

## Exterior Access Door

Model(s): BXT/BXP

### GENERAL DESCRIPTION



Access Doors are designed and built for years of convenient and easy access to mechanical areas in commercial buildings.

### Introduction + Safety

Please read the complete instructions carefully before beginning any work. To ensure proper installation and performance of the roof hatch the following actions must be completed by the installing contractor. Failure to do so will affect product warranty

**GENERAL SAFETY PRECAUTIONS** Improper selection, installation, or use can cause personal injury or property damage. It is solely the responsibility of the user, through its own analysis to select products suitable for their specific application requirements, ensure they are properly maintained, and limit their use to its intended purpose. Follow proper local, state, and federal regulations for proper installation and operation requirements.

### Transportation + Storage

- Inspect all shipments and materials for missing or damaged components and hardware
- Material must be stored in a clean, dry location.

## INSTALLATION

- Install a framed opening at specified location of access door.
  - Rough Opening dimensions should be the same as the catalog door size. Example: 12" x 12" door, rough opening should be 12" x 12"
1. Prior to inserting door into opening, check to see that opening is properly sized approximately 1/4" larger than door assembly. Wall surface should be flat and even to prevent racking of frame.
  2. Apply a bead of silicone type caulk on exterior wall around perimeter of opening.
  3. Place closed door assembly into opening. Center and square door in opening. Do not stretch, compress or rack frame.
  4. Temporary shims may be used to help maintain the location and squareness of the door until it is secured in place. When shimming, the gap between frame and door should be equal at top, bottom, and side opposite hinge to ensure squareness of door.
  5. Secure door frame to wall with 1/4-14 X 1" self-drilling screws through flange as follows: First secure at four corners by locating screws approximately 2" from corner. Next, secure additional screws a maximum of 6" on center, around the perimeter of the frame. Note: Use security screws when required.
  6. Fully open and then close door to see that it is free from binding and closes evenly. Tighten or loosen screws to allow frame to become flush with door.
  7. Apply a bead of silicone type caulking around the inside perimeter of the frame to fill void between wall opening and door frame.

## OPERATION

Access doors are designed and built for years of dependable wall and ceiling access. Our access doors come standard with a paintable powder coat finish.

## MAINTENANCE

- Access doors should be manually operated once a year to check performance.
- Lubricate moving parts such as hinges and latches with a silicone spray lube as required to maintain a smooth opening and closing of the door. Do not over grease. Do not use regular lubricating oil as it can attract dust and grit.
- Non-moving parts can be cleaned with a mild soap or dishwashing detergent and water solution. - Gaskets can be cleaned with a clean, damp, lint-free cloth.
- Do not apply mineral oils, vinyl dressings, or other lubricants to the gasket as they can cause the gasket to break down over time.

## QUESTIONS?

For more information on installation, repair, or replacement, please visit  
[www.Babcockdavis.com](http://www.Babcockdavis.com)