

# Door Hardware

## Maintenance Guide

Allegion recommends a simple care and maintenance program to protect your residential and commercial door hardware and maximise its longevity.

Please also refer to Allegion's Caring For Door Hardware Finishes for protection of your hardware finish.

### Mechanical door furniture

At twelve (12) monthly intervals, the fixing screws securing the furniture to the door, both surface fix and through fix, should be checked and tightened as required. Loose fitting furniture which fails will not be covered under warranty.

### Mechanical locks

Care should be taken during install to ensure the internal components are kept free of dirt and woodchips as this is the most common cause of malfunction and will not be covered under warranty.

Our locks are manufactured using a quality lubricant for smooth operation. If the product has been installed in a region subject to extreme climatic conditions, or a dusty environment, such conditions may affect the original lubricant and the product may require re-lubrication. In this case, the working mechanism may be cleaned with a non-corrosive substance and then re-lubricated with a quality silicone or Teflon based lubricant.

### Latches

Tubular latches used in external situations should be lubricated by an aerosol lubricant at twelve (12) monthly intervals.

### Cylinders

If the key becomes "sticky" in the cylinder, sprinkle a small amount of graphite onto the key and then insert the key inside the cylinder. Do not use lubricant in the cylinder (oil or aerosol type). Cleaning fluids should also not be allowed to penetrate into the lock or cylinder.

### Schlage electronic smart locks

At twelve (12) monthly intervals, the following maintenance should be carried out:

- All fixing screws checked and tightened if required
- Latch screws checked and tightened if required
- External surfaces wiped over with a soft damp cloth to remove any dust build up
- Batteries changed with new batteries only (refer to your electronic lock instructions for the recommended battery type). Normal battery usage is two (2) years.

For further maintenance and cleaning information on Schlage electronic locks, refer to our Schlage Electronic Lock Cleaning and Maintenance Guide.

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### Exit devices

At twelve (12) monthly intervals, the following maintenance should be carried out:

- All fixing screws checked and tightened if required
- All strikes checked for correct alignment and adjusted if necessary (also check hinge alignment)
- Internal mechanisms lubricated with an aerosol lubricant
- External surfaces wiped over with a soft damp cloth

### Electromagnetic locks

At twelve (12) monthly intervals, the following maintenance should be carried out:

- All fixing screws checked and tightened on the mag lock and armature plate
- External surfaces wiped over with a soft damp cloth to remove any dust build up
- Ensure that armature plate is able to pivot slightly and is not rigid. This allows engagement of mag-lock in event of door opening imperfections

NOTE: For applications that are subject to high use/abuse or in corrosive environments, additional preventative maintenance will be required at a minimum of three (3) monthly intervals.

### Door closers

Under normal circumstances, door closers should be maintained at twelve (12) monthly intervals; all fixing screws (as outlined below - but not limited to) should be checked and tightened if required:

- Closer body to the door
- Closer arm shoe to the frame or parallel arm bracket
- Closer parallel arm bracket to the frame
- Closer track to the frame
- Closer body cover
- Closer arm to closer body shaft
- Adjustable arms - the adjustment screw on the arms should be checked and tightened if required

At any time during the closer life, the closing cycle adjustment valves can be varied to best suit the working environment of the door. If, however, it is constantly necessary to increase the closing speed or the closing force because the closer seems to be slowing down, then it is recommended that the door hinges be examined. The hinges may be worn, causing the door to sag and hinges to bind, putting undue stress on the door closer.

It is also recommended to examine any door seals or other hardware that may be preventing the door from closing correctly.

NOTE: The adjustment valves on LCN door closers are staked into the valve chamber. Applying excessive force to wind the valve past the staking will break the staked points. This will result in damage to the valve and subsequent leaking of hydraulic fluid. This is not covered under warranty.