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› [KOTARBAU Mortise Lock 72/65mm for Fire and Emergency Doors with Anti-Panic Function Instruction Manual](#)

KOTARBAU 5907465990011

# KOTARBAU Mortise Lock 72/65mm Instruction Manual

Model: 5907465990011

## INTRODUCTION

This instruction manual provides comprehensive guidance for the installation, operation, and maintenance of your KOTARBAU 72/65mm Mortise Lock. This lock is specifically designed for use in fire and emergency doors, as well as high-traffic areas requiring an anti-panic function. Please read these instructions carefully before installation and use to ensure proper function and safety.

## PRODUCT FEATURES

- **Universal Design:** Suitable for both left-hand and right-hand opening doors.
- **Anti-Panic Function:** Allows immediate exit from the inside by simply pressing the door handle, even if the lock is engaged. The exterior handle remains locked.
- **Durable Construction:** Manufactured from robust alloy steel, providing resistance to damage and corrosion for long-term reliability.
- **Application:** Ideal for emergency exits, fire doors, and public buildings where quick evacuation is critical.
- **Key Unlocking:** Features a mechanism for unlocking with a key from the exterior.

## SPECIFICATIONS

Brand	KOTARBAU
Model Number	5907465990011
Material	Alloy Steel
Color	Silver
Backset	65 mm
Center-to-Center Spacing	72 mm
Faceplate Dimensions (L x W)	234.50 mm x 23.80 mm

Latch Depth	9 mm
Overall Product Dimensions (L x W x H)	23.5 x 2.4 x 23.5 cm
Weight	670 grams
Included Components	Screws

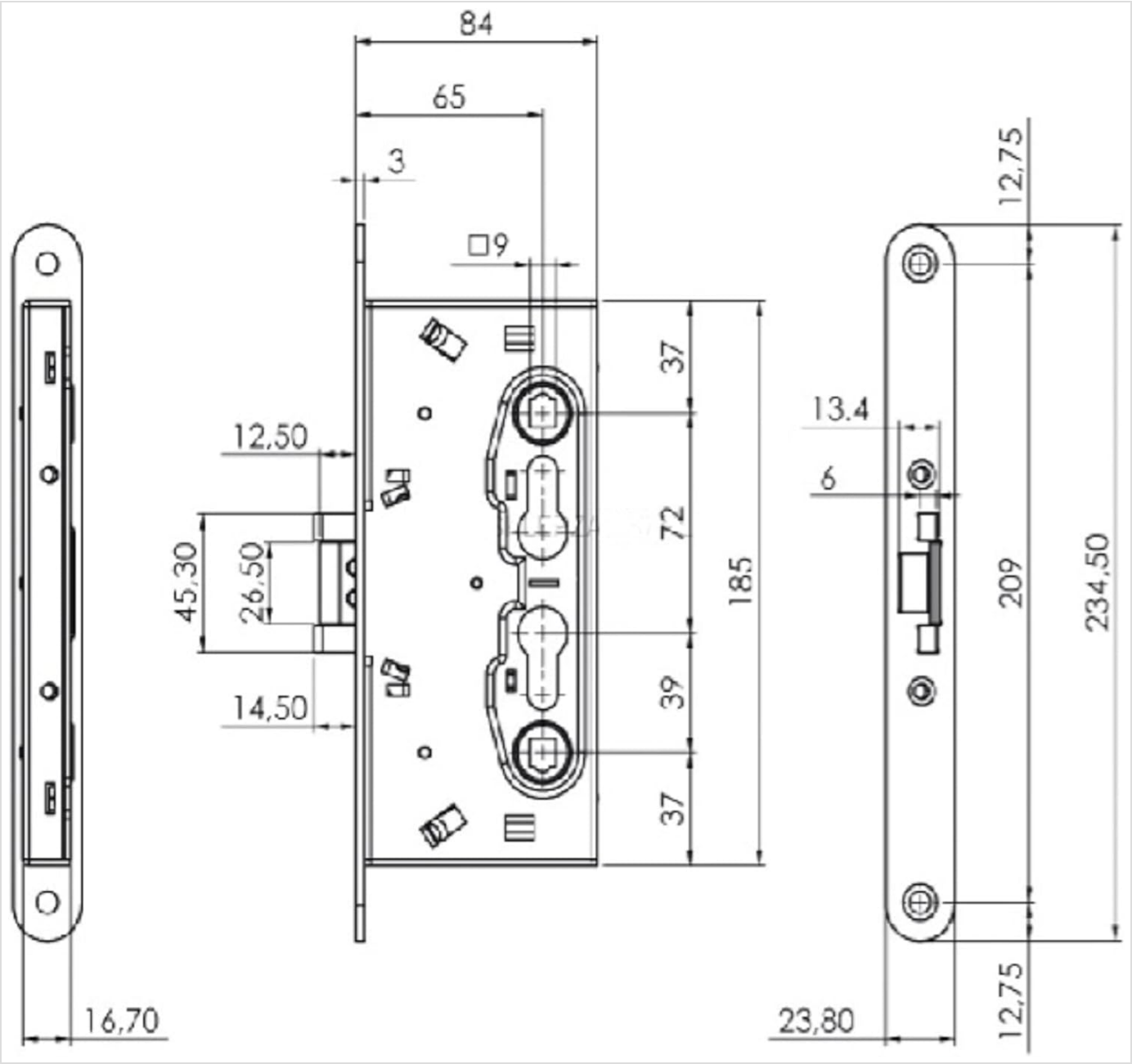


Figure 1: Technical drawing showing detailed dimensions of the mortise lock, including backset, spacing, and faceplate measurements.

INSTALLATION

Proper installation is crucial for the correct function of the mortise lock, especially for fire and emergency doors. If you are unsure about any step, consult a qualified professional.

Tools Required:

- Drill

- Wood chisels
- Screwdriver set
- Measuring tape or ruler
- Pencil
- Safety glasses

## Installation Steps:

### 1. Prepare the Door:

- Mark the desired height for the lock on the edge of the door.
- Using the provided technical drawing (Figure 1) as a guide, mark the mortise pocket dimensions on the door edge and face.

### 2. Cut the Mortise Pocket:

- Carefully chisel out the mortise pocket in the door edge to the specified depth and width, ensuring a snug fit for the lock body.
- Drill holes for the spindle (handle) and cylinder (key) according to the dimensions. Ensure these holes align perfectly with the lock mechanism.

### 3. Install the Lock Body:

- Insert the mortise lock body into the prepared pocket. Ensure it sits flush with the door edge.
- Mark the outline of the faceplate on the door edge. Remove the lock body.
- Chisel out a shallow recess for the faceplate so it sits flush with the door edge when installed.

### 4. Secure the Lock:

- Re-insert the lock body and secure the faceplate with the provided screws.
- Install the door handles/levers and the cylinder (if applicable) through the drilled holes, connecting them to the lock mechanism.

### 5. Install the Strike Plate:

- Close the door and mark the position of the latch and deadbolt on the door frame.
- Chisel out recesses in the door frame for the latch and deadbolt to extend into.
- Position the strike plate over these recesses and mark its outline. Chisel a shallow recess for the strike plate to sit flush.
- Secure the strike plate to the door frame with screws.

### 6. Test Functionality:

- Test the latch and deadbolt operation with the door open and closed.
- Verify the anti-panic function: from the inside, pressing the handle should retract both the latch and deadbolt (if extended) allowing the door to open.
- Test key operation from the exterior.



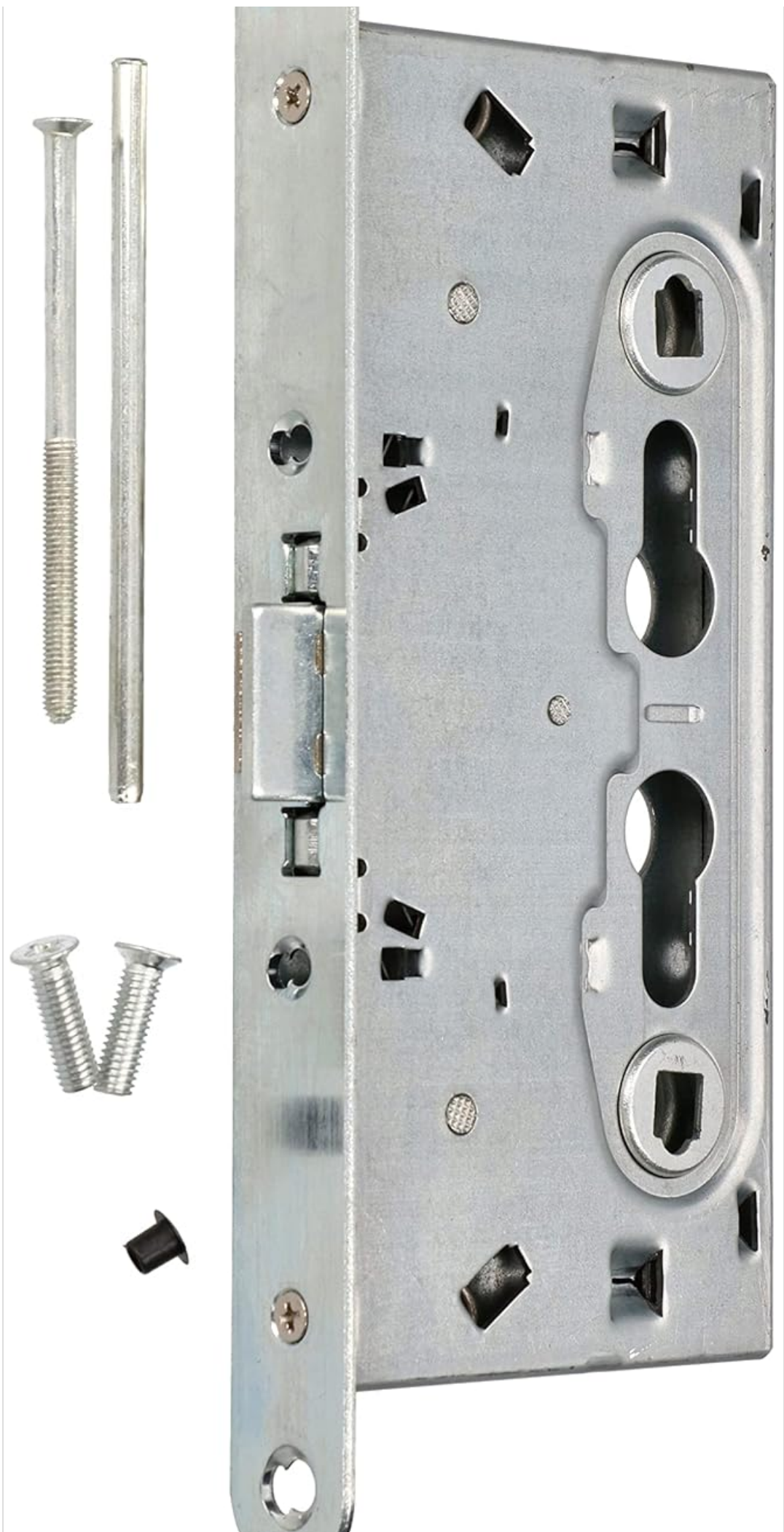


Figure 2: The KOTARBAU mortise lock assembly, including the main body, screws, and spindle bar for handle attachment.







Figure 3: A detailed side view of the mortise lock, highlighting the faceplate and the latch mechanism.

## OPERATION

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### Opening from the Inside (Anti-Panic Function):

To open the door from the inside, simply press down on the interior door handle. The latch bolt will retract, and if the deadbolt is extended, it will also retract simultaneously, allowing immediate egress. No key or additional action is required.

### Opening from the Outside:

To open the door from the outside, insert the correct key into the cylinder and turn it to retract the deadbolt and/or latch. Then, turn the exterior door handle to fully retract the latch and open the door. The exterior handle does not operate the lock without key engagement.

### Locking the Door:

To lock the door, close it fully. From the exterior, use the key to extend the deadbolt. From the interior, the anti-panic function ensures that the door can always be opened, regardless of whether the deadbolt is extended.

## MAINTENANCE

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Regular maintenance ensures the longevity and reliable operation of your KOTARBAU mortise lock.

- **Cleaning:** Periodically wipe the visible parts of the lock (faceplate, handles) with a soft, damp cloth. Avoid abrasive cleaners or solvents that could damage the finish.
- **Lubrication:** Every 6-12 months, apply a small amount of graphite-based lubricant or a silicone spray to the latch bolt, deadbolt, and key cylinder mechanism. Do not use oil-based lubricants as they can attract dust and grime.
- **Inspection:** Regularly check all screws for tightness. Ensure the latch and deadbolt move freely without obstruction. Inspect the strike plate for wear or misalignment.
- **Door Alignment:** Ensure the door remains properly aligned within its frame. Misaligned doors can cause excessive wear on the lock mechanism.

## TROUBLESHOOTING

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Problem	Possible Cause	Solution
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Problem	Possible Cause	Solution
Latch/Deadbolt sticks or is difficult to operate.	Accumulated dirt, lack of lubrication, misaligned strike plate, worn components.	Clean and lubricate the mechanism. Check strike plate alignment and adjust if necessary. Inspect for damaged parts.
Key is difficult to turn or gets stuck.	Dirty cylinder, worn key, internal mechanism issue.	Apply graphite lubricant to the key cylinder. Try a new or spare key. If the problem persists, the cylinder may need replacement.
Anti-panic function does not work (door doesn't open from inside).	Incorrect installation, internal mechanism failure, obstruction.	Re-check installation steps, especially handle spindle connection. Ensure no obstructions. If the mechanism is faulty, professional repair or replacement is required.
Door rattles when closed.	Loose strike plate, worn latch, door misalignment.	Tighten strike plate screws. Adjust strike plate position. Check door hinges and alignment.

## WARRANTY AND SUPPORT

For warranty information or technical support, please refer to the product packaging or contact KOTARBAU customer service directly. Keep your purchase receipt as proof of purchase.