

Manual on use and maintenance of fire and/or smoke-proof doors



Being movable elements of structure, Bertsch fire and/or smoke-proof doors are subject to various loads. To ensure flawless functionality and guaranteed protective functions a door, a check-up of all accessories, supplementary and special lighting of the door must be done at least once a year. For this purpose we recommend to sign an agreement with a professional organization providing service and technical maintenance.

Locks and door handle set: catches and latches of locks should not be painted anew, because paint can disturb functionality of the mechanism if it gets inside. To ensure smooth operation the lock must be lubricated with a tar-free lubricant. Door handles with anti-panic function should be used only in extreme cases and not all the time. Double-leaf doors should not be opened through the inactive leaf. It should be noted for fire escape doors that no cylinder lock with turning round knob is installed on them, except for cases when a special lock is provided for such purposes. If used properly, the handle set does not require any maintenance.

Hinges: generally door hinges do not require maintenance, but both elements of a hinge should be regularly checked.

Electric door opener: if used properly no maintenance is required.

Door sealing: the sealant should be kept clean. During painting works the seals should be taken off. It is not allowed to paint door seals. Sealant may be cleaned with soap-based cleaning agents. Damaged sealing should be replaced. It can be ordered in Bertsch.

Door bottom sealing: to prevent damage of the door bottom sealing the floor in the doorway area should be kept clean. According to the manufacturer's data door bottom sealing does not require maintenance. We recommend to check functionality of the sealing and adjust it with the help of an adjuster placed on the side of hinges. The sealant must fit tightly to the floor and in the corners. Damaged or deformed sealant should be replaced. It can be ordered in Bertsch.

Door closers: speed, door closing force, latch speed and functionality of the door closer should be checked and adjusted if necessary. While doing so the manufacturer's requirements set forth in the installation instructions should be considered. Door closers which slow down the door sweep process should be adjusted so that the time of closing from any position did not exceed 30 seconds. With normal use bottom door closers do not require maintenance. The swing area of the door leaf must be unobstructed. It is not allowed to retain the door in an open position with a wedge or similar means!

Door hold-open devices: after a door hold-open device is installed where it will be furtherly used, its functionality and proper installation must be checked as a part of acceptance testing. In accordance with the Directive of the German Institute for Construction Engineering the acceptance testing shall be initiated by the operating organization. The acceptance testing can be performed by the experts of the manufacturer, its authorized experts or an organization assigned for these purposes. For the doors held by hold-open devices free space should be made available for the swing of a door leaf. Operating organization is responsible for working condition of a hold-open device and checks its functionality at least once a month. In addition, the operating organization commits to do the check-up of smooth operation of all devices at least once a year, and do technical maintenance. Check-ups and technical maintenance can be performed only authorized experts. An operating organization should make and keep records about extent, results and time of control measures performed.

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Use and cleaning recommendations

For our products we use different wood-based materials and solid wood. They are water-absorbing and are sensitive to moisture and damp. We recommend to take good care of the doors and avoid using large amounts of water.

Doors with plastic coating (HPL/CPL): a slightly dirty surface can be cleaned with a soft clean slightly wet cloth. In case of strong dirtiness warm soap solution can be used or a regular cleaning agent not containing any abrasive elements. In case of very strong dirtiness cleaning agents with organic solvent can be used, such as acetone, alcohol. Avoid using wax and polishers. They change properties of the surface material. Streaks which stay on the surface after it was cleaned with the use of solvents can be eliminated by repeated cleaning of the surface with hot water and drying it with clean soft and absorbing cloth or ordinary paper tissue.

Doors painted in RAL colors or faced with natural wood: a slightly dirty surface can be cleaned with a soft clean slightly wet cloth. In case of strong dirtiness warm soap solution can be used. Avoid using abrasive, caustic or solvent-containing cleaning agents. After wet cleaning the surface should be dried with a clean soft cloth. Avoid using wax and polishers. They change properties of the surface material and shine of varnish.