

Comar 7 & 7P.i Commercial Doors Operations & Maintenance

Commercial Doors Operation

Comar 7 commercial doors can be in a number of different configurations as follows:

- Swing doors – Opens / closes inwardly and outwardly, single or double action
- Sliding – Slides open along a track
- Sliding / Folding – Slides along a track, and has a number of hinged doors which fold back against the jamb to maximise the opening
- Rebated doors – Opens inwardly or outwardly, in one direction only with a rebate; which creates a high weatherproof seal
- Electronically operated doors – Open / closes with sensors or push controls

Swing Doors Operation

Swing doors hung on a concealed closer hang centrally to the frame. This allows the door to be dual action opening-in or opening-out. However, a swing door can be restricted in either direction with a door-stop.

Comar 7 swing door locking options can be a lever handle and latch lock or dead-lock and pull handle, or any of the options mentioned above.

In the case of dead-lock the door will be simply pushed or pulled to operate. The lever handle is depressed and the door pushed or pulled to open, then released, the latch lock will re-engage.

There will be a need to turn the key in the cylinder to secure the door in a locked position. Alternatively the lock can be operated by means of combination lock, which works only on the entry of the correct combination from the external.

Emergency exit devices may be fitted to the interior. This is either a push pad or a paddle handle. When the device is depressed, and the door is pushed, the door will open. As the door closes the locks will automatically re-engage, locking the door.

Pairs of doors will incorporate flush bolts, fitted to the slave leaf. These are operated by simply lifting the lever mounted within the slave stile, which will lift the bolt from the floor, or release the bolt from the head of the door. Reversal of the operation will re-engage the bolts.

Swing Doors Maintenance

A 6 monthly check of all operations should be carried out.

1. Door frames and leaves should be thoroughly cleaned with a damp cloth and soapy water and wiped dry.
2. Fixings should be tightened as necessary.
3. Locks should be inspected and lubricated with resin free grease or oil.
4. Two screws are visible in the head of the door frame. The screw nearest to the jamb adjusts the closing speed of the door i.e. 90° to 60°. The second screw adjusts the closing speed from 60° to closed position.

A qualified technician must carry out all major adjustments or replacements. Any attempt to complete repairs without correct tools or knowledge could result in personal injury or damage to the mechanism.

Sliding Doors Operation

Comar 7 sliding commercial doors, operates on wheels at the bottom of the door which slide across an aluminium track, all wheels have a sealed bearing, which cannot be adjusted. The doors will be supplied with a 'flush pull', and when the handle is inserted into the pull, the door can be slid open, or closed as required.

Sliding doors have two main methods of locking mechanism.

1. Sliding door deadlock
2. Hook lock

The deadlock will be mounted within the jamb section, and the deadlock part will engage directly into the stile of the door when the key is turned.

Hook locks are generally mounted within the door stiles, and the hook part of the lock engages into a keep machined within the slave stile or door jamb.

Sliding Doors Maintenance

The tracks need to be kept clean and clear of debris. The application of any grease to the tracks will only retain dirt and dust, and shorten the lifespan of the wheels, so it is best avoided.

A 6 monthly check of all operations should be carried out.

1. Door frames and leaves should be thoroughly cleaned with a damp cloth and soapy water and wiped dry.
2. Fixings should be tightened as necessary.
3. Locks should be inspected and lubricated with resin free grease or oil.
4. No lubrication required to the hinges.

A qualified technician must carry out all major adjustments or replacements. Any attempt to complete repairs without correct tools or knowledge could result in personal injury or damage to the mechanism.

Comar 7 P.i Sliding Doors Operation

Comar 7P.i sliding doors incorporate a multi point locking system, and run on wheels with a sealed bearing. It is imperative that the tracks are kept clear and clean. There is a requirement for a periodic inspection and cleaning of all visible locking points. The locks can be operated by two different methods.

Firstly, a flush handle can be fitted into the stile, which will incorporate an automatic, sprung loaded mechanism. The door will lock when pushed to its corresponding jamb or stile, and the integral catch can be pulled downward to the release.

The handle will show a green coloured dot when open, and a red one when engaged. This type of lock can be key lockable from external, or operable only from internal, normally confirmed by specification.

Alternatively the doors can be operated with a large, surface applied handle, which can be rotated through 15°, releasing the gearing, and the door is then pulled open or pushed closed. The handle is also key lockable.

The Comar 7P.i sliding doors have three main methods of locking mechanism:

1. Multi-point, 3-point lock – Giesse
2. Multi-point, Penta-lock, 5-point lock - Sobinco
3. Triple lock rod kit

Using the following levers and handles:



1. Dummy lock lever
2. D Handle
3. Flush pull handles
4. External locking handles
5. Internal pull handle

Multi-point, 3-point lock – Giesse

Multi-point, 3 point locking systems, has a single handle mounted in the centre of the vertical jamb, which operates sliding gearing located within the door section. When the handle is closed the 2 mushroom heads and hook lock move into recesses and engage the locking points on the door. The handle or lever is turned 90° to the open position. The handle will sit in line with the jamb when closed, or will be visible from outside, through the glass, when opened.

Multi-point, Penta-lock, 5-point lock – Sobinco

Penta-lock, 5 point locking systems is same system as the Multi-point apart from having an adjustment length of 200mm, 4 mushroom head and a hook lock.

Triple lock rod kit

Triple lock rod kit, 3 point locking systems is the same system as the multi-point but incorporates 3 hook locks.

Comar 7 P.i Sliding Doors Maintenance

The installer will set the position of the lock eep and will adjust the wheels to the optimum working position. However, they may require small adjustment. The doors can be adjusted in height with a 4mm Allen key, which can be inserted into a hole at the bottom of the sliding door stiles.

It should be remembered that any adjustment carried out here will have an immediate and adverse effect on the locking points, so the height adjustment is best carried out prior to fitting the lock keeps.

A qualified technician must carry out all major adjustments or replacements. Any attempt to complete repairs without correct tools or knowledge could result in personal injury or damage to the mechanism.

Sliding / Folding Doors Operation

Comar 7 Sliding / Folding doors, sometimes referred to as bi-fold doors, are an effective way of providing an unobstructed opening. They have a concertina operation, with the door leaves usually folding against a wall. To open a four-panel set of doors, at the first door where the handle or lock is located, pressure should be applied outward to the first set of door hinge stiles, breaking the line. This action will pull the final three doors back towards the wall. Then break the second set of hinges and the door will glide back, stacked, in the open position.

Providing the doors are installed in accordance with Comar manuals and maximum sizes, the doors will work perfectly. The doors must never be taken past 90°, or damage will occur. Care must be taken to avoid the catching of fingers in operation.

Sliding / Folding Doors Maintenance

The tracks need to be kept clean and clear of debris. The application of any grease to the tracks will only retain dirt and dust, and shorten the lifespan of the wheels, so it is best avoided.

A 6 monthly check of all operations should be carried out.

1. Door frames and leaves should be thoroughly cleaned with a damp cloth and soapy water and wiped dry.



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2. Fixings should be tightened as necessary.
3. Locks should be inspected and lubricated with resin free grease or oil.
4. No lubrication required to the hinges.

A qualified technician must carry out all major adjustments or replacements. Any attempt to complete repairs without correct tools or knowledge could result in personal injury or damage to the mechanism.

Rebated Doors Operation

Rebated doors will be single action, opening either outward or inward only. Comar 7 Tempest doors locking options can be lever handle and latch lock or dead-lock and pull handle. Comar 7P.i are locked by multi-point latch lock roller bolt or dead bolt.

Lever handles are depressed and pushed (open-in) or pulled to operate (open-out).

In the case of dead-lock the door will be simply pushed or pulled to operate. If a latch lock is fitted, the lever handle is depressed and the door pushed or pulled to open, then released, the latch lock will re-engage.

In both cases there will be a need to turn the key in the cylinder to secure the door in a locked position. Alternatively the latch lock can be operated by means of combination lock, which works only on the entry of the correct combination from the external.

Emergency exit devices may be fitted to the interior. This is either a push pad or paddle handle. When the device is depressed, and the door is pushed, the door will open. As the door closes the locks will automatically re-engage, locking the door.

Rebated Doors Maintenance

A 6 monthly check of all operations should be carried out.

1. Door frames and leaves should be thoroughly cleaned with a damp cloth and soapy water and wiped dry.
2. Fixings should be tightened as necessary.
3. Locks should be inspected and lubricated with resin free grease or oil.
4. No lubrication required to the hinges.

A qualified technician must carry out all major adjustments or replacements. Any attempt to complete repairs without correct tools or knowledge could result in personal injury or damage to the mechanism.

Electronically Operated Doors Operation

The doors will open by making use of one of the following: laser beam sensor, pressure sensor, swipe card or push pad. The electric system will normally incorporate a 'fail-safe' mechanism, which will allow the doors to be opened in the event of a mechanical breakdown i.e. during a fire.

They could also have a 'fail secure' system, which would leave the building secure in the case of breakdown i.e. A Bank or Supermarket entrance. They may also be a 'breakout facility'. The doors will normally be locked with dead locks.

Electronically Operated Doors Maintenance

As the opening and closing actions are both controlled by the electric gearing, further explanation or lubrication is not necessary.





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Doors operated by electric mechanisms require very little maintenance, other than that mentioned above, and as the gearing can be complex CB Solutions advise only competent personnel should carry out repairs to automatic doors.

Replacement parts are available from CB Solutions. Only Comar approved parts can be fitted. Replacement parts to be fitted only by competent, trained personnel.

