RUTLAND SERVICE

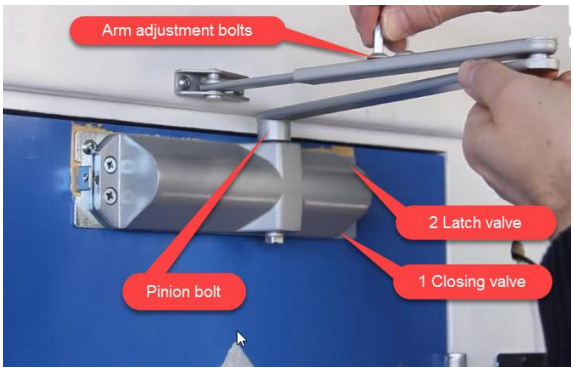
Overhead Door Closers

Operations and maintenance manual

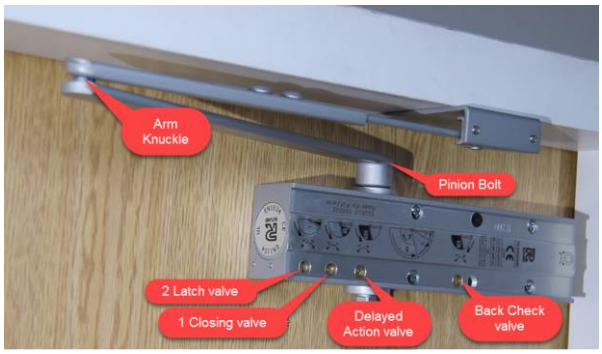
In accordance with Regulation 38 of the Building Regulations 2010, this document is supplied to provide Operations and Maintenance information for the products supplied to your project by Rutland Door Controls. This document should be passed to whoever is taking responsibility for assembling the Fire Safety Information file for the building.

Overhead Closers

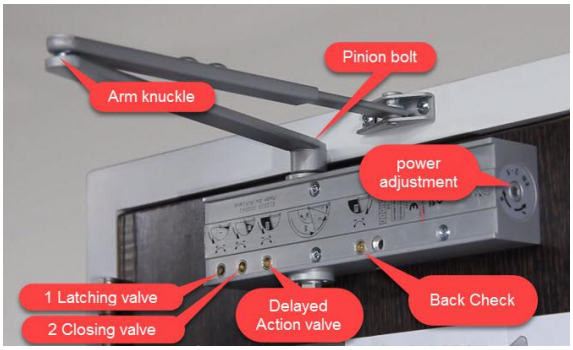
Push Side fitting 3000



Pull Side fitting 3000



Push Side fitting 9000



Pull Side fitting 9000

Check the door operation by releasing the door from the fully open position and ensure that it closes fully into the frame and that the latch (if fitted) engages fully into the strike plate. Repeat the process a few times from different opening angles to ensure door closes fully each time.

Apply a little machine oil or Teflon spray to the moving joints of the arm and bracket. Check the door closer for dirt and grease and wipe clean as required. Any faults must be reported as these units are for your safety and fire protection. Door Closers are subject to a lot of stress and the fixings for the body and brackets must be checked biannual to make sure they are all tight.

NOTE: Do not use power drivers on closer adjustments.

Door closer valve adjustments

Before adjusting any valves ensure the door and frame are fixed firmly and the door will close easily into the frame and latch.

To increase the speed of a door turn the valve 1 Anti-clockwise. If door closing too fast turn the valve 1 Clockwise to reduce the speed to a satisfactory movement.
When the door is latching too fast adjust the valve 2 to the desired satisfactory action. Turn Clockwise to reduce the speed. If the latch is getting stuck turn Anti-clockwise to increase the speed but not too fast so that it slams.
If more power is needed to overcome the latch or Intumescent seal you can increase the power with an allen key. If the door is too easy to open or affected by wind or air pressure, turn Clockwise to increase the power. If the door is stiff to open you can turn Anti-clockwise to decrease the power.
If the door hits a wall when fully opened you can adjust the Back Check valve. Turn valve Clockwise with a screw driver to increase the Back Check facility. This will slow the door down on opening at speed.
If a delay or extra time is required on the closing of the door, the Delayed Action valve can be used. Turn the valve clockwise if more time is required or turn the valve anti-clockwise if less time is required.

Apply a little machine oil or Teflon spray to the moving joints of the arm and bracket. Check the door closer for dirt and grease and wipe clean as required. Any faults must be reported as these units are for your safety and fire protection. Door Closers are subject to a lot of stress and the fixings for the body and brackets must be checked biannual to make sure they are all tight.

Back Check + Delayed closing door closers

Rutland Back Check and Delayed Action door closers are the same as other closers with extra valves.

These valves have been explained above and are labelled BC and DA on the door closers. In short BC valves are for the restraining of the door on the opening cycle, so it doesn't hit a wall or furniture behind the door. DA door closers are for giving the elderly, the infirm or children a little extra time when walking through the door way. Both valves can be altered to a greater or lesser degree as required.

A useful video to help explain can be found here:

Door Closer valves
https://rutlanduk.wistia.com/medias/id6oh3u75j

A Door closer is only a small element of building design but makes an enormous effect on its operation and that is why our door closers are tested to 4 times the industry standards.

Making your environment a safer place to be.

Useful videos that might help:
6 ways to trouble shoot a Door Closer
https://rutlanduk.wistia.com/medias/hcx436r908

#DesignerDoor
ClosersthatLast

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