



OPERATIONS & MAINTENANCE MANUAL

# Floor Spring Door Closers

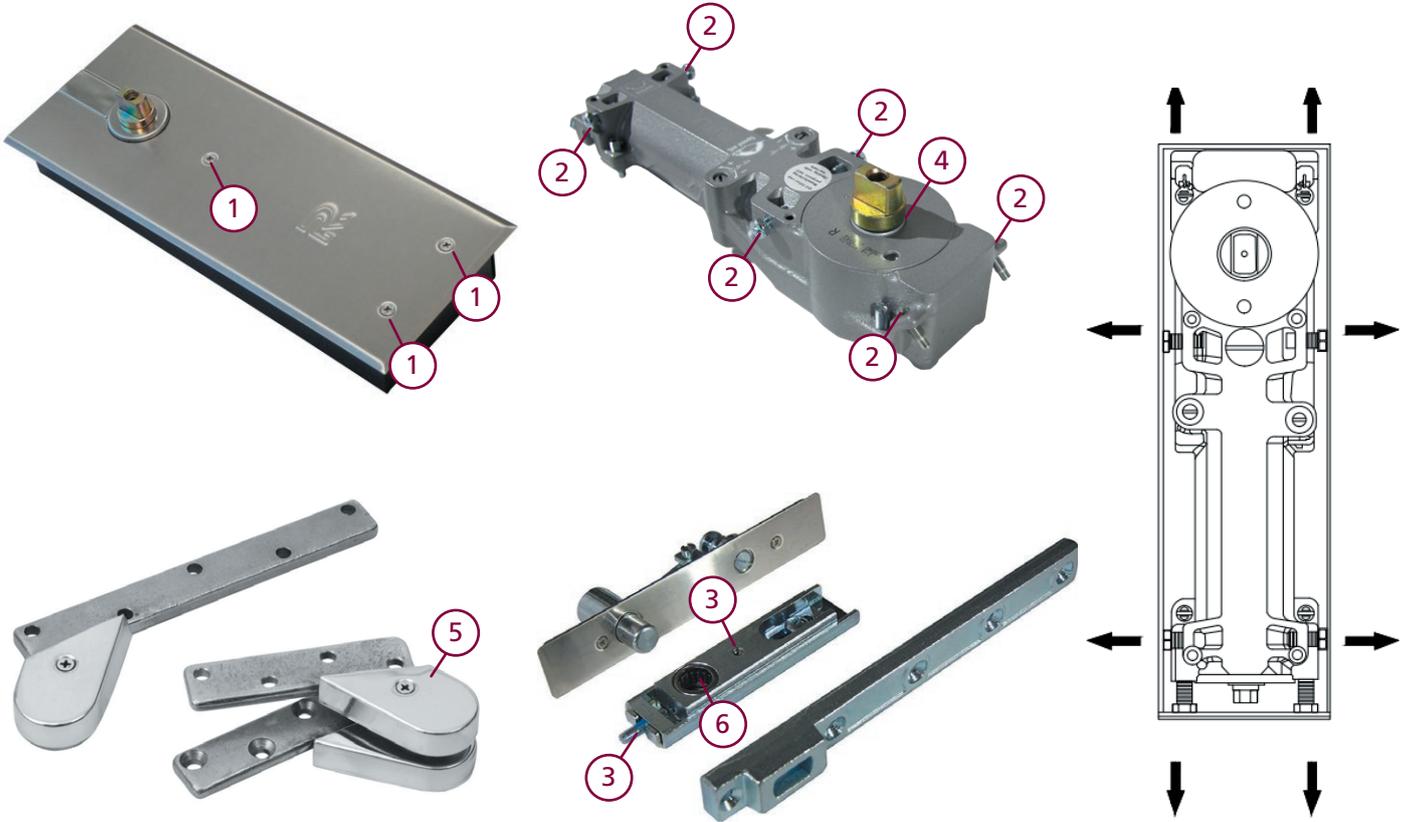


Rutland believe that every building should protect the life within it.

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



**Step 1**

In high corrosive environments, we recommend the cement box around the mechanism is filled with a flexible injection resin. For more details please enquire.

**Step 2**

Check that screws are tight (No.1 & No.2), and tighten if needed, at least every 6 months.

**Step 3**

Check adjustments on pivot sets (No.3), and tighten if needed, at least every 6 months.

**Step 4**

Lubricate moving parts such as the spindle bearing (No.4) at least every 6 months.

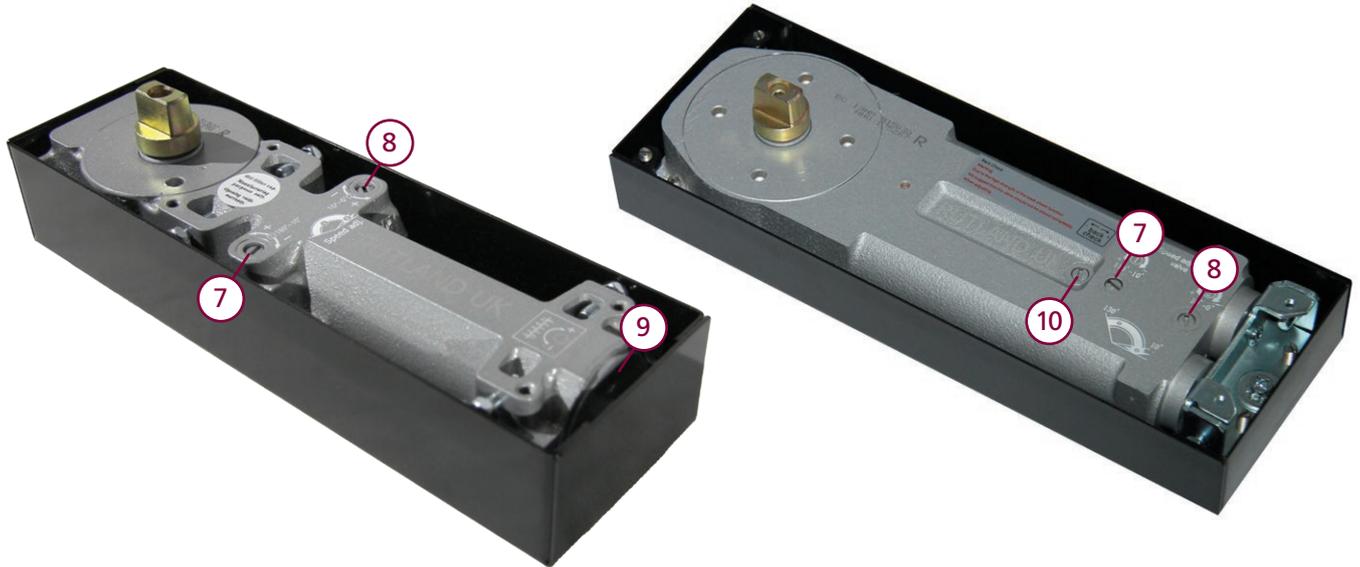
**Step 5**

For Pivot sets, on the PS.170, remove the top pivot cover (No.5) and lubricate bearing, at least every 6 months. On the PS.190, lubricate the Needle bearing (No.6) at least every 6 months.

**Step 6**

Check that the doors are aligning. If not, determine the reason. For example, has the top pivot come loose? Or, has the floor spring become loose in its cement box, if so tighten all jacking bolts and re-align the door.

# 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.7) 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. 8) 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. 9) 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.

## Back Check on Floor Spring Closers

- If the door hits a wall when fully opened you can adjust the Back Check valve (No. 10). 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.



FLOOR SPRING DOOR CLOSERS

# Back Check

Rutland Back Check floor spring door closers are the same as other closers, however with extra valves.

## BC Valves

- 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.

## Useful Videos

Scan the qr codes to view the latest helpful videos

Door closer valves



6 ways to trouble shoot a Door Closer



Enhancing life safety  
**at every fire door**



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