

HOSPITALITY BOXES
GRAND SLAM ROOM

LEVEL
3



OPERATIONS & MAINTENANCE MANUAL

Electromagnetic Hold Open Door Closers



Rutland believe that every building should protect the life within it.

Our mission is to enhance life safety at every fire door. The golden thread of information has been spoken about in reviews of fire safety, and we believe that maintenance of fire doors, especially door controls, is crucial.

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.

Maintenance

NOTE: Maintenance on Electromagnetic closers is very important as there is a heavy stress on all the parts including the electrical components.



Step 1

Check that screws are tight, and tighten if needed, at least every 6 months.

Step 2

Tighten fixings on mounting plate, arms and pinion need tightening, at least every 6 months.

Step 3

Tighten pinion screw to 12nm, at least every 6 months.

Step 4

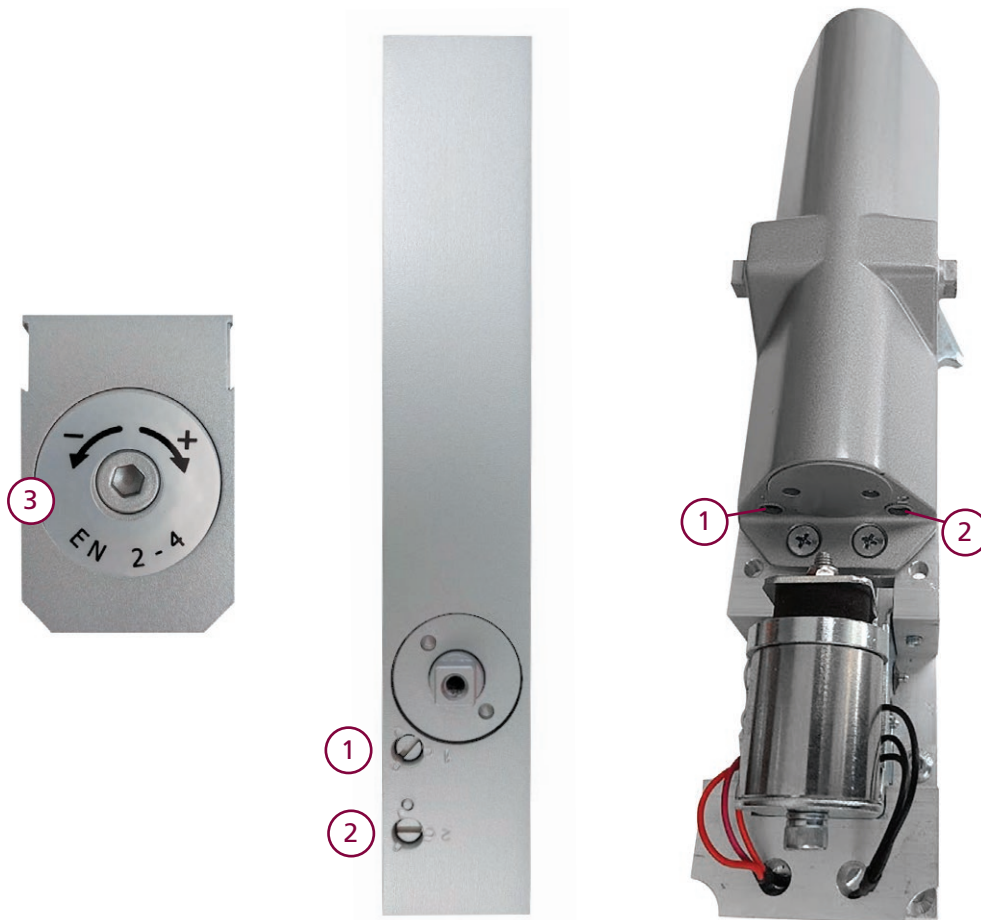
Grease roller on mechanism, at least every 6 months.

Step 5

Test the device weekly, to ensure correct function of the product.

Note: Rutland will take Electromagnetic Door Closers back at end of life.

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 (No.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 (No. 2) to the desired satisfactory action. Turn Clockwise to reduce the speed.
- If the latch is getting stuck, turn Valve 2 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 power adjustment function (No. 3) 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.



ELECTROMAGNETIC HOLD OPEN DOOR CLOSERS

Hold-Open and Swing Free

Rutland's Responder 24 Electromagnetic door closer has two extra features, hold-open and swing free.

Hold-Open

- Hold-Open is a function which will hold the door in the open position, between 90° and 120°, and close the door securely in the activation of the fire alarm.

Swing-Free

- Swing-free mode allows a door to be freely left open at any convenient angle, without the door closing itself. No major force is required to open or close the door, assisting the less able in using the door. Like the hold-open mode, the door closes in the event of fire alarm activation.

NOTE: Maintenance on all door closers is very important, in order for fire doors to function correctly. We strongly advise keeping maintenance logs of all your closers, like the one below:

Door Closer Maintenance Log

Name of Equipment	Door Closer	Supplier	ABC ironmongery
Product Code/s	TS.9205, TS.11205DABC, TS.5204	Date of purchase:	20/05/2016
Batch & Serial number/s:	028001 007089, 028001 007090, 028001 007091	Person responsible for equipment:	Kim Lyons
Manufacturer:	Rutland UK	Date put into service:	23/10/2016

Date:	Type of Maintenance	Closer type	Location in building	Maintenance performed by:	Next maintenance planned on (date):	Remarks:
20/11/2016	Full	TS.9205	Floor 4, Stairwell	KL	31/05/2017	
	Full	TS.9205	Floor 4, Corridor B	KL	31/05/2017	
	Full	TS.11205DABC	Floor 4, Music room	KL	31/05/2017	
	Full	TS.5204	Floor 4, Meeting room	KL	31/05/2017	

Useful Videos

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Door closer valves



6 ways to trouble shoot a Door Closer



Enhancing life safety
at every fire door



Rutland UK
Whittington Way
Chesterfield S41 9AG

t. +44 (0)1246 261491
e. sales@rutlanduk.co.uk
w. rutlanduk.co.uk