

Are you aware of the new Overhead Glazing rules?



In January 2007, twelve months after the release of AS1288-2006, laminated safety glass was standardised as the only type of glass that can be fitted into overhead glazing, where the highest part of the glass is above three metres.

In building designs where skylights are incorporated, the vast majority of skylights will tend to be installed with their highest point more than three metres from the floor. However, in reference to the standard, it effectively means that these skylights must now have laminated glass on the interior.

With the move to laminated safety glass in these situations due to section 6.4 Design Criteria in the Sloped Overhead Glazing standard, it will restrict the use of many skylights currently on the market that only offer toughened glass internally.

Fakro Skylights by Breezway on the other hand have high strength 6.76mm laminated safety glass on the inside and are suitable for installation in any situation where the three metre rule applies (i.e. whether it be within-reach in a roof space that has been converted into an attic living area, or installed high up above kitchens or in bathrooms to allow fresh air to flow into the home).

Not only do Breezway Fakro Skylights have an outstanding double pane thickness with a laminated interlayer, but overall they are a high performance, energy efficient Insulating Glass Unit which is arguably the best on the market.

With a 4mm toughened safety glass to the exterior, this offers 33% more strength to resist hail damage, or provide greater safety in comparison to the 3mm tempered glass often used in other skylights. A 14mm argon gas filled space provides optimal thermal performance compared to other skylights that only have a 6 - 12mm air space. A low e coating also reflects thermal radiation which reduces the amount of heat gain or lost through the skylight. Combined, these features not only provide superior safety and energy efficiency, but also result in reduced fading, excellent sound insulation ratings and greater durability.

The use of laminated glass in skylights has been implemented to help prevent the risk of personal injury to occupants within the building environment due to the fracture characteristics of falling glass, or for persons who might endanger themselves by falling through the glazing unit whilst working on the roof.

The effects of this standard on the construction of building designs is quite significant as the end user's safety is at risk if builders or designers fail to recognise the requirements for glass in overhead glazing. This is in the event of such cases where the glass is pierced or smashed due to tree branches or other objects falling against the skylight on the residential or commercial building, causing serious damage.



The second issue of caution mentioned above are the tradesman or homeowners who may be doing maintenance to the roof or on the roof in the vicinity of the skylight. The hazardous situation of someone falling through the glass pane of the skylight is a serious issue where safety precautions should be taken on all levels to prevent such an incident from occurring.

So the next time you are incorporating skylights into your project make sure you compare the glazing unit and specify Breezway Fakro Skylights, so you are not only working in accordance with the law but also encouraging energy efficiency, to provide a safer and healthier environment for your clients to live or work in.

For more information, please call 1 800 777 758 or visit www.breezway.com.au

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