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## Chase Doors Durulite CR1400

### Operations and Maintenance Procedures

#### 1. Introduction

This document is intended to serve as a general outline of maintenance activities needed for standard polyethylene doors and FRP frames. However, it should be noted that maintenance of polyethylene doors and FRP frames is virtually non-existent. A polyethylene door's high corrosion resistance, structural integrity and light weight characteristics contribute greatly to its low maintenance. Maintenance will be, for the most part, associated with the accessories and hardware attached to the door and frame.

Maintenance of any product is important and necessary to obtain the maximum benefits of product service and longevity. Door and frame assemblies are not different.

#### 2. Areas to be inspected

The following items should be periodically checked. The frequency with which these checks are performed must be established at the discretion of the building owner, insurance company, labeling authority, if applicable, and maintenance service. Differing frequencies of operation or types of traffic may be reflected in the frequency or types of inspections required.

##### Hinges

Check all hinges for loose attaching screws, hinge pin wear or other notable defects. Service the hinges or remove defective parts and replace per the hinge manufacturer's recommendations. The door should always swing freely and smoothly without obstruction from the opened to latched (when latching device is used) position.

##### Latch-sets

Check all latch-sets for loose attaching screws, latch wear or other notable defects. Service the latch-set or remove defective parts and

replace per the manufacturer's recommendations. The door should always latch freely and smoothly without obstruction. Self latching devices should always function freely and smoothly as the door swings into the closed position. Silencers should be replaced when latch operation is compromised by wear.

### **Strike plate**

The strike should be firmly attached to the frame or inactive leaf of a pair of doors. Check for loose screws and or other notable defects. Service or remove and replace per the manufacturer's instructions.

### **Overhead closing, holding, or stop devices**

Check all overhead devices for loose attaching screws, linkage arm, pin wear, fluid leaks, or other notable defects. Service the device or remove defective parts and replace per the manufacturer's recommendations. The primary and secondary closing speed adjustments should also be set and maintained per the manufacturer's instructions. The device should allow the door to operate freely and smoothly throughout its entire swing range and positively latch, when so equipped, or remain in the closed position.

### **Flush or Surface slide bolts**

Check all bolts for loose attaching screws, rod bolt adjustment and strike plate (on both door and frame if so equipped) fastenings or other notable defects. Service the devices or remove defective parts and replace per the manufacturer's recommendations. The rod bolts should retract, extend and engage the strike or keeper hole freely and smoothly for both manual and or automatic bolts.

### **Glass Lites**

The glazing material should be checked for cracks and or missing pieces of glazing. The glazing mounting frame should be checked to assure all attaching screws or other means are tight, and the unit is securely attached to the door. Service the glass lite or remove defective parts when required. Note local codes, labels and other issues that dictate appropriate glazing materials for each application.

### **Door and frame installation**

A general visual inspection of the door and frame should be periodically conducted. Chemical spills and splashes should be cleaned in a timely manner to protect the finish from degradation, fading or discoloration. Tighten all hardware fastenings, as applicable, with care not to over-tighten.

### **Unobstructed operation**

Inspect to ensure that Door assemblies are as specified and installed to

meet life safety code requirements. Therefore, propping, blocking or obstructing these openings in the open position or impeding normal functionality in any way is a violation of intended use and purpose as may be established by local building codes. Mis-use of openings in anyway other than what is designed should be prohibited by the owner. CR1400 Doors are not labeled with fire labels and should not be used in a fire door application.

### **Gasketing/weatherstripping**

A visual and operational inspection is periodically necessary for gasketed or weather-stripped areas such as perimeter seals, threshold seals, door bottoms etc. Inspect for signs of deterioration such as splitting, cracking, or deforming of flexible components. Install replacement components as needed.

### **General inspection**

Periodically check all moving parts of hardware for wear and lubricate, tighten or replace items as necessary. The above instructions are not intended to replace the individual hardware item manufacturer's literature and instructions.

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