



CERTIFICATE OF CONFORMITY
No. 1121-CPD-AB0012



Guidance for the Maintenance of the Adams Rite 4781 Series Push Pad Exit Device

The Range in General

All of the Adams Rite single and two point push pad emergency escape devices have been tested in accordance with BS EN 179:1998+A1: 2001 and if properly maintained are capable of providing many years of reliable service. As with any hardware, lack of proper maintenance and physical abuse will lead to shorter life span and may impair the operation of the product. It is imperative that all Adams Rite emergency escape hardware receives proper and regular maintenance in accordance with the recommendations outlined in this document. It is recommended that a company competent in the maintenance of doors and architectural hardware should carry out maintenance beyond the monthly checks as well as any trouble-shooting.

The 4781 Series

The 4781 series is the concealed vertical rod version, which is designed for single chambered commercial aluminium doors. It features an automatic latching arrangement to keep the bottom rod clear of the finished floor and threshold when the door is opening and closing, as well as automatic relocking once the door has closed into its frame. For this reason it is recommended that the 4781 series be used in conjunction with a quality door closer conforming to BS EN 1154. As with all standard versions of the Adams Rite push pad series of emergency escape devices, manual dogging by means of Allen type key in the top of the escutcheon is a feature.

Maintenance Procedure

Frequency

As with any architectural product, the frequency of operation and the environment of the application will influence the frequency of maintenance. A corrosive environment such as a swimming pool, close proximity to the sea as well as high usage will mean that the hardware will require the maintenance interval to be increased from annually to biannually.

In all situations it is important to consider the application as a whole rather than just the emergency escape device. The fit of the door with in its frame and the performance of the door closer will influence the operation of the emergency escape device. Therefore the door and all of its hardware should be inspected, as part of the maintenance procedure to ensure that they are performing satisfactorily.

Monthly

- Operate the emergency escape device to ensure satisfactory operation i.e. a clean release of the locking points as the pad is operated, unimpeded opening of the door and the successful engagement of both locking points as the door closes. This should occur on each operation.
- Ensure that the strike plate is free from obstruction.

Annually (biannually for high traffic and corrosive conditions)

- Carry out normal monthly checks.
- Remove the push pad from the escutcheon and check that the fixing screws retaining the escutcheon onto the vertical rod mechanism is securely fastened.
- Check all other fixings (including the header strike) are securely fastened.
- Lubricate with high grade, lithium based grease the top of the square bolt where it bears against the stop plate on the actuator of the top bolt actuator assembly. This assembly is shown in step 7 of the Installation Instructions.
- Lubricate all other moving parts with grease that is silicone-based.

Trouble-Shooting

- The emergency escape device does not release cleanly easily (see Section A).
- The bottom bolt drags on the threshold as the door closes (see Section B).
- The emergency escape device does not automatically relock at either of both of the locking points (see Section C).

Section A

1. Check the door is not impeded in any way, i.e. the door has dropped; the weather-stripping is over compressed, etc.

2. Check the position of the header strike, it may have moved under the force of the closing action. Adams Rite recommends that a local door stop is fitted on flush frame applications to reduce the load resulting from the impact of the door's closing action on the header strike. The correct position of the header strike is shown in the installation instructions for this exit device series.
3. Check that the door is not suffering from distortion or door drop causing excessive friction on the top and bottom locking points and possibly misalignment.

Section B

1. Continual dragging of the bottom bolt on an aluminium threshold will result in scoring on the threshold and could potentially damage the bottom bolt itself. The contact with the threshold will be due to either the incorrect adjustment of the bolt within its guide or to the dropping of the door since its installation. The height adjustment of the bottom bolt is retained by the bolt guide and can not change without the guide being removed. Refer to step 12 of the Installation Instructions for guidance for the positioning.

Section C

1. Check the position of the header strike against the dimensions shown in the Preparation Instructions section of the Installation Instructions.
2. Check the closing action of the door to ensure it closes fully and allows full interlocking of the header strike with the top bolt actuator. Check that a local stop has been fitted and is correctly positioned so that the door rests against it while allowing full interlocking of the header strike with the top bolt actuator.
3. Check that the weather-stripping/seals do not impede the closing action of the door.
4. Check the door for damage that may have caused twisting, which may lead - 2 - Document180-0180-52 Nov 03.doc to either or both locking points being out of alignment. Forcing the door into position under such circumstances will result in a side load condition that will make the exit device difficult to operate.

Selection Criteria

In accordance with BS EN 179:1998+A1: 2001 this product is designed to be used in emergency situations where people are familiar with the emergency exit and its hardware and therefore a panic situation is unlikely to develop. Where panic situations are foreseen, reference should be made to BS EN 1125 covering panic devices operated by a horizontal bar.

The safety features of this product are essential to its compliance with BS EN 179:1998+A1: 2001. No modification of any type, other than those described in these instructions, is permitted.

This product only conforms to BS EN 179:1998+A1: 2001 if it is installed in accordance with the enclosed instructions and used with the easy clean strike supplied.

