Folding Sliding Door Installation & Maintenance Guide

Please leave with homeowner
Maintenance Guide

General Maintenance

- The door surfaces and inner surfaces should be cleaned using warm soapy water or a mild diluted detergent. The surfaces should be cleaned using a soft cloth, sponge or a soft natural bristle brush. All areas to be thoroughly rinsed and dried after cleaning.

Polyester Powder Coating - Polyester powder coat paint is an organic finish that requires regular cleaning and maintenance to ensure it keeps its decorative and protective qualities.

The frequency of cleaning depends on such factors as:
1. The building’s surrounding environment (for example, marine alkaline, acid, industrial etc.)
2. The varying levels of atmospheric pollution,
3. The prevailing wind direction,
4. Exposure to airborne debris such as sand or salt, which may cause erosive wear.

Cleaning frequency also depends on the desired standard of appearance and also the need to remove deposits, which could cause damage after prolonged contact with the finish.

In an industrial environment, the normal interval between cleaning should not be more than every three months. Where there is a high degree of industrial pollution or a hazardous atmosphere, the periods between cleaning should be reduced. If the atmosphere is non-hazardous (for example in rural or normal urban locations), the period between cleaning can be extended to a maximum of 18 months (or more frequently if heavy soiling occurs). Where a site is subjected to any unusual environment factors, or is close to salt water, your installer should be consulted for specialist advice.

Locks & Hardware

All locking mechanisms should be kept free of dirt and grime and lubricated with light machine oil such as 3 in 1 or WD40. Locking parts exposed when the door is open including strike/face plates, locking cams and hook bolts should be wiped clean of residue lubricant and grime. These mechanisms should then be lubricated using a light machine oil. Locking keeps should be lubricated with petroleum jelly from time to time. Always ensure excess oil is wiped away.

One year after installation and thereafter annually, the moving parts of locking mechanisms should be lubricated with light machine oil as 3 in 1 or WD40.

Handles may be cleaned with warm soapy water or a mild diluted detergent using a soft cloth or sponge. It is important to thoroughly rinse and dry the hardware after cleaning.

The tightness of all fixing screws or rivets should be checked periodically. One year after installation and thereafter annually.

Pivot points of handles should be lubricated periodically with light machine oil such as 3 in 1 or WD40.

Over tightening of handle fixing screws can put too much strain on the locking mechanism’s gearbox and impair the function of the lock. Windows and doors which are not in frequent use should be opened and maintained.
**Maintenance Guide**

**Condensation**

Water vapour is continually present in the atmosphere and in the home this natural water content is increased by day-to-day activities which create steam such as cooking, bathing, washing, boiling water etc.

This water vapour is undetectable when carried in warm air, but it condenses into water droplets when it comes into contact with cold surfaces such as glass. Normally, water vapour is controlled through natural ventilation via airbricks and chimneys etc. but conservation measures have lead to more efficient sealing of buildings.

This may result in trapped water vapour and increasing problems with condensation. Condensation is best controlled by ventilation and this is achieved by opening windows, fitting extraction units or by fitting wall vents to provide airflow. Some heat should always be maintained in the building during cold weather.

The temperature may be increased in areas where condensation is a particular problem. If possible, internal doors to kitchens and bathrooms should be kept closed and sealed against draughts to prevent excessively moist air being transferred to other areas. Bedroom windows should have night ventilation facilities to provide air circulation. Curtains should be a minimum of 150mm away from the door to ensure airflow, with suitable gaps.

**Operation Guide**

- **Traffic Door Operation**
  Turn key clockwise to unlock.

- **Traffic Handle Operation**
  Grip handle and push down to operate high traffic door handle.

- **Traffic Door Opening**
  Open panel fully to allow the magnets to fix to the adjacent panel.

- **Holding Traffic Door Open**
  Magnets protect and fix traffic door panels to adjacent panels.

- **Unlocking T-Handle**
  Push T-Handle back into the frame before operating doors.

- **Unlocking T-Handle**
  Ensure the “Un-locked” symbol is at the top before opening doors.

- **Disengage Shootbolts**
  Rotate handle clockwise 180º to disengage shootbolts fully.

- **Opening Folding Panels**
  Slide panels together.
Operation Guide

Open Position
Stack the panels together for max clear opening.

Closing Door
Reverse previous steps to close door.

Locking T-Handle
Lock each T-Handle before proceeding.

High Traffic Handle
Lift the high traffic handle when the door is closed to engage locks.

Latch Engagement
Lifting the handle operates the latch.

Hook Engagement
To lock, lift lever handle and turn key.

Failure to correctly operate the folding sliding door system can cause damage to the operating mechanism and hardware. This can cause the door to fail.

Installation Guide

Sub Cill Installation
Drainage paths through the sub cill must be free and left un-obstructed by the sub structure or sealing. On conservatory/dwarf walls only, an additional fixing ‘A’ must be located as shown alongside to secure the frame into the sub cill. Seal under the head to prevent water ingress. Further seals should then be applied and sealed in suite.

A : With cill concealed drainage (standard option)

B : With cill face drainage (alternative option)

C : No cill face drain as standard
Installation Guide

Fitting Frame to Aperture

It is vitally important that the cill is laid flat and level to achieve the optimum performance. Jambs must be vertical in both planes, and no twist or other distortion allowed. Prior to installing the frame, the opening should be checked to ensure that it is free of debris, and that any projecting brickwork has been trimmed back.

Any damaged damp proof membranes should be replaced or additional membranes incorporated. When the opening was originally measured a suitable gap should have been allowed around the perimeter of the frame, this will allow the frame work to be packed to ensure that it is plumb and square within the opening. Ideally the frame should be bedded on mortar. The frame can then be positioned in the opening and held square by packing at the very corners, taking care not to damage or deform the profile.

Tip #

To check for squareness, measure the diagonals from corner to corner, these diagonal dimensions should not differ by more than 1 to 2mm, if so adjusted the packing until the frame is square within the opening.

The lay of the frame in to out can be checked by using a spirit level on the jambs. On replacement applications, the correct position of the frame might not be aligned with the originals. This will require some remedial work to make good the plaster reveal around the frame on the internal wall as well as, any render externally.

Fixing Frames

The first fixing must always occur within 150mm of each corner and at not more than 600mm centres (Do not over tighten fixings), the type and frequency depends on the expected applied loadings. Packing will be required at fixing points to prevent distortion of the frame. Drilled holes in the frame should be sealed where there is a possibility of moisture penetration around the fastener.

Not Recommended:

Foam

Fixing foam can be used in conjunction with fasteners, but is not an alternative to screw fixing. Care must be taken not to allow the foam to come in contact with the painted finish, and as such the use of some form of masking tape would be advisable. Permanent staining will be caused if foam comes in contact with the frame.

IMPORTANT NOTE: Always cap or seal fixings, especially when securing to any of the Ultimate range of cills.

Alternative Fixing Method - i.e. through Thermal Barrier
NB: Avoid leaving any screw head sitting proud as this may foul the top / bottom guides.

Panel Assembly

Final Fix

The 2 centre hinges on each panel have their final fixing screws fitted in our factory. It is critical to final fix the top and bottom hinges.

This should be done after the doors are toe and heeled (see guide on following pages) and adjusted so that the sashes are running smoothly and without catching or dropping.

Once glazed and adjusted use a 4.2 x 25mm self-tapping stainless steel screw to ensure location of hinges and bogies (shown in green).

*Only final fix after glazing

Secondary Panel
Once fixed repeat for remaining panels.

Adjustment
Adjust placement by sliding the backing plate then re-tightening machine screw.

The 4.2 x 25mm self-tapping stainless steel screws are supplied in the installation pack with this guide.
Panel Retention

Magnet Location
Magnet location as above.

Magnet Fitting
Screw magnet to door using screw provided.

Magnet Fitted
Located at the top of connected panels.

The magnet and screw kit is supplied in the installation pack.

Glazing

Hinge Side Glass Support
Place bridge packer on the hinge side along the bottom and vertical sections 150mm from the corner.

Glass Support Assembly
Place bridge packers 150mm from the corner opposite the hinge side of the panel. Start at the bottom hinge side.

Hinge Side Glass Support
The bridge packers are included in the installation pack (4 per sash).

Glass Support Assembly
Pack the opposite upper corner of the non-hinge side of the panel.

Glass Support Assembly
The upper packers re-distribute the weight of the glass back towards the outer-frame.
Toe & Heel Type Configurations

FSD Type 1
FSD Type 2
FSD Type 3

FSD Type 4
FSD Type 5
FSD Type 6

FSD Type 7
FSD Type 8
FSD Type 9
Toe & Heel Type Configurations

FSD Type 10

FSD Type 11

FSD Type 12

FSD Type 13

FSD Type 14

FSD Type 15

FSD Type 16

FSD Type 17