

Operation & Maintenance instructions TLE/TLD/GP

GENERAL INFORMATION

A door requires a certain amount of maintenance if it is to function perfectly for many years. The scope of the maintenance required depends on factors such as opening frequency, load and the surrounding environment.

Maintenance consists of:

- Check-up
- Lubrication
- Cleaning

CHECK-UP

The following checks should be performed at least once a year

1. Open and close the door. The door should be easy to close, and it should not jam against any part of the frame or threshold. If it does so, the frame fixing needs to be adjusted.
2. Check the width of the openings between door frame and leaf. The gaps should be 2–3 mm.
3. Check any sealing/fireproofing strips to make sure they are undamaged and seated correctly. Replace if necessary.
4. Check that the hinges are firmly secured to both frame and leaf. Tighten any screws that may have worked loose. Lubricate as necessary – see below.
5. Check the lock function. Lubricate as necessary, see the instructions under the header “Lock”.
6. Check any other fittings on the door and/or frame. Request maintenance instructions from fitting/fixture manufacturers if necessary

LUBRICATION

General

Use a water-free mineral grease or a synthetic grease for lubrication. Do not use oil unless grease cannot be used for whatever reason. It is important to use a high-quality grease because pinned hinges in particular can be subjected to extremely high external pressure.

One practical type of grease to use is Shell Superkuggfett Aero, which is simple to spray into the adjustment slot.

Pinned hinges

The easiest way to lubricate these hinges is through the adjustment slot. Lift the door a few centimetres and apply the grease. Lift and lower the door a few times, then open it as far as possible to spread the grease across the entire contact surface. If the hinge has no adjustment slot, or if it is not possible to use it, remove the door completely to lubricate the hinges.

Spring hinges

It is generally necessary to remove swing doors completely to lubricate their hinges. Make sure to lubricate the spring as well, to ensure it does not grate against the spring housing interior.

Lock

Lubricate the lock as required. We recommend doing so at least twice a year. Make sure to lubricate spring bolts on both sides of the tongue.

CLEANING

Painted surfaces

The top coat used on door leaves and frames is a two-component paint that is highly durable and maintains an excellent appearance.

The painted surface is therefore simple to keep clean. Ordinary cleaning agents can be used as long as they do not contain abrasives, as these may scratch the painted surface. Use a damp cloth to clean the door; start from the top and work down.

Wipe dry with a clean, dry cloth.

Clear-varnished surfaces (wooden frames, wooden edging)

HIAK currently uses two types of clear varnish: either a single component, acid-hardened varnish, or a water-based varnish. Both types are highly durable and maintain an excellent appearance.

Clean varnished surfaces in the same way as painted ones.

Laminated surfaces

Different types of cleaning agent can be used to clean laminated surfaces, depending on the type of soiling. It is normally sufficient to use ordinary cleaning agents, but it may be necessary to use methylated spirits to remove stubborn stains.

Oiled surfaces (treated with diluted linseed oil)

Clean oiled surfaces with a moist cloth and a mild soap. NB! Never use strong cleaning agents that contain ammonia (Ajax and similar).

Oiled joinery should be oiled for maintenance; we recommend oiling such products at least once a year, or more often if they are cleaned frequently.

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| Maintenance Schedule Fill in the status and actions in each field. Checks should be carried out at least twice a year. | |
| Control door function | |
| Check sealing moldings and fire moldings | |
| Control glass and glass moldings | |
| Control locks and fittings | |
| Lubrication hinges | |
| Cleaning | |
| Control surface layer door | |
| Other | |
| Signature and date | |
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