Spec writer roundtable series with Julia Farmer

We recently sat down with Julia Farmer, AHC, CSI, CDT for an informal discussion about her experiences with concealed door solutions. Julia is based out of the Salt Lake City area and has been in the hardware industry for more than 25 years.

In her current role as a spec consultant, she's worked on several notable projects, including the Natural History Museum of Utah, the U.S. District Courthouse in Salt Lake City, and the David Eccles School of Business at the University of Utah. But Julia’s experience not only includes these distinguished projects—she’s done everything in between beginning with distributor sales.

Here are a couple of the most important things she had to say about concealed solutions and what it takes to be successful.

Why should architects consider concealed cables on new construction projects?

JF: Vertical rods are not attractive on a door and concealed vertical rods are difficult to install, adjust and maintain. By proactively specifying concealed cables, you ensure ease of installation and use, while providing an aesthetically pleasing opening.

Benefits of Von Duprin Concealed Vertical Cables:

- Easy to install: There is minimal to no maintenance.
- Easy to make adjustments: The cable provides flexibility to independently adjust the top and bottom latches, keeping the trigger mechanisms aligned and functioning as the building settles.
-Eliminates challenge with opening: Rim by rim with a mullion creates an obstruction for traffic flow and becomes a nuisance when moving large items through an opening. Concealed vertical cables provide free traffic flow and allow for two points of latching as opposed to a rim with a single point of latching. Cables are concealed in the door and protected, minimizing the tampering and vandalism to which surface verticals are prone.
- Only available for use with Von Duprin exit devices: Von Duprin exit devices are known for quality and durability. Concealed cables are a proprietary technology of Von Duprin exit devices.
Why use concealed vertical cables on an opening instead of a rim by rim with mullion?

JF: Over the years, I've found that architects dislike mullions, while building owners prefer them. Owners have had negative experiences keeping vertical rods in adjustment. They are infamous for dragging bottom latches and floor damage. Architects, on the other hand, dislike the appearance of mullions on door. They detract from the overall aesthetics of the space.

- Mullions are obstructions in high, pass-through openings. Concealed cables eliminate these obstructions.
- The concealed vertical cable system doesn't require a trigger release mechanism (which always misaligns when buildings settle) to operate.
- There is very little, if any, cost to maintain concealed cables.

Which types of openings should concealed cables be used for?

JF: Concealed vertical cables are a good fit for many types of openings that require exit devices. They are perfect for electrified openings because the dogging is automatic and top and bottom latching is secure. I've specified them on cross corridor doors in schools that are used for fire and lockdown, as well as auditoriums in schools and hospitals. Additionally, they are great for use in applications that are held open with magnets.

Several of my customers have installed concealed vertical cables over the past couple of years and have not needed any door adjustments—resulting in zero dollars needed to maintain the product to date.

Learn more about Von Duprin Concealed Cable Solutions [here](#) or contact an Allegion Specification Writer for assistance.