



Concealed 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.



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 cushion stop in the rail. This will slow the door down on opening at speed. Back Check is not a valve on this unit but works in a similar way and can be adjusted to the angle that is suitable to your situation.

Mechanical Hold Open devices are available in the slide rail but not suitable for fire doors.

Electromagnetic Hold Open slide rails are available for slide rail closes and are suitable for fire doors as they are connected to the fire alarm. This will switch the power off and the door will close maintaining the fire integrity of the door set.

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.

Useful videos that might help:

6 ways to trouble shoot a Door Closer

<https://rutlanduk.wistia.com/medias/hcx436r908>



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.

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#DesignerDoor
Closers that Last



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