



OPERATIONS & MAINTENANCE MANUAL

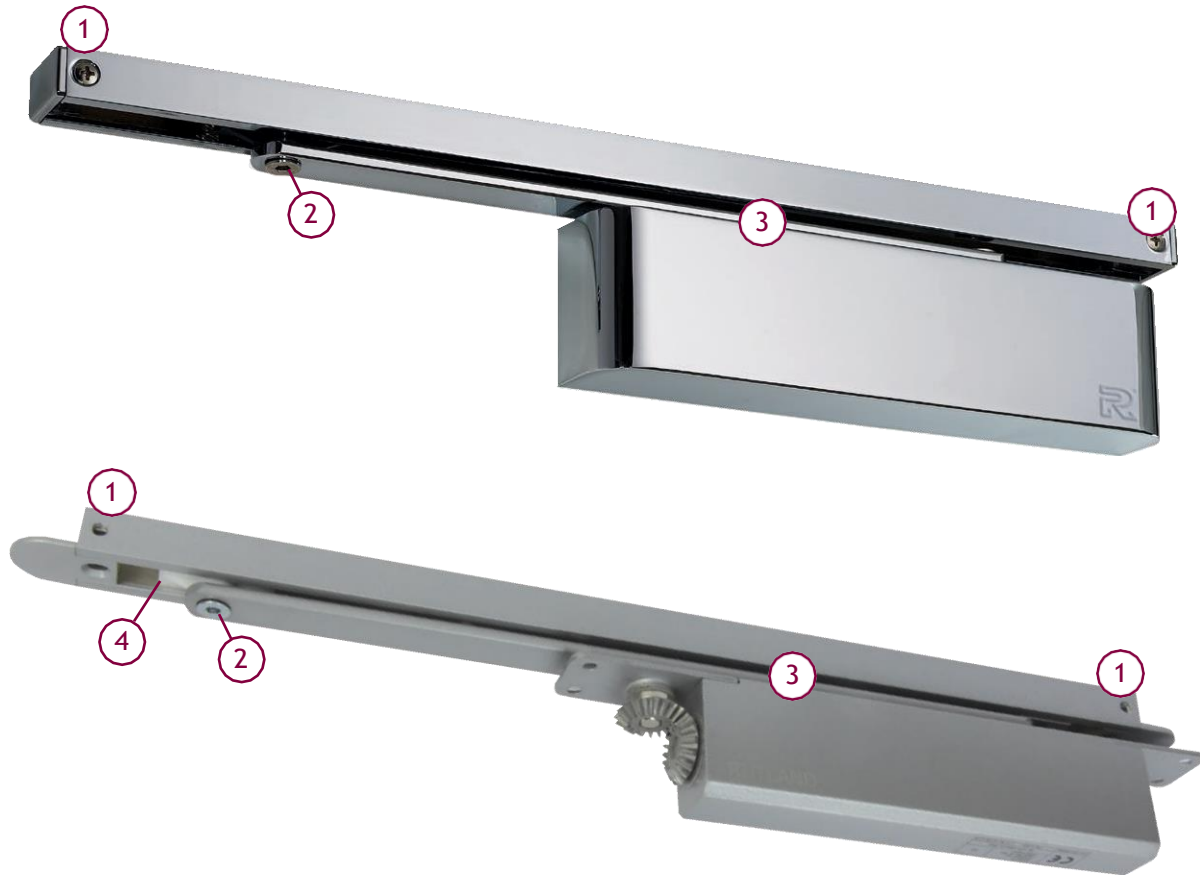
Slide Arm Door Closers



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.



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

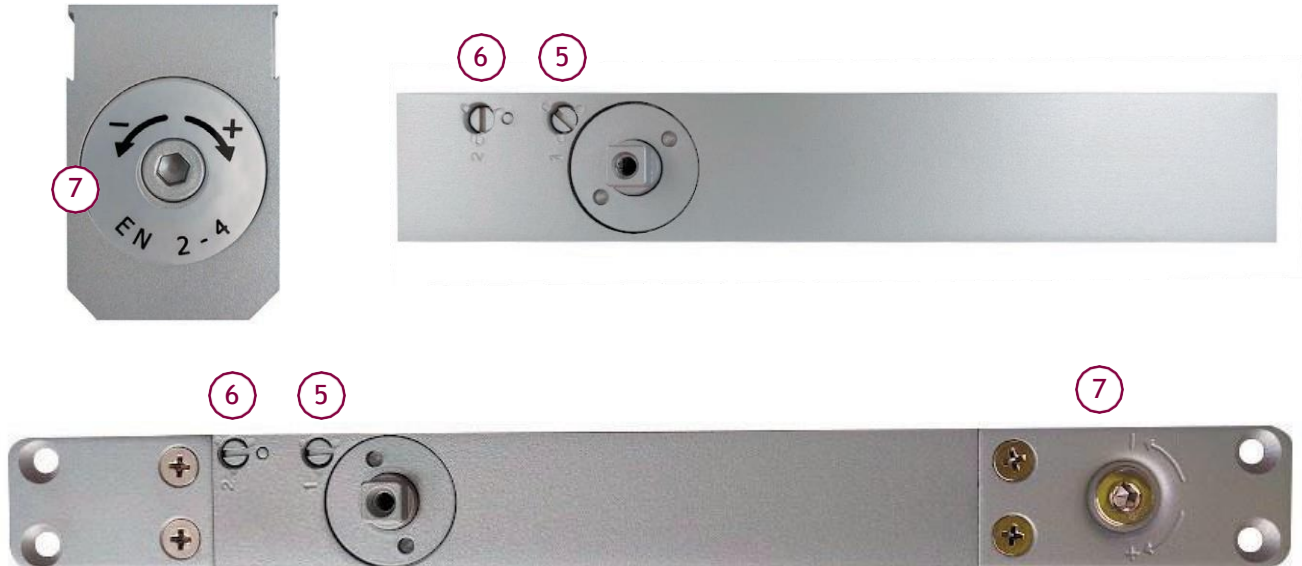
Step 2 Tighten pinion screw (No. 3) to 12nm, at least every 6 months

Step 3 Lubricate all moving parts, except the sliding shuttle (No.4) , at least every 6 months.

*For high usage closers, this steps will need to be carried out more often than every 6 months.

Any unusual sounds or visual defects should be addressed immediately

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.5) 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. 6) 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. 7) 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 + Delayed Action on Slide Arm closers

- 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.

Care of Finishes & External Fitting

Grade 3 Corrosion Resistance is recommended for internal use, however if prior written consent from Rutland has been obtained to fit externally, the below maintenance steps shall be followed; -

- Cover, arm and mechanisms shall be wiped clean of excessive dirt and grime
- Above shall be carried out using a solution of washing-up liquid using a soft cloth or sponge, rinsed, and dried with a dry soft cloth
- Product fitted externally shall be sheltered from the elements and protected from water ingress
- Do not use solvent based or abrasive cleaning materials
- Above maintenance steps shall be conducted monthly
- Records of maintenance shall be kept for the length of the Warranty and Guarantee period

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Door closer valves



6 ways to trouble shoot a Door Closer



Enhancing life safety
at every fire door



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