



**KCC**  
GROUP

**Service & Maintenance  
Support**



# Optimal performance, maximum value, and emergency response.

Operating nationwide, our team of service engineers are fully trained to ADSA and EN16005 standards, offering comprehensive service and maintenance packages to minimise inconvenient downtime and to keep your building operating as intended. The range of our service includes all automatic door types, automation controls, steel and timber doorsets, security and access control systems, hospitality locking systems, movable walls and all ironmongery.



# Expert maintenance support to keep your building working as intended.

Our aim is to provide unrivalled customer care through service and maintenance support.

# Our services

**KCC work across all sectors offering customised solutions for the design, supply, installation and ongoing maintenance of a wide variety of architectural and construction products. Our Maintenance & Inspection team operates nationwide with a large team of skilled engineers and installation experts providing maintenance support to a wide range of clients. We currently have offices in Dublin, Cork and Belfast.**

## Automatics

In addition to our supply and installation capabilities, we also provide service and maintenance support for all types of automated entrance systems, both internally and externally, including revolving doors, sliding doors, swing doors and folding doors. We can also look after your maintenance needs for automated gates and barriers.

## Speedlanes & Turnstiles

Speedlanes & turnstiles form a seamless and fluid barrier that enable a fast and steady flow of people through your entrance, without compromising your security. We install and maintain speedlanes and turnstiles in line with manufacturer recommendations to ensure consistent functionality and performance.

## Hardware maintenance

Our team can also provide you with maintenance support and replacement parts to meet your door hardware requirements. With extensive experience in ironmongery, our range includes everything from levers, pull handles and signage to hinges, operators and closers, and everything in between.

## Doorsets - Timber & Steel

We offer supply, installation and maintenance solutions on manual timber and steel doorsets. Our manufacturing company

in Northern Ireland, Elite Doors, is renowned for its high quality, high performance certified timber doorsets which are suitable for both new and retrofit installations. Our steel doorsets offer a durable, compliant solution and are capable of meeting a wide range of performance criteria, in line with your specific requirements.

## Fire door inspections

We have a team of specialised fire door inspectors who can inspect each individual fire door in your building and provide a comprehensive report detailing any areas of non-compliance or remedial requirements.

## Security

We work with our clients to understand the security needs of their building and its occupants. We can customise your service level agreement to ensure that you get the service support you require, through products such as access control systems, door locking systems, CCTV, electric & magnetic locking systems, security shutters, steel doors and digital locks, for example.

## Partitions & movable walls

Movable walls and partitions are an excellent way to create flexible space. We work with leading brands of both to create a spatial solution that works for you. Movable wall systems can sometimes require replacement panels, tracks or operators, all of which we can look after for you.

## Door, wall & surface protection

Doors, walls and other surfaces are subject to damage through wear and tear, especially in buildings such as hospitals, clinics or schools. We can repair existing damage using specialised products or advise on door, wall and surface protection measures to avoid damage in the first instance.

# Automatics

## Servicing Automatics

KCC are the leading supplier, installer and service provider of automatic doors on the island of Ireland.

We have been providing service and maintenance care to sectors such as healthcare, education, commercial, retail, leisure and hospitality to name a few for the past 20 years.

All of KCCs engineers are trained to the highest standard and are qualified with ADSA as accredited BS/EN 16005 standard authorised door technicians.

Since September 2014 KCC have been our sole supply chain partner on our Education Authority Maintenance contract & have been an incredibly valuable asset to us. The level & speed of service we have received has been outstanding both in consistency and delivery. Their product knowledge & experience across automatics & access control has transitioned them from a service provider to a highly regarded partner.

**DALE POOLE**  
Director, CHC Group



# Access Control

## Access control & Electronic Locking

All modern buildings have electronic security and access control systems to control and monitor the flow of people in and out of your building.

We provide 24/7 year-round service cover to our SLA clients across all sectors. This is of great benefit to our hospitality and student accommodation clients in particular where fully functioning bedroom locking systems are of utmost importance.

Our team of engineers all carry service spare parts as part of their van stock to ensure that issues can be corrected on first visits.



I have had a service contract with KCC in Belfast for a number of years now and have always found their service to be efficient and prompt. We recently upgraded our door locks in the past year with the new 'Onity' system and find them of very high quality with no issues. I hope that we can continue working with them for the foreseeable future.

**CLANREE HOTEL CONFERENCE  
& LEISURE CENTRE**

# Speedlanes & Turnstiles

## Servicing Speedlanes & Turnstiles

Speedlanes & turnstiles access control systems are an ideal crowd control solution, allowing you to effectively manage and monitor the flow of people in to and out of your building.

Our skilled engineers install client speedlanes & turnstiles in accordance with the manufacturers recommendations and international standards of best practice for optimum performance.

In order to ensure installations continue to perform as required for building users and meet health and safety standards, it is recommended that they are serviced bi-annually at a minimum. Regular inspection and maintenance is important to prevent defects or excessive wear caused either by environmental, technical or human factors and may significantly contribute and increase the durability, longevity and safety of the device.







# Timber Doorsets

## New & replacement certified timber doorsets

We manufacture BM Trada Q-mark certified high performance timber doorsets in our timber door manufacturing facility, Elite Doors, in Northern Ireland. Elite Doors have a long-standing reputation for quality and service.

Having a specialist manufacturer like Elite Doors as part of KCC Group greatly enhances our capability to offer clients fully integrated doors and ironmongery from a single source. Our certified doorsets are manufactured to the highest fire door standards, compliant to BS476 Part 22 for fire.

Where replacement doors and screens are required, we can provide a bespoke solution with a wide range of finishes, frame types and performance criteria in line with your specific requirements.



# Steel Doorsets

## New & replacement steel doorsets

Specialist steel doorsets provide a reliable, durable, long-lasting solution that help to protect buildings and occupants from security or fire risks. Our internal and external steel doorsets allow you to combine form and function with options to suit all budget, aesthetic and performance requirements.

Manufactured to your specification at our fabrication facility in Dublin, our doors are commonly used in the pharmaceutical, healthcare, datacentre, manufacturing, transport, education, housing, commercial and utilities sectors, for both new builds and refurbishment projects.

Our doorsets come complete with integrated door hardware, electronic locking or access control as required, a key benefit of working with KCC Group as a single source provider.



# Movable walls

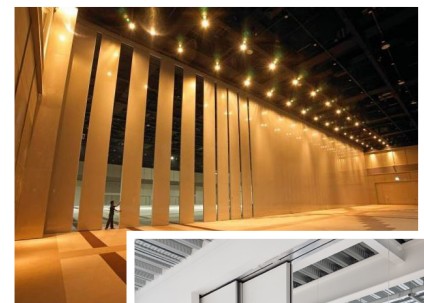


KCC have provided us with a superior level of service and care and it is reassuring to know that we can just pick up the phone to them whenever we need to. Their in-depth product knowledge and advice, most recently in movable walls and fire curtains is second to none and has transitioned them from a service provider into a valuable, trusted and reliable partner.

**CIARAN WARFIELD**  
Aramark Workplace Solutions

## Movable walls & partitions

As a leading provider of movable wall systems in Ireland, we continue to provide service and maintenance support to clients post-installation to ensure the operational efficiencies of your system. This ensures longevity of operation and whole life support.



# Protection measures

## Protecting doors, surfaces & people

We work with a variety of healthcare clients, some of which will have more specialised or specific needs than others. We understand the importance of keeping patients, staff and visitors safe in a functional environment and can assist you not only in protecting your people, but also in protecting your doors, walls and surfaces. Just some of the products we work with include:

- Anti-ligature handles
- Anti-ligature locksets
- Anti-ligature window restrictors
- Anti-ligature window handles
- Load-release anti-ligature
- Fixed anti-ligature
- Vision Panels
- Door top alarms
- Finger protection hinges
- Full mortice hinges



# Architectural Hardware

## Repair & replacement door hardware

We are the biggest provider of architectural ironmongery in Ireland. All of our products can be supplied, installed and maintained by our in-house engineers.

Whether you require a replacement door lever, or a replacement motor for your automated revolving door, our skilled engineers will be able to assist you.



# Our Commitment to you

## Service Level Agreements

All of our Service Level Agreement customers are comforted in the knowledge that they can rely on KCC 365 days a year, 24 hours a day, and that they can avail of our on-call service for efficient repairs and replacement parts when needed.

We know how inconvenient a break-down or malfunctioning installation can be so our team are on hand to minimise any downtime and to ensure you can resume normal business operations as soon as possible.

As an SLA customer you also avail of preferential call-out rates and discounts on spare parts.



KCC have been one of our supply chain partners for installation and maintenance of Door Automation and Door Access systems on our Education and Healthcare contracts for the last 5 years. KCC provide an excellent service. Their engineers are extremely competent and works are completed to the highest standard and in a timely manner.

**RICHARD MEGARITY**  
Irwin M&E Limited

"KCC carry out planned and reactive maintenance in the George Best Belfast City Airport. The service provided by KCC is efficient, competent, knowledgeable and effective. In addition to their focus on health and safety we find their 24/7 service support adds incalculable value to our operations"

**HOWARD MURDOCK**  
Technical Facilities Manager  
GRAHAM Facilities Management  
George Best Belfast City Airport

# Fire Door Inspections

## The importance of fire door maintenance

Fire doors are a crucial part of any public, commercial or multiple-occupancy buildings protection strategy. They resist fire and smoke, protect escape routes and effectively save lives, but only if they work properly.

Our Fire Door Inspection service means that we will assess your fire doors, report our findings and where necessary, correct any issues. Legislation\* covering Ireland and Northern Ireland applies to all public buildings and responsibility for Fire Safety lies with the building manager, ie. whoever has day-to-day control of the building itself.

This designated 'Responsible Person' is expected to take steps to protect occupants in your business or premises from the risk of fire.



\* Fire Services Act 1981/ 2003 / Fire Safety Regulations NI 2010



# Fire Door Inspections

## Fire door inspection, maintenance & installation

We will inspect each individual fire door in your building and upon completion, we will provide you with a comprehensive report, detailing the condition of each door and listing any area of non-compliance. Our software creates a database and asset register for future ongoing inspections.

### Third party accreditation - the benefits to you

BM TRADA third party accreditation means that your inspection and maintenance work is being carried out by skilled professionals following strict guidelines and utilising specific techniques. You receive an inspection survey that documents each door, fault summary, and a remedial quotation for your records and for ease of future fire protection management.

### BM TRADA Q-mark

The BM TRADA Q-mark fire door installation scheme gives peace of mind and reassurance to specifiers, contractors and end users that the installation or maintenance provider they have chosen is a reputable and accredited organisation utilising specifically tested and approved techniques for the manufacture, installation and maintenance of fire doors.



# Fire Door Inspections



## What's covered in the inspection?

Our extensive and thorough inspection process involves inspecting, detailing and photographing each individual component of the doorset or assembly including:

- Door Leaf and Frame
- Self-closing device
- Hinges
- Intumescent fire and smoke seals
- Vision panel and other glazing
- Apertures
- Gaskets
- Air transfer grille
- Lock, latch, strikeplate and lever handles
- Door signage
- Electro-magnetic lock and emergency release device

# The Inspection Report: An invaluable document

When we've thoroughly inspected each fire door, we collate a comprehensive technical report including photos and details of the condition of each individual door and listing areas of non compliance.

All assets are recorded and a database created for your records and for future use. We will advise if replacement components or doors are needed, and can supply and fit any replacement parts as required.

As part of our post-inspection service, we can carry out any repair and remedial works\* needed to ensure your fire doors are restored to full compliance.

\*ROI only



Each door is photographed and details of errors or issues are recorded in a comprehensive written summary.


### Door Fault Summary

**17114**  
**HINGES** - 1 Replace Hinges With New 100mm Ballrace Type to Current Regulations (Comment: square hinges x 8) **GLASS** - No faults (Comment: Georgian wire glass present) **SEALS** - 4 Replace Existing Intumescent ColdSmoke Seals to Current Regulations (Comment: 20mm depth x 10 metres) **CLOSER** - 8 Replace Door Closer With Fire Rated Type to Current Regulations (Comment: replace closer) **SIGNAGE** - 10 Requires Fire Door Keep Shut Sign (Comment: 80x4) **GAPS** - 3 Ease & Adjust Door For Correct Gaps (2-4mm) (Comment: architrave to be removed and frame adjusted door to be raised up on the hinges to reduce gap) **Additional Inspector notes:** If client confirms this door set is a smoke door then a disposal will be required

**17115**  
**HINGES** - 1 Replace Hinges With New 100mm Ballrace Type to Current Regulations (Comment: square hinges x3) **CLOSER** - 7 Repair Door Closer or Adjust Accordingly (Comment: repair closer) **SIGNAGE** - 10 Requires Fire Door Keep Shut Sign **GAPS** - 9 Ease & Adjust Door For Correct Gaps (2-4mm) (Comment: rika x2) **Additional Inspector notes:** If client confirms this door set is a smoke door then a disposal will be required

**17116**  
**HINGES** - 1 Replace Hinges With New 100mm Ballrace Type to Current Regulations (Comment: square hinges x3) **GLASS** - No faults (Comment: Georgian wire glass present) **CLOSER** - 8 Replace Door Closer With Fire Rated Type to Current Regulations (Comment: repair closer) **SIGNAGE** - 10 Requires Fire Door Keep Shut Sign (Comment: 80x4) **GAPS** - 8 Ease & Adjust Door For Correct Gaps (2-4mm) **Additional Inspector notes:** If client confirms this door set is a smoke door then a disposal will be required

**17117**  
**HINGES** - 1 Replace Hinges With New 100mm Ballrace Type to Current Regulations (Comment: square hinges x3) **SEALS** - 4 Replace Existing Intumescent ColdSmoke Seals to Current Regulations (Comment: 10mm brush seal x 10 metres) **SIGNAGE** - 10 Requires Fire Door Keep Shut Sign (Comment: 80x4) **Additional Inspector notes:** If client confirms this door set is a smoke door then a disposal will be required

**17118**  
**HINGES** - 1 Replace Hinges With New 100mm Ballrace Type to Current Regulations (Comment: square hinges x 6) **SEALS** - 1 Replace Hinges With New 100mm Ballrace Type to Current Regulations (Comment: 10mm brush seal x 10 metres) **SIGNAGE** - 10 Requires Fire Door Keep Shut Sign (Comment: 80x4) **GAPS** - 9 Ease & Adjust Door For Correct Gaps (2-4mm) (Comment: remove architrave to adjust frame) **Additional Inspector notes:** If client confirms this door set is a smoke door then a disposal will be required

**17119**  
**HINGES** - 1 Replace Hinges With New 100mm Ballrace Type to Current Regulations (Comment: square hinges x 3) **SEALS** - 1 Replace Hinges With New 100mm Ballrace Type to Current Regulations (Comment: 10mm brush seal x 10 metres) **SIGNAGE** - 10 Requires Fire Door Keep Shut Sign (Comment: 80x4) **GAPS** - 5 Ease & Adjust Door For Correct Gaps (2-4mm) (Comment: remove architrave to adjust frame) **Additional Inspector notes:** If client confirms this door set is a smoke door then a disposal will be required

**17120**  
**GLASS** - No faults (Comment: Georgian wire glass present) **SEALS** - 1 Replace Hinges With New 100mm Ballrace Type to Current Regulations (Comment: 10mm brush seal x10 metres) **CLOSER** - 7 Repair Door Closer and Adjust Accordingly (Comment: repair closer) **SIGNAGE** - 10 Requires Fire Door Keep Shut Sign (Comment: 80x4) **GAPS** - 8 Ease & Adjust Door For Correct Gaps (2-4mm) **Additional Inspector notes:** If client confirms this door set is a smoke door then a disposal will be required

**17121**  
**HINGES** - 1 Replace Hinges With New 100mm Ballrace Type to Current Regulations **GLASS** - 16 Replace Glazing to Comply with Current Regulations (Comment: No fire glass visible) **SEALS** - 4 Replace Existing Intumescent ColdSmoke Seals to Current Regulations (Comment: 10mm brush seal x 10 metres) **CLOSER** - 8 Replace Door Closer With Fire Rated Type to Current Regulations (Comment: closer x2) **STRUCTURE** - 22 Requires Door Complete to Current Regulations **SIGNAGE** - 10 Requires Fire Door Keep Shut Sign (Comment: 80x4) **GAPS** - **DOOR FAILURE** - Replace door to current regulations. **Additional Inspector notes:** Fire doors required as doors are warped and misaligned. Client to confirm on fire doors a surrounding structure has glass in it and no fire stamps are visible  
 Inside frame 1530 x2035  
 Glass 510 x 990 x2 510 x455 x2 approx  
 420 x 2420 x 2 approx  
 380 x1450 approx

**Dublin | Cork | Belfast**

**E** [solutions@thekccgroup.com](mailto:solutions@thekccgroup.com)

**W** [thekccgroup.com](http://thekccgroup.com)

**KCC**  
**GROUP**