

53 Range

Spring Pin Hinge Plasterboard Faced Riser Door System

Operations & Maintenance

Operation

Our 53 Range of Riser Doors are supplied with various lock types.

3 Point Lock

The standalone 3-point lock is operated solely using the square key. Access to the lock is concealed behind a lock cover.

To operate the lock, remove the lock cover, insert the square key into the lock, and rotate it 90 degrees to unlock the door leaf.



3 Point Lock with Euro Cylinder

Where a 3-point lock is combined with a euro cylinder, the euro cylinder must first be unlocked using the keyed cylinder.

Turn the key slightly until it stops and hold it in this position. While holding the key, operate the 3-point lock using the square key to unlock the door.

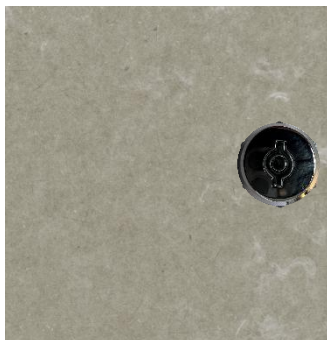


This is a two-hand operation and is required to allow the door leaf to be unlocked.

3 Point Lock with Key Retaining Lock

Where a 3-point lock is combined with a key-retaining lock insert, the key should be turned 90 degrees while applying light pressure to operate the lock.

The key can only be removed when the lock is in the locked position.



Operation continued

Hinge

The spring pin hinge system must be fully engaged. Check that the lever is in the secure position to ensure correct installation and safe, normal operation.



Maintenance

The 53 Range Riser Doors are low-maintenance units. The following components should be checked on a regular basis:

Locking Mechanism

Ensure the lock operates smoothly and remains adequately lubricated. If required, apply a light spray of dry lubricant.



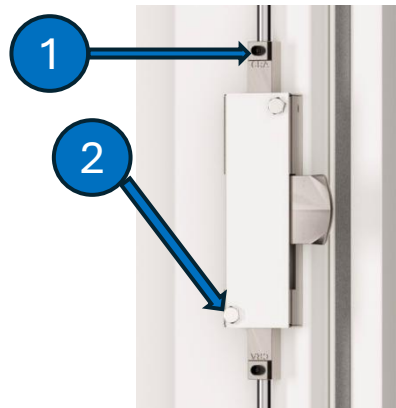
Protect around the lock to prevent oil marks to the decorated surface.



Locking Mechanism Fixings

Check the locking bolts securing the locking bars to the lock to ensure they are properly tightened (see item 1 in the image).

Check that the bolts securing the lock body are properly tightened (see item 2 in the image).

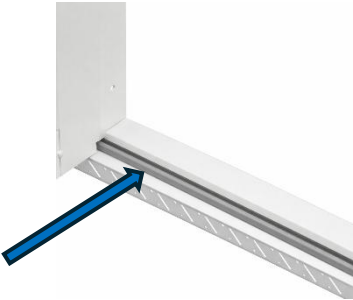


Maintenance continued

Seals

(Not all panels are fitted with seals)

Where fitted, check that seals are present, correctly positioned, and free from damage



Hinges

Check that the spring pin hinge system is fully engaged by confirming the lever is in the secure position for safe, normal operation.



Maintenance continued

Cleaning

We recommend cleaning powder coated surfaces using a soft, damp cloth with a mild detergent. **Do not use abrasive cleaners or materials.**

Routine checks (Fire Rated Products)

Fire doors should be inspected at least every six months. As riser doors are locked fire doors, more frequent inspections are recommended, with the exact interval determined by the building's fire strategy.

Frame fixings

Check that all frame fixing holes contain fixings and that all fixings are secure and not loose.

Intumescent sealant to structural opening (Fire Rated Products)

Ensure that any gaps between the frame and the structural opening are fully sealed. These gaps should be filled with a continuous bead of a suitable acrylic intumescent sealant.

Door Seals

Check that the seals are intact and continuous along the entire rear edge of the door leaf, ensuring the perimeter of the door is fully sealed when closed.

Door operation

Ensure the door opens and closes smoothly, sits flush within the frame, and aligns with adjacent doors where applicable.

Hinge device

Ensure each door operates correctly and that the hinge device is fully located and secure.