ALBATUR®
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AUTOMATIC DROP-DOWN DOOR BOTTOM SEAL MECHANISMS GENERAL INSTALLATION & ADJUSTMENT OPERATING & MAINTENANCE INSTRUCTIONS

The Sliding System

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APPLICABLE ALBATUR PRODUCT CODES AND MODEL SERIES:

- 130-0200 **Underline 200** Concealed Recessed Wooden Door Drop Seal
- 130-0210 **Underline 210** Concealed Recessed Wooden Door Drop Seal Fire Resistant (Fire Rated)
- 130-0220 **Underline 220** Surface / External Mounted Door Drop Seal
- 130-0230 **Underline 230** Surface / External Mounted Door Drop Seal Fire Resistant (Fire Rated)
- 130-0240 **Underline 240** Concealed Recessed / Surface Mounted Door Drop Seal
- 130-0250 **Underline 250** Concealed Recessed / Surface Mounted Door Drop Seal Fire Resistant (Fire Rated)
- 130-0260 **Underline 260** Special Surface Mounted Door Drop Seal For Glass Doors
- 130-0300 **Underline 300** Concealed Recessed Wooden Narrow Channel Door Drop Seal

1 - PRODUCT USAGE PURPOSE AND WORKING PRINCIPLE

Door bottom automatic drop seal system is a mechanical sealing system that automatically closes the gap between the door and the floor when the door is closed, protecting indoor spaces from water, sound, dust, air flow, light, and insects coming from outside.

Mechanical Working Principle:
When the door is closed, contact between the activation pin and the door frame causes the sealing gasket moving with the lower mechanism to automatically move down and touch the floor. When the door is opened, the mechanism is released and the bottom pressure seal automatically moves upward, breaking contact with the floor.

FIRE AND SMOKE RESISTANCE WORKING PRINCIPLE (FIRE & SMOKE RESISTANT MODELS):

In fire-rated models (130-0210, 130-0230, 130-0250, etc.), special flame-retardant silicone / TPE gaskets and intumescent insulation components are used to prevent the passage of **toxic gases, dense smoke, flames, and high heat** that may occur during fire and smoke emergencies. When the door is closed, the mechanism seals the bottom of the door with millimetric precision; it secures the fire compartment, prevents smoke from filling escape routes, ensures full compliance with fire regulations, and protects life safety.

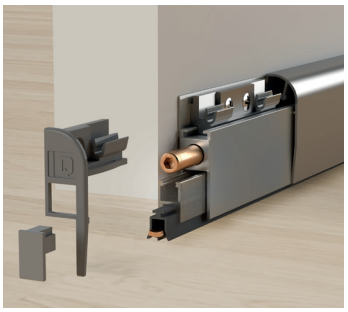
2 - PRE-INSTALLATION INSPECTION PROTOCOL

Before starting installation, installation teams and site technical personnel must strictly check the following points:

- Check that the product matches the door leaf dimensions with millimetric accuracy.
- Verify that the channel depth and width under the door are compatible with the purchased albatur model.
- Measure the clear gap between the floor and the door.

IMPORTANT RULE:

- The product shall not be used in door bottom gaps that exceed the maximum operating / drop distance specified in the technical datasheet.
- Ensure that the floor is as level, even, and continuously flat as possible.
- Verify that the activation pin is positioned in the correct direction toward the door frame.
- Ensure that no screws, shavings, mortar, or foreign materials are present that could damage or cause jamming in the product's moving mechanism.



3 - INSTALLATION PRINCIPLES AND APPLICATION PROTOCOL

• **Measurement check:** Carefully verify the door width and mechanism length.

• **Saw cutting and shortening rule:** If the product must be cut, ensure that the measurement is taken carefully and the cut is performed strictly from the non-actuator side of the mechanism, without exceeding the door dimensions. *(Warning: cutting from the actuator section will completely render the mechanism unusable.)*

• **Proper block cutting rule:** When performing saw cutting, ensure that the entire unit *(upper body + inner profile + seal sections)* is cut in a single operation, aligned on the same plane.

• **Channel preparation and routing cleaning (recessed models):** Prepare the required channel under the door according to technical dimensions. After routing, completely clean the area using air and/or a brush to remove all dust and debris.

• **Positioning and activation direction:** Place the door bottom drop seal into the channel in the correct direction. The activation pin must be positioned on the hinge / frame side. *(Note: activation direction may vary by model. Refer to the technical drawing of the relevant product.)*

• **Actuator installation and initial adjustment:** During installation, fix the actuator rod in fully closed position. After door installation, adjust the actuator gradually using rotation and/or a screwdriver to control floor pressure.

• **Body fixing:** Secure the product from the designated mounting points. Ensure that screws do not contact the moving mechanism or cause any jamming. (Overtightening may bend the aluminium body and cause internal locking of the mechanism.)

• **Surface mounted models (130-0220, 130-0230, 130-0260 etc.):** Installed without door grooving, perfectly parallel and level with the bottom edge of the door, fixed using surface mounting screws; screws are hidden with a decorative cover profile.

• **Strike plate and contact control:** After installation, verify that the stainless steel strike plate is correctly positioned and that the actuator operates on a flat surface. *(Ensure that the strike plate mounting screws do not interfere with the pressure area of the actuator plastic / metal bushing.)*

4 - DROPDOWN HEIGHT ADJUSTMENT AND TOLERANCE CURVE

The floor contact level of the door bottom seal is adjusted via the activation pin. By adjusting the activation pin, the downward travel distance of the seal can be increased or decreased. Perform the adjustment in small increments. After each adjustment, open and close the door several times and check the seal's contact with the floor.

CORRECT ADJUSTMENT

The seal must make even and sufficient contact with the floor when the door is closed. The seal should completely close the floor gap but must not be over-compressed.

Correct Adjustment:
Less friction + smoother door movement + longer product life

WEAK ADJUSTMENT

If there is a gap between the seal and the floor, and light / air / dust leakage continues, the actuator pressure level is insufficient.

Solution:
Turn the adjustment screw outward to extend the length of the pin.

OVER-ADJUSTMENT (RISK)

If the seal applies excessive pressure on the floor, the activation level is too high. Increasing the seal pressure beyond the required level does not improve performance.

Risks:
It reduces the hinge lifespan, damages door alignment, puts strain on the door closer system, and causes wear on the seal as well as breakage of internal springs.

5 - PERIODIC CLEANING AND MAINTENANCE INSTRUCTIONS

After installation and adjustment are completed, operate the door at least 5 times to observe the following conditions:

• **When The Door Is Open:** The seal must fully or sufficiently retract upward and must not drag on the floor under any circumstances.
• **When The Door Is Closing:** The seal must move downward in a controlled and parallel manner.
• **When The Door Is Fully Closed:** The seal must make even and level contact with the floor as much as possible.
• **When The Door Is Opened:** The seal must automatically move upward and immediately cut contact with the floor, without any interference.

6 - Correct function check

• In projects with high traffic flow (kyk student dormitories, hotels, public buildings), maintenance technical staff must periodically perform the following steps:

• The working status of the door bottom drop seal mechanism and seal must be checked at regular intervals (at least every 6 months).
• Clean dust, hair, carpet fibers, and dirt accumulated on the seal over time using a soft, slightly damp cloth.
• Absolutely do not allow stones, sand, cement, wood shavings, or similar foreign materials to enter the moving aluminum section and internal channel of the product.
• Do not use strong or abrasive chemical cleaners such as solvent, thinner, bleach, hydrochloric acid, or any chemicals that may damage the chemical structure of the seal surface.
• Floor cleaning rule: perform floor cleaning only when the door is in open position and the drop seal is fully lifted from the floor. Do not allow acidic cleaning chemicals to come into contact with the seal system.
• If the door or floor alignment changes over time due to sagging or settlement, re-adjust the drop distance of the mechanism using the activation pin.

7 - IMPORTANT AND CRITICAL SAFETY WARNINGS

• The product shall never be used in door bottom gaps exceeding the maximum operating distance specified in the technical datasheet. (0–17 Mm / 0–20 mm stroke).
• Do not excessively press the seal against the floor or force the door mechanism and hinges.
• Do not apply impact loads to the activation pin using hammers, chisels, or similar impact tools.
• Do not adjust the activation pin using drills or electric power tools!
• Perform all adjustments only by hand using a screwdriver with careful and precise steps.
• Do not force the mechanism downward manually or with any foreign tool.
• Do not allow screws, silicone, adhesives, varnish, paint, or wood shavings to enter the product except during installation. Protect the drop seal area with masking tape during painting operations.
• Do not continuously scrape the floor by opening and closing the door while the seal is not properly adjusted.
• Do not cut or shorten the product using any method not specified in the technical datasheet or albatur engineering standards.

DOOR BOTTOM WEDGE USE PROHIBITION: Do not place wedges, stones, wooden blocks, or objects such as cleaning buckets under the door leaf or directly under the door bottom drop seal mechanism to keep doors open. This will force the mechanism in the opposite direction during opening, causing internal spring damage. Only floor-mounted or wall-mounted door stops shall be used to keep doors open.

8 - DETAILED TROUBLESHOOTING MATRIX

SYMPTOM / ISSUE	CAUSE / POSSIBLE REASON	SOLUTION AND INTERVENTION STEPS
The door bottom seal does not reach the floor, and light / air leakage occurs from the bottom gap.	The activation pin adjustment is insufficient or the door bottom gap exceeds the maximum operating distance of the product.	Adjust the activation pin outward to increase the distance. If the gap is excessive, bring the door bottom clearance back to the technical datasheet specifications.
The seal is applying excessive pressure on the floor, and the door is difficult to close.	The activation pin is over-adjusted and exerts excessive pressure on the floor.	Adjust the activation pin inward to reduce the activation level.
The door bottom seal rubs on the floor during opening and produces a scraping sound.	The activation adjustment is excessive or there is a jam inside the mechanism preventing the leaf from moving freely upward.	Adjust the activation pin inward by screwing it in to reduce the adjustment. Ensure the mechanism rotates freely upward inside the internal channel.
The seal makes full contact on one side of the floor, while a gap remains on the other side.	The floor is not level or the product has not been installed level inside the door channel.	Check floor leveling. Verify that the product is installed balanced and level inside the door, and re-align the screws accordingly.
The mechanism does not move in any way even when the door is closed.	Mounting screws have compressed the body, foreign material (silicone, paint, wood shavings) has entered the channel, or the internal connection of the pin has been damaged.	Loosen the mounting screws slightly to release any jamming. Clean any foreign material inside the channel. Manually check the function of the activation pin.

If the problem persists, do not force the product under any circumstances and contact the authorized manufacturer Albatur Endüstri A.Ş.

USER IMPORTANT INFORMATION: For correct operation of the door bottom automatic drop seal system, maximum drop distance should not be the primary reference. Instead, sufficient and balanced contact with the floor is essential.The seal must only contact the floor when the door is closed, and when the door is opened, it must separate from the floor as quickly as possible.

Correct Adjustment = Less Friction + Smoother Door Movement + Longer Product Life