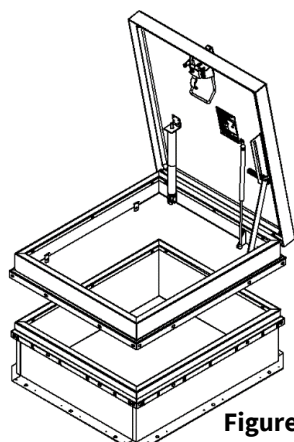


Figure 3

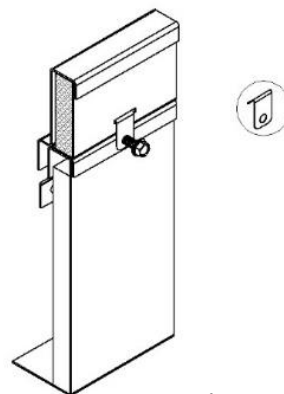
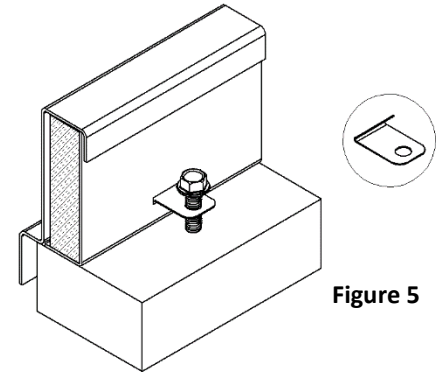


Figure 4

SUPPLEMENTAL INSTALLATION

- If installing on a job-built curb, prefab, concrete or other style curb, bend brackets to attach. (**Figure 5**)



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 steel roof hatch comes standard with a finished baked on powder coat paint that offers the best corrosion protection in the industry. Do not leave roof hatch open, doing so could result in damage

Single-Point Latch (Figure 6)

Open

1. Rotate the slam latch handle **3** to unlatch.
2. Push yellow handle **2** to fully open hatch cover until open arm locks.

Close

3. Pull red grip hold open art handle **1** forward to disengage. (DO NOT USE RED HANDLE TO PULL ROOF HATCH SHUT)
4. Descend the ladder, grab the yellow handle **2** to slam the hatch closed.
5. Lock using a padlock hasp, if required.

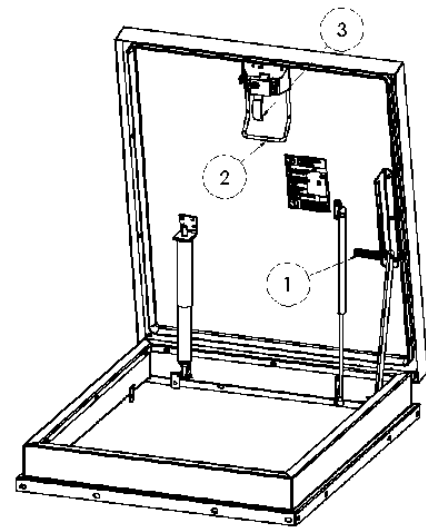


Figure 6

Two-Point Latch (Figure 7)

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 handle ❷ to slam the hatch closed.
3. Lock using a padlock hasp, if required.

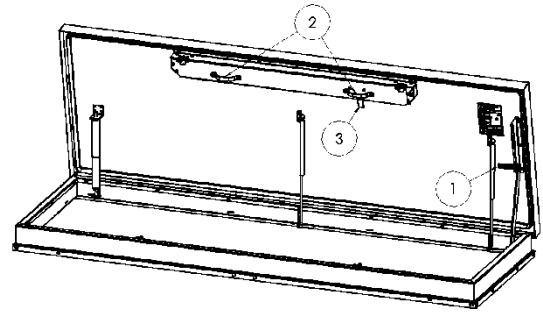


Figure 7

Note: Larger hatches, especially over 72 inches in length, may need two people to ensure proper closure.

MAINTENANCE

- Roof hatches should be manually operated once per 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 mild soap or dishwashing detergent and water solution.
- Gaskets can be cleaned with damp, lint-free cloth. Do not apply mineral oils, vinyl dressings, or other lubricants to clean the gasket as they can cause the gasket to break down over time.

QUESTIONS?

For more information on installation, repair or replacement, please contact Customer & Sales Support at 888-412-3726 or visit babcockdavis.com