

# Operation & Maintenance

## NFR doorsets

Doors should be regularly examined at six-monthly intervals.

### Door maintenance

1. Recommended clearance of 3.0 mm between door leaf and jambs and head.
2. Hinges should be inspected for signs of wear. Worn hinges should be replaced with those that perform in accordance with the latest edition of BS EN 1935.
3. Ensure that (where fitted) the latch or lock furniture moves freely and engages fully. Damaged or badly worn latch or lock furniture should be replaced immediately.
4. Self-closing devices should be examined to ensure it closes the door leaf properly. The door should close effectively from any angle. There are a number of reasons why doors may fail to close:
  - A. Check that there are no foreign bodies or other objects obstructing the door.
  - B. Check that any smoke seals (as maybe fitted) remain correctly fitted and are undamaged.
  - C. Check the latch (if fitted) to ensure correct operation.

Any self-closing device (as maybe fitted) which is unable to be effectively adjusted should be replaced using a closer that has been validated by test for use on a door assembly of similar specification, and performs in accordance with the latest edition of BS EN 1154. Note: In the event of damage that necessitates the replacement of one leaf of a double door, both leaves should be replaced with a new matching pair if the veneers are book matched.

### Storage

Door leaves and doorsets are internal joinery components and as such, their handling and storage prior to installation should be such that they are protected from rain, sun, and splashing by corrosive or staining materials and preferable in a ventilated building.

Door leaves and doorsets that are clear lacquered or varnished should be subject to storage that protects them from being unevenly exposed to sunlight.

In addition, door leaves and doorsets must also be protected from exposure to excessive moisture and stored horizontally on 3 or more equally spaced bearers, away from ground floor level. As is applicable it is also recommended that any wrappings be left in place for as long as possible.

### Suitability of structural opening

It is the installer's responsibility to ensure that structures to receive doorsets comply with National and Local Regulations and that they are suitable for the design performance.

### Doorset installation

Installation should be carried out in accordance with the Selo installation instruction guides provided.

### Hinges

Keep free from abrasive dust, and monitor to see if they start to deteriorate or show any oil or bearing wear and tear as this may be a result of incorrect installation. Timing and frequency would depend on the amount of use the door will have. As a guide, at least once per year, but on a high traffic door every three months.