





# Maintenance Manual for Vault Buildings

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## Welcome

**Congratulations** on the purchase of your new CXT Precast Concrete Vault Restroom Facility. We're proud of our quality products and dependable service. This easy-to-use manual will help you maintain your facility for years to come. Should you have any questions after reading this manual, please call us toll free at **1-800-663-5789**.

## Building Style

CXT offers many styles of vault restroom facilities. This manual covers the following models:

-  **Cascadian**
-  **Double Cascadian**
-  **Double Cascadian with Chase**
-  **Gunnison**
-  **Tioga Special**
-  **Tioga w/Chase**
-  **Tioga Special with Chase**
-  **Rocky Mountain**
-  **Double Rocky Mountain**
-  **Double Rocky Mountain with Chase**

## Help Us, Help You

**Before** you call with questions or concerns there are a few things you can do to help us serve you better:

**Read this manual.** It contains instructions to help you use and maintain your facility properly.

**Save time and money.** Review the section titled "Frequently Asked Questions" before calling. This section was designed to solve common problems you might encounter.

## *Start-up Procedures*

### **1 Vault Preparation**

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Add 80 gallons of water to the vault. By placing a layer of water on the bottom of the vault, flies will be deterred from using it as a breeding ground. The addition of water also facilitates easier pumping when cleaning the vault.

### **2 Riser Installation**

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Check to make sure the riser is properly installed. Typically, the contractor installing your facility will make sure the riser and vent pipe are properly installed. If you are installing them yourself, please call your CXT Sales Coordinator to request a copy of installation instructions.

### **3 Keys and Padlocks**

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Check for door keys and make sure they work properly. Keys are normally placed inside the building by the toilet paper dispenser. Padlocks should be placed on the cleanout cover to seal it. Padlocks may also be put on toilet paper dispensers. Customers must provide their own padlocks.

### **4 Toilet Paper**

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Check to make sure there is sufficient toilet paper in holders and that they are not jammed. The toilet paper holders should arrive full and ready to use. Check for any jamming that may have occurred during shipping.

### **5 Clean-Out Hatch**

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The clean-out hatch is designed so the customer can close the lid securely with a lock. When locking the lid, it will be necessary for you to stand on the lid (compressing the seal) to line up the holes provided for a lock.

## Frequently Asked Questions

### **1** *How does my Privacy Lock work?*

The privacy lock is designed to work only when someone is inside the building. Pushing the button locks the door. The lock is released when the inside handle is turned to open the door. The door cannot be inadvertently locked shut. Since the door will only lock when it is closed, pushing the lock button in and shutting the door will automatically unlock it.

### **2** *How do I clean the interior of the building?*

The walls and floor of CXT Vault Restroom Facilities are designed to facilitate easy cleaning. For cleaning the walls, riser and floor of the facility, use soapy water or any disinfectant solution. The interior may also be entirely hosed out once the toilet paper is removed.

### **3** *How often do I need to pump the vault?*

The vault capacity is sufficient for 15,000 uses. The frequency of pumping will vary depending on traffic patterns and may be discussed with your pump service provider to schedule appropriate service times.

### **4** *Is it necessary to add chemicals to the vault?*

No, you do not need to add any chemicals to the vault. Sweet Smelling Technology does not require the use of any chemicals and it is recommended that you don't add any.

### **5** *What is Sweet Smelling Technology?*

Sweet Smelling Technology was invented by the United States Forest Service to facilitate maximum airflow through a structure to reduce smells and odors.

### **6** *How do I remove interior and exterior graffiti?*

First, graffiti may be easily removed with Xylene solvent. Simply pour some Xylene on a cloth and wipe off the graffiti. If this does not work, use the same paint that was initially used on the interior to cover it up. CXT offers a paint "Touch-up Kit" that includes all the products you will need to touch-up interior and exterior graffiti.

## Frequently Asked Questions (continued)

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### ***How do I patch chips in the exterior of the building?***

Chips may be filled using a latex grout mix. We recommend Burke-Krete with Latex mix. Once mixed to compatible consistency, apply with a margin trowel then use the edge of the trowel to cut in groves of barnwood or straightedge. Finish by restaining with appropriate color and sealing with graffiti sealer. The CXT “Touch-up Kit” is ideal for this purpose and includes paint and sealer.

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### ***How do I adjust the spring tension on the doors?***

First determine which type of hinges came with your building. Stanley hinges have smooth barrels. World Class hinges have pins in the barrel.

To adjust the spring tension on **Stanley** hinges, remove the Phillips screw. Then, using an Allen wrench tighten the spring by turning towards the arrow on the hinge. To loosen the hinge, place the wrench in the slot and gently tap with a hammer until tension is released. **DO NOT** turn the Allen wrench in the opposite direction of the arrow. When you tap down on the Allen wrench it will release itself.

To adjust spring tension on **World Class** hinges, with the door closed, place a 5/32 hex wrench in the hole on the hinge, turn hex wrench clockwise slightly to loosen roll pin. Remove roll pin using a pair of needle nose pliers or a small punch. Turn hex wrench 90° more and line up hole on hinge barrel with hole in tension adjustment pin. Insert the roll pin all the way into the hole to lock tension adjustment pin in place. **DO NOT TURN ARROW ON TENSION ADJUSTMENT PIN PAST ARROW ON HINGE BARREL OR WARRANTY WILL BECOME VOID.** Load all spring hinges equally. After tension adjustment pin is locked in place for all spring hinges at maximum tension, test door closing force. If force is more than required, unwind the tension adjustment pin 90°, one spring hinge at a time until desired force is reached.

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### ***Can the building be moved in the future to a different location?***

Yes, if you want the facility moved to a new site simply have the vault pumped and use a crane to load the vault and building on a truck and move it to a new location.

## *Frequently Asked Questions (continued)*

### **10** *How do I control the flies?*

As mentioned in the startup procedures, adding water will prevent flies from using the vault as a breeding ground.

### **11** *Can the signs be changed or replaced?*

Yes, although the signs are designed to resist removal by vandals and may take a while to remove. See page 8 for more detailed instructions.

## *Facility Maintenance*

### **1 Touch-up paint**

CXT offers a paint “Touch-up Kit” that includes all the products you will need to touch-up interior and exterior chips and includes supplies to effectively remove graffiti.

### **2 Patching exterior chips in the concrete**

Chips may be filled using a latex grout mix. We recommend Burke-Krete with Latex mix. Once mixed to compatible consistency, apply with a margin trowel then use the edge of the trowel to cut in grooves of barnwood or straightedge. Once dry, finish by restaining and sealing with the appropriate color of stain.

### **3 Pumping the vault**

The vault is pumped out through an opening in the steel cleanout cover panel located at the back of the building. Please be sure to reseal the access panel by securing it with a padlock. A tight seal is necessary for Sweet Smelling Technology to work properly.

### **4 Changing the toilet paper**

The number one reason for vandalism of restroom facilities is a lack of toilet paper, so be sure to refill when needed. Simply place fresh rolls on the turning rod. Most CXT toilet paper holders are designed to accommodate a padlock to prevent theft.

### **5 Repairing cracked or peeled interior paint**

If the paint cracks or peels, sand-off all the old paint and repaint the area. CXT offers a paint “Touch-up Kit” that includes all the products you will need to repaint the interior and exterior of your facility.

### **6 Broken coat hangers**

If your coat hangers screw in, simply unscrew the broken ones and replace them with new ones. If they do not screw in, it will be necessary to use nail in anchors to apply new coat hangers. See page 10 for information on ordering.

## Facility Maintenance (continued)

### 7 Repairing cracks on the building

Over time concrete will crack. These cracks are not structural and can be sealed with caulk and painted over. Clean the crack of loose material and lightly rough up the area around the crack with sand paper. Smooth caulk into the crack. We recommend using 3M™ Scotch-Seal™, which is available from CXT. Allow caulk to cure for 24 hours then repaint the area.

### 8 Removing and replacing exterior signs

The best way to remove the exterior signs is to use a chisel. Take the chisel and cut the heads of the anchors, then drill or pull out the rest of the anchor. Clean out the existing holes or make new ones measuring 1/4" in diameter. Connect new signs using 1/4" concrete sinkers.

### 9 Adjusting the spring tension on the doors

First determine which type of hinges came with your building. Stanley hinges have smooth barrels. World Class hinges have pins in the barrel.

To adjust spring tension on **Stanley** hinges, remove the Phillips screw. Then, using an Allen wrench tighten the spring by turning towards the arrow on the hinge. To loosen the hinge, place the wrench in the slot and gently tap with a hammer until tension is released. **DO NOT** turn the Allen wrench in the opposite direction of the arrow. When you tap down on the Allen wrench, it will release itself.

To adjust spring tension on **World Class** hinges, with the door closed, place a 5/32 hex wrench in the hole on the hinge, turn hex wrench clockwise slightly to loosen roll pin. Remove roll pin using a pair of needle nose pliers or a small punch. Turn hex wrench 90° more and line up hole on hinge barrel with hole in tension adjustment pin. Insert the roll pin all the way into the hole to lock tension adjustment pin in place. **DO NOT TURN ARROW ON TENSION ADJUSTMENT PIN PAST ARROW ON HINGE BARREL OR WARRANTY WILL BECOME VOID.** Load all spring hinges equally. After tension adjustment pin is locked in place for all spring hinges at maximum tension, test door closing force. If force is more than required, unwind the tension adjustment pin 90°, one spring hinge at a time until desired force is reached.

## *Facility Maintenance (continued)*

### **10** Adjusting the door sweep

To adjust the door sweep, loosen all visible screws, adjust it to the desired position then replace the screws.

### **11** Adjusting the door

The door is controlled by spring tension. If you are having trouble with the door opening and closing, try adjusting the spring tension using the steps listed on page 10.

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### **Handicap Accessibility**

All CXT restroom facilities are designed with handicap accessible features and meet all current ADA standards. The toilet riser or water closet may seem a little too high or the door may close a little slowly. These features were placed into your building to meet ADA standards. Replacing the riser or water closet with one that is lower will not meet ADA requirements. Also increasing the door tension or choosing inexpensive replacement signs could move your building out of compliance with the ADA guidelines. Before you change any part, please check with CXT to insure your changes will meet ADA requirements. If you have any accessibility questions regarding your buildings, please contact us at 1-800-663-5789.



## Concrete Buildings

**1-800-663-5789**

CXT Customer Service Representatives  
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