

FAIRWAY

ARCHITECTURAL RAILING SOLUTIONS



SQUARE ALUMINUM BALUSTERS

A210 3-RAIL ALUMINUM RAILING INSTALLATION QUICK GUIDE

LEVEL & STAIR* KIT INCLUDES:

- Top Rail
- Sub-Rail with Rail Insert
- 
- Mid Rail with Rail Insert
- 
- Bottom Rail with Rail Insert
- 
- Top Rail Connector Brackets with Screws
- Bottom Rail Connector Brackets with Screws
- Rail Support(s)
- Square Aluminum Balusters
- Installation Template (*not included in stair kit)

TOOLS NEEDED:

- Drill with #2 Square Drive Bit
- Circular Saw
- Speed Square
- Tape Measure
- Drill Extension



A210

LEVEL INSTALLATION

BEFORE STARTING

- Review all local building codes.
- Wear proper safety equipment.

STEP 1 GETTING STARTED

- Plumb all posts or mounting surfaces. Install post trim at this time.
- Determine required bottom rail height from deck surface to bottom of rail based on local building codes.

STEP 2 INSTALL MOUNTING BRACKETS

- Using the installation template, insert brackets into bracket hole cut-outs and install using #8 x 1-1/2" screws – bottom bracket hole for bottom rail, middle bracket hole for mid-rail and top bracket hole for top rail.

STEP 3 CUT RAILS & INSTALL BOTTOM RAIL

- Measure distance between the inside of posts.
- Mark bottom rail to correct length. Subtract 3/8" from bracket mark on each end. Repeat for all top, mid and bottom rail bracket marks.
- Ensure there is equal & maximum distance from baluster holes on both ends of top, mid and bottom rails.
- Cut bottom rail, mid-rail, top sub-rail, and top cap rail the same length, ensuring baluster holes line up.
- Slide bottom bracket cover onto both sides of the rail and set rail into place. Secure rail by installing two #8 x 3/4" self-drilling screws through holes in both sides of each bracket. Snap bracket cover over the bracket.

STEP 4 INSERT BALUSTERS

- Insert balusters into bottom rail making sure they are fully seated into rail.
- Make sure that the "P" insert remains within the bottom rail channel.

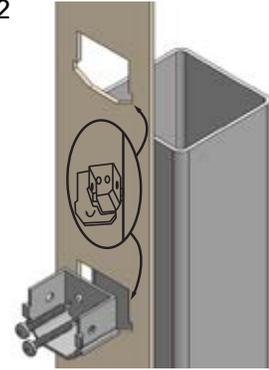
STEP 5 INSTALL MID-RAIL AND TOP RAIL

- Slide mid-rail bracket cover onto both sides of the mid-rail. Holding mid-rail at an angle above balusters, start at one end and insert first baluster, working your way across the remaining balusters until they are seated through the top and bottom of the mid-rail.
- Line up mid-rail with mid-rail brackets and secure rail by installing two #8 x 3/4" self-drilling screws through holes in both sides of each bracket. Snap bracket cover over the bracket.
- Holding the top sub-rail at an angle above the baluster, start at one end to insert first baluster and tap lightly.
- Insert remaining balusters making sure they are seated completely in both bottom and top sub-rails.
- Slide top bracket cover onto both sides of top rail. Place top cap rail over sub-rail.
- Secure rail by installing two #8 x 3/4" self-drilling screws through holes in both sides of each top bracket. Snap bracket cover over the bracket.

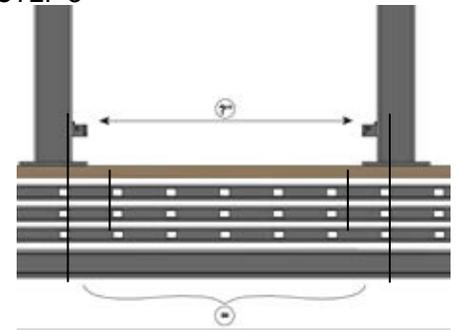
STEP 6 FINISHING STEPS

- Tap post caps in place.
- Install two-piece, snap together trim.
- Measure to the underside of the bottom rail and cut rail support to measured length.
- Measure to the center of the bottom rail and secure rail support with 3/4" stainless steel screw.

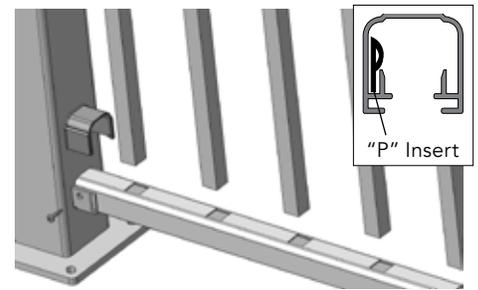
STEP 2



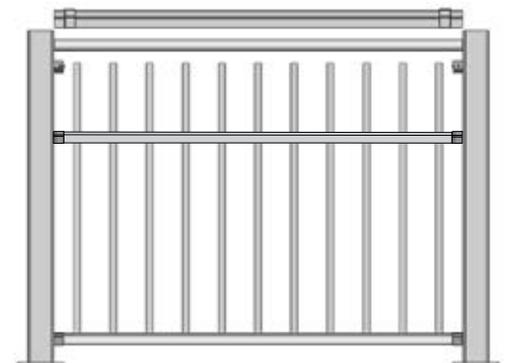
STEP 3



STEP 4



STEP 5



Fairway Architectural Railing Solutions will not be held liable for incorrect or unsafe installations by the installer. It is the installer's responsibility to secure proper building permits, review local codes and safety needs and meet or exceed them. The instructions provided by Fairway are a guide and may not account for every special circumstance. The installer must identify and execute the installation approach that is appropriate for every application.

A210

STAIR INSTALLATION

BEFORE STARTING

- Review all local building codes.
- Wear proper safety equipment.

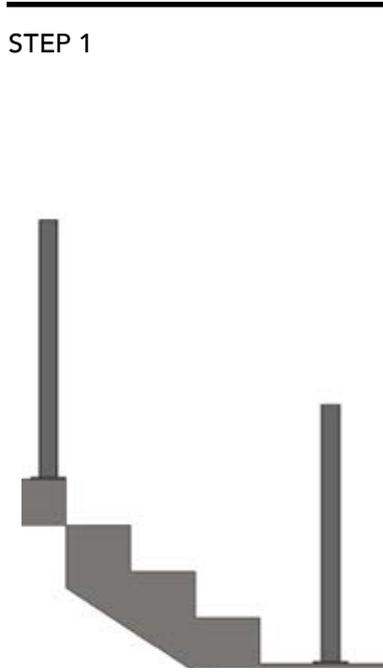
STEP 1 GETTING STARTED

- Plumb all posts or mounting surfaces. Install post trim at this time.
- Determine required bottom rail height from deck surface to bottom of rail based on local building codes.

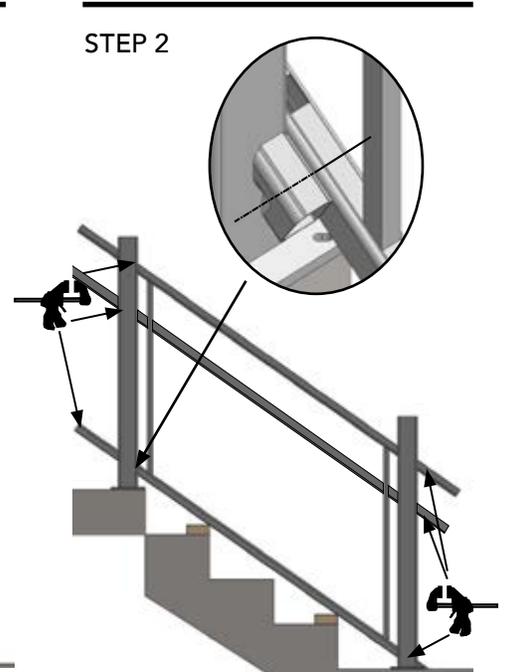
STEP 2 MARK & CUT RAILS

- Use blocking to achieve desired rail sweep height. Lay bottom rail onto blocking next to post and clamp using a quick clamp.
- Balance out baluster end spacing for equal distance at top and bottom of stairs.
- Place one baluster in each end hole and slide mid-rail and sub-rail into place.
- Making sure balusters are parallel to the posts, clamp the mid-rail and sub-rail to each post. Measure mid-rail height to ensure a 36" height and mark at each post..
- Hold brackets on post next to rail and mark rail at all bracket locations.
- Unclamp railing section from post.
- Add 3/4" to bracket mark. Repeat for all mid, top and bottom rail bracket marks.
- Transfer top sub-rail measurement to top cap rail.
- Cut all marks at 90° angle and slide bottom brackets onto ends of rail.

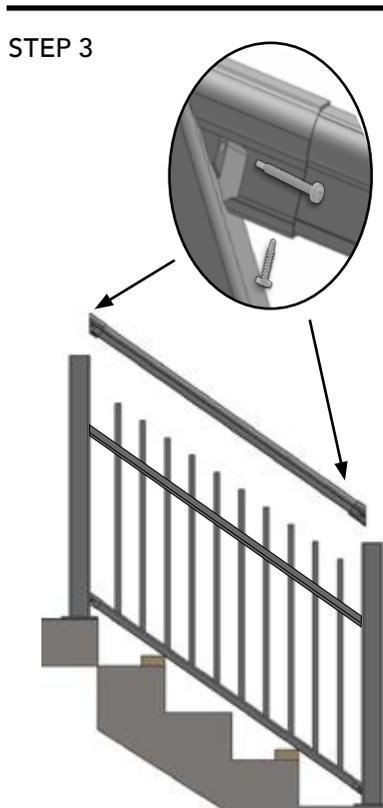
STEP 1



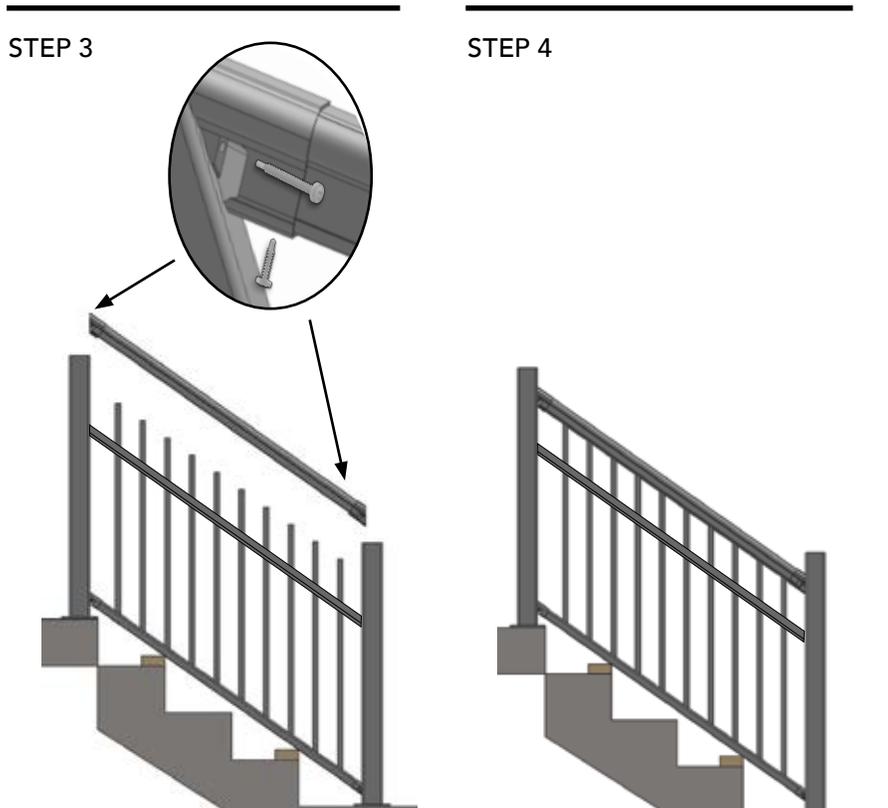
STEP 2



STEP 3



STEP 4



STEP 3 INSTALL BRACKETS & RAIL SECTION

- Place bottom rail onto blocking between posts and pre-drill bracket holes using a 1/8" drill bit.
- Secure bracket using the provided 1-1/2" stainless steel screws.
- Insert all of the balusters into bottom rail making sure they are fully seated.
- Slide mid-rail bracket cover onto both sides of the mid-rail. Holding mid-rail at an angle above balusters, start at one end and insert first baluster, working your way across the remaining balusters until they are seated through the top and bottom of the mid-rail.
- Pre-drill bracket holes using 1/8" bit and secure with the provided 1-1/2" stainless steel screws. Snap bracket cover over the bracket.
- Insert sub-rail into the top cap rail and slide brackets covers on both sides of top rail.
- Starting at the top of the stairs, insert first baluster.
- Insert remaining balusters making sure they are fully seated in the bottom and top rail.
- Pre-drill bracket holes using 1/8" bit and secure with the provided 1-1/2" stainless steel screws.
- Secure rail by installing two #8 x 3/4" self-drilling screws through holes in both sides of each top bracket. Snap bracket cover over brackets.

STEP 4 FINISHING STEPS

- Tap post caps in place.
- Install two-piece snap-together trim.



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CLEANING AND MAINTENANCE TIPS FOR YOUR RAILING

It's easy to maintain the great look of your Fairway Aluminum System. Like anything exposed to the elements, your railing or fence will get dirty, but in most cases you can simply spray the dirt off with your garden hose. For more stubborn dirt or stain removal, follow these simple instructions:

NOTE: PROTECT SHRUBBERY FROM DIRECT CONTACT WITH CLEANING AGENTS. Proper maintenance and care of your Aluminum Railing is critical to the long term appearance and protection of your Investment. We recommend an occasional wash, every six (6) months, as the best way for this to be accomplished.

Natural exposure to the elements, over time, will cause your railing to show signs of aging such as loss of gloss, chalking, or a slight color change. Your normal interval cleanings may minimize these natural effects of weathering by removing the dirt, grime and other build-up that is detrimental to the appearance of your Aluminum Railing.

The manufacturer recommends an occasional wash of your Aluminum Railing using a solution of warm water and a non-abrasive, pH neutral detergent. All surfaces should be thoroughly wetted prior to beginning the cleaning process. All surfaces should be cleaned using a soft white cloth, sponge or a soft bristle brush in conjunction with your water and detergent solution. Spot cleaning may be accomplished using Simple Green or Windex. All surfaces should then be thoroughly rinsed after the cleaning process to remove any and all residue that may be remaining. Any remaining residue may cause discoloration or surface damage when exposed to the elements. Additional care should be given if a pressure-washer is used, and in no case should you exceed 400 PSI.

NOTES:

- DO NOT clean your railing with solvents, thinners or solutions containing chlorinated hydrocarbons, esters, or ketenes.
- DO NOT use abrasive cleaners
- DO NOT use steel wool, Scotch-Brite, sandpaper, or any other abrasive materials

The frequency and necessity of cleaning will depend on the environment and railing location. Due to the adverse affects to your Aluminum Railing when it is not cleaned as suggested or the potential use of non-approved cleaners/detergents; we require these simple steps to maintain the manufacturer's warranty in force. These records may be requested in the unlikely event of a claim against the manufactures warranty.

1. Clean your Aluminum Railing every 6 months
2. Write down your cleaning dates and schedule
3. Clean your Aluminum Railing as outlined above
4. Write down notes of your cleaning methods and chemicals used
5. Maintain a copy of your commercial invoices for cleaning
6. Maintain a copy of your purchase receipts of the cleaners used

With proper care and maintenance the appearance of your Aluminum Railing will last for years. Climate conditions affect the performance and cleanliness of painted aluminum in the same way as other coated materials. Installations in coastal regions, low rainfall areas, areas with heavy industry, periodic care and cleaning will be critical to maintain the durability and finish of your Aluminum Railing.

Aluminum Railing has been coated with an extremely durable surface meeting the AAMA 2604 specifications. As an added measure of protection and finish life you can periodically wax your railing just as you might your car. This process will remove any oxidized paint, bringing back the original color and shine of your system.

15 YEAR LIMITED WARRANTY TERMS, CONDITIONS AND LIMITATIONS

1. The manufacturer's (FAIRWAY Architectural Railing Solutions (FAIRWAY®) sole liability and the owner's only remedy shall be as follows:
 - a. If a problem occurs, FAIRWAY, at its sole discretion, may elect either to repair or replace the defective part(s) of the railing or provide reimbursement limited to cost of materials at time of purchase. Due to normal aging and weathering of material, it may not be possible to perfectly match the colors of the old and new materials and therefore FAIRWAY is not responsible for any color differences that may occur. FAIRWAY is not responsible for discontinuance of a color.
 2. FAIRWAY warrants only those products manufactured and sold under A210 Aluminum, A310 Aluminum and S110 Steel. This Limited Warranty extends only to the original purchaser according to terms specified herein. FAIRWAY shall not be liable for and this warranty does not apply to any terms, failure, defect or damage resulting from or connected with the following:
 - a. Defects not caused by FAIRWAY (for example, but not limited to: accidents, misuse, improper applications or installations contrary to industry or A210 Aluminum, A310 Aluminum and S110 Steel standards).
 - b. Product that has been painted or had its surface treated or cleaned with an abrasive chemical or material.
 - c. Product subject to impact of foreign objects, tornado, hurricane, other violent storms, fire, air pollutants, normal weathering of surfaces, abnormal discoloration due to improper maintenance, or any other acts of God.
 - d. Improper installation of A210 Aluminum, and A310 Aluminum and S110 steel or defects caused by their installation.
 - e. A210 Aluminum and A310 Aluminum, and S110 Steel Limited Warranty will not be applicable for products that are covered by a specific and separate warranty or duration.
 - f. Products sold, shipped or installed outside of the Continental United States shall have a limited duration of this coverage to 10 years from date of purchase.

For complete warranty please go to our website.

WARNING: Fairway Architectural Railing Solutions and its employees are not qualified to approve, recommend or advise as the suitability of this product for all possible local code requirements and end use applications. Your local code authority or fire marshal's office should be consulted as to its safety for its intended uses. Like other building materials, Fairway Architectural Railing Solutions cannot be expected to contain spirited large stock animals, and therefore suggest additional measures using hot or tape wire as a deterrent and further makes no representation about and does not warrant against such an occurrence.

FAIRWAY® 15 YEAR LIMITED WARRANTY REGISTRATION PROCESS: Warranty registration can be accomplished electronically by visiting www.fairwayrailing.com/warranty-registration/ and registering within thirty (30) days after completion of installation of products in order for purchaser to be eligible for coverage under warranty terms. **NOTE: PROOF OF PURCHASE IS NECESSARY TO EXERCISE CLAIMS AND REMEDIES FOR ANY OCCASION. PLEASE SAFEGUARD ACCORDINGLY.** Upon receipt of all necessary information we will process and return a digital copy within thirty (30) days. The warranty will be certified and issued in PDF format to the email address supplied at the time of registration. If email is not available a hard copy will be mailed to the supplied address in lieu of the digital document. **CLAIMS AND REMEDIES:** A claim under this warranty must be reported in writing with proof of purchase to: Fairway Architectural Railing Solutions, P.O. Box 37, Mount Joy, PA 17552, within thirty (30) days of the date that the defect is first discovered or reasonably could be discovered. A reasonable time should be allowed for inspection purposes, or at FAIRWAY's option, shipment of a sample to the above address for examination of the alleged defective product. FAIRWAY shall be the sole judge of whether or not the material is defective and whether the defect is due to manufacturing defects. If, after its inspection, FAIRWAY determines the claim is in accordance with the terms of this Limited Warranty, FAIRWAY agrees at its option to replace the section or part of the product, or refund the prevailing cost of the product in your geographical area at the time of replacement or the original purchase price, whichever shall be less. This warranty does not cover the cost of removal of any defective products or the cost of installation of any replacement product furnished under the terms of the warranty. Incidental or consequential damages and resulting cost incurred as a result of a coverage claim are excluded and will not be paid. Statements, remarks, agreements, representations, promises or understandings, oral or written, contrary to the terms contained herein, even those made by an agent of FAIRWAY, will be recognized as neither implied warranties nor those of merchantability or fitness for use of specific applications. Some states may not allow the limitation of incidental or consequential damages or limitations on how long an implied warranty lasts, so many of the limitations may not apply to you. This warranty gives specific rights and there may also be other legal rights which vary from state to state. By acceptance and use of this product, purchaser agrees, that FAIRWAY liability and the purchaser's exclusive remedy for breach of any warranty shall be limited in all events to replacement of any section or part of this product which is found to be defective and shall be returned to FAIRWAY.

INSTALLER

Leave this page with property owner or manager.

PROPERTY OWNER/MANAGER

Register warranty at FairwayRailing.com/warranty-registration.