



Guidance for the Maintenance of the Adams Rite 930 and 940 Series Exit Devices

The Range in General

All of the Adams Rite 900 series emergency escape devices have been tested in accordance with BS EN 1125 and if properly maintained, are capable of providing many years of reliable service. They share the common features of the full width touch bar and scissor mechanism that is designed to give a light easy operation when pressure is applied anywhere along the bar. As with any hardware, lack of proper maintenance and physical abuse will lead to a 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.

930 and 940 Series

The 930 series is a mortised single point deadlatch emergency escape device designed for commercial timber and steel applications. The 940 series is the equivalent for commercial aluminium applications. Both types feature an automatic deadlatching facility that functions on maximum air gap of 6mm. Adams Rite recommends that the 900 series be used in conjunction with a quality door closer. As with all standard versions of the Adams Rite 900 series emergency escape device, manual dogging by means of Allen type key in the touch bar 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 bar is operated, unimpeded opening of the door and the successful engagement of the latch 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.
- Check the latch bolt depresses easily without using the bar and that the deadlatching facility is functioning. Check the deadlatching operation by depressing the deadlatching snib, which is located below the latch bolt and press the latch bolt itself, which now should not move.
- Check all fixings (including the strike plate) are securely fastened.
- Lubricate all moving parts with grease that is silicone-based.

Trouble-Shooting

- The emergency escape device does not release cleanly easily (see Section A).
- The emergency escape device does not automatically relock under the closing action of the door closer (see Section B).

Section A

1. Check the door is not impeded in any way, i.e. the door has dropped, the weatherstripping is over compressed etc

Section B

1. Check the closing and latching speed of the door closer is adjusted so as to overcome the resistance offered by the strike and door seals/weatherstripping. It is equally important that the speed of the closing action is not excessive causing the door to slam