



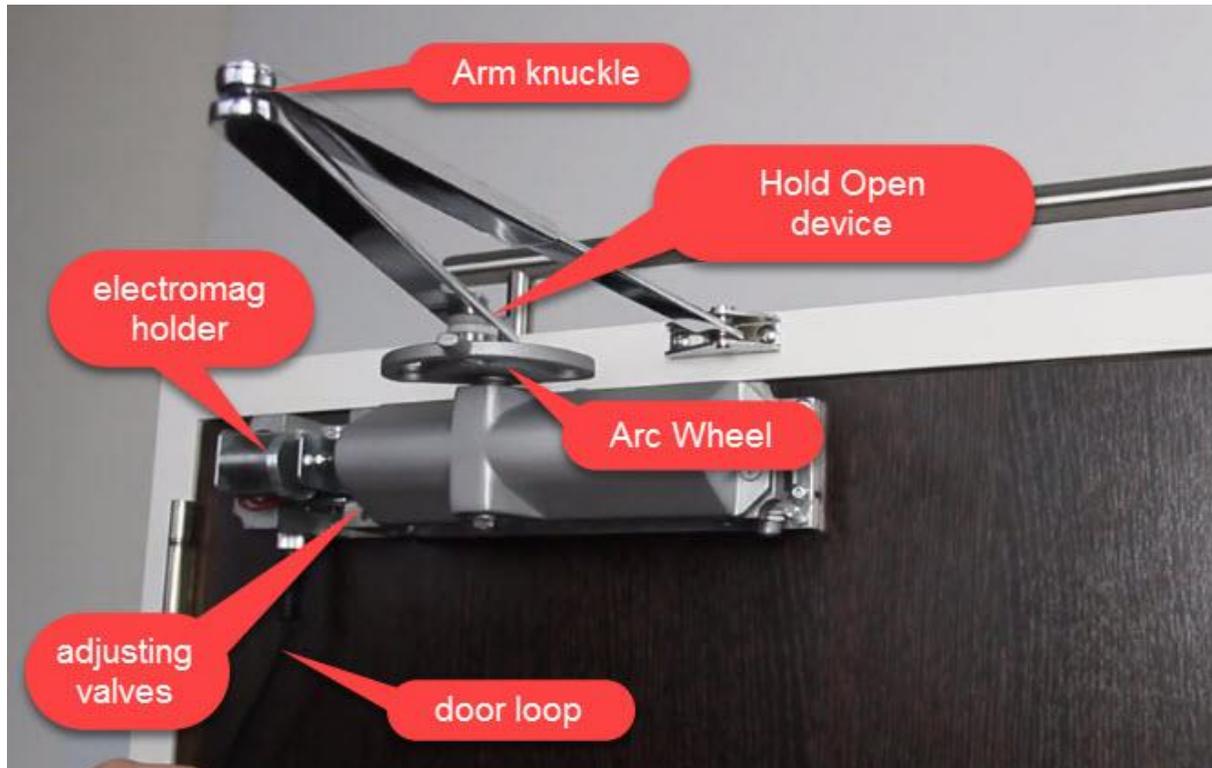
Electromagnetic Hold Open Door Closers

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.

Electromagnetic hold open door closers



Electromagnetic door closers are very popular in Nursing homes , Hospitals, care centres and Schools. Maintenance on these closers is very important as there is a very heavy stress on all the parts including the electrical components.

As electromagnetic door closers hold a door open until the fire alarm is sounded, it is important to test the device weekly to ensure correct function of the item.

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.

Slide arm door closers are very similar to the standard arm closers but they have a slide rail to enhance the aesthetic look or to reduce the projection of the arms.



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 by turning the shoe around so the long side is away from the hinge. If the door is stiff to open you can turn the shoe around so the long side of the shoe is towards the hinge 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. Back Check valve if applicable to this model.

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. Delayed Action valve if applicable to this model.

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.

A service contract is available for this item and can be sorted with our service department. Please contact our office by email: service@rutlanduk.co.uk; or tel: 01246 261 491

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
Closers that Last



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