RUTLAND

Enhancing **compliance**
and **performance** at every door

Automatic Door Operator for Swing Doors

Operations & Maintenance Manual

Important warranty, user information and service record for your automatic door

rutlanduk.co.uk

Rev: 2026-08

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Introduction

The purpose of this manual is to make the user aware of the important steps for the operation and maintenance of the ED Series door operator to ensure safe and reliable operation during its working life.

This manual should be retained by the door user as evidence of its correct installation and routine care to comply with safety requirements EN16005:2012. Used in conjunction with the door installers commissioning compliancy statement it provides a log of door maintenance activity as evidence by the owner / manager providing advice on routine inspection schedules and fault reporting.

Service and maintenance

Why the necessity?

All doors, whether manual or automatic, are complex components subject to punishing wear and tear. Therefore to ensure that they continue to function properly, regular service and maintenance is imperative.

Regular door maintenance helps prevent accidents, reduces breakdowns and the accompanying inconvenience, and prolongs the life of the door operator.

There are also legal implications regarding the servicing of all door types which must be adhered to, to ensure the safety of users at all times. All safety requirements for power operated doors are stipulated in EN16005:2012 Power operated pedestrian doorsets - Safety in use. All Rutland service engineers are trained to comply with this standard through the Automatic Door Suppliers Association (ADSA) examination of competency.

Rutland provides a tailored, local resource for the servicing and maintenance of all brands of :

- Automatic swing
- manual doors
- firedoors
- access control systems

For more information visit www.rutlanduk.co.uk

Warranty Statement

Thank you for purchasing a Rutland product which has been designed and manufactured to provide many year's problem-free operation.

All products sold by Rutland Co Ltd are warranted against defect in materials and workmanship for a period of 12 months from the date of purchase on a return to factory basis.

If you believe this product has a defect or has failed during normal use within the warranty period, please contact the authorised agent from whom you bought the product and who will make arrangements for its return.

Alternatively, if your product was installed by Rutland please contact us directly as detailed below to discuss the return of the unit, with the product serial number. Rutland standard terms and conditions will apply at all times and are available on request.

Limitations

This warranty does not apply to defects resulting from Customer actions, such as mishandling, improperi nstallation, operation outside of design limits, misapplication, attempted repair, or unauthorized modification.

Any additional warranty provided by the selling agent does not imply or transfer any additional obligation to rutland regarding this product.

Rutland standard terms and conditions will apply at all times and are available on request.

Rutland are not liable for the consequences of any third party claim on its products, which are sold in the knowledge that installation is carried out by competent staff and maintained in accordance with current safety standards.

Service and maintenance

Please note the legal implications regarding the installation and servicing of automatic doors which must be adhered to, so as to ensure the safety of users at all times as stipulated in EN16005:2012 Power operated pedestrian door-sets - Safety in use.

Product registration

Any decision to register your product does not affect your statutory rights under the UK Sale of Goods Act 1979.

If you would like to register your product with Rutland please visit www.rutlanduk.co.uk

Alternatively, you can contact the Rutland UK Service Hotline on:
+44 (0) 1246 261 491
sales@rutlanduk.co.uk
www.rutlanduk.co.uk

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Regular inspection & maintenance

To be undertaken by a qualified technician.

The following list describes what has to be done during the maintenance of Rutland door systems. Always consider the mounting and operation instructions during maintenance.

Please observe the requirements for fire doors, emergency exits and escape routes during inspection, if applicable. The current state of technology has to be taken into consideration when assessing the door system with regard to safety-related questions.

Note down any safety-relevant error/deficit in the log book and on the performance sheet. **The inspector must note down the scope, results and date of the inspections and the facility operator has to keep these documents for at least one year.**

ED (Swing door)

1. Check operator for leaks
2. Check arm and adjust/repair/replace as required
3. Check door leaves for smooth running and adjust/repair/replace as required
4. Check and adjust/repair/replace all electrical and hydraulic components as required
5. Check the adjust door coordinator as required
6. Check all safety equipment and adjust/repair/replace as required
7. Check and readjust all safety clearances as required
8. Check all control elements and adjust/repair/replace as required
9. Perform functional test
10. Check wear parts such as slide shoe once a year and replace as required (see complete wear part list)
11. Write down inspection and maintenance report in the log book

ADSA Occupier Safety Check Videos

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Inspection reports

The **facilities operator** should ensure that this log book is available for the qualified technician on his arrival at site. If it is not available then it is the responsibility of the **facilities operator** to record the visit.

Inspection Date:	Technician Name and Company:	Serial Number:
Service Visit Detail/Checks Carried Out		
Defects found & Action taken		
Signature:		

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Service Visit Detail/Checks Carried Out		
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Service Visit Detail/Checks Carried Out

Defects found & Action taken

Signature:

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Through our expert advice and support, we provide the peace of mind that full compliance is achieved and that life safety is assured.

RUTLAND®

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