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Building Occupant –Checking A Garage Door For Damage

Introduction

This technical data sheet is intended as a guideline for a building occupant to check for garage door damage. Examples that may prompt such checking include but are not limited to damage caused by a high wind event, seismic activity, or flooding.

Notes

1. **⚠ WARNING** Building occupants should not attempt to remove, adjust or repair doors, springs, or any other door system components, or anything to which they are fastened. Doors are large, heavy objects that move with the help of springs under extreme tension, and can cause serious injury or death. Only trained door systems technicians should remove, repair or adjust doors.
2. If a building occupant is unsure of the condition of the framing surrounding the door to which the door is attached, a building contractor or design professional should be contacted.
3. If any problem is observed during visual inspection, visual inspection should immediately cease, the door should not be operationally inspected and a trained door systems technician should be contacted to resolve the problem.
4. If any problem is encountered during operational inspection, the door should be immediately and carefully lowered to the closed position and a trained door systems technician should be contacted to correct the problem.
5. Trained door system technicians are usually found by contacting a local garage door dealer or the manufacturer.
6. Any deformation of panels, tracks or hardware can make a door questionable as to its operability. A professional door installer should be contacted in this case.

Note: Technical Data Sheets are information tools only and should not be used as substitutes for instructions from individual manufacturers. Always consult with individual manufacturers for specific recommendations for their products and check the applicable local regulations.

This Technical Data Sheet was prepared by the members of DASMA's Commercial & Residential Garage Door Division Technical Committee. DASMA is a trade association comprising manufacturers of rolling doors, fire doors, grilles, counter shutters, sheet doors, and related products; upward-acting residential and commercial garage doors; operating devices for garage doors and gates, sensing devices, and electronic remote controls for garage doors and gate operators; as well as companies that manufacture or supply either raw materials or significant components used in the manufacture and installation of the Active Members' products.

Visual Inspection

A visual inspection is the first part of evaluating a door. Follow these eight steps in the order in which they are listed. If you are unfamiliar with the door system or the terms given, a trained door systems technician should be contacted.

1. **Begin inside the garage.** The door should remain closed during this activity. A flashlight and a step stool or ladder should be kept handy.
2. **Door alignment.** Check for misalignment of door or door components, or evidence of damage including broken or cracked glass.
3. **Opening frame.** Visually inspect jambs and header for proper attachment to the structure including any loose or improperly attached connections.
4. **Door track system.** Visually inspect for any looseness of fasteners or misalignment of the track. If the track system appears OK, continue with the inspection.
5. **Rollers.** Make sure all the rollers are in the track system without tension. You should be able to slide and turn the roller shafts in the roller brackets.
6. **Roller brackets and hinges.** Check that all roller brackets and hinges are properly attached and are not loose.
7. **Spring system.** Look for loose cables or any apparent loosening of any other component of the spring system. Do not touch or attempt to adjust or repair the springs or anything to which door spring parts are fastened, such as wood lag bolts, steel brackets, cables, or other like items.
8. **Door sections.** Visually inspect the door sections, from both inside and outside the garage, for any cracks, dents or buckling. For wood doors, pay particular attention to any splitting, cracking, bowing, or splintering of the wood, especially around or through end hardware fasteners, as this can be an indication of structural damage.

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Operational Inspection

An operational inspection is the second part of evaluating a door. From the inside of the building, follow these seven steps in the order in which they are listed. If you are unfamiliar with the door system or the terms given, a trained door systems technician should be contacted.

1. **Disconnect operator.** If the garage door is equipped with a motorized operator, make sure the operator is disconnected from the door by pulling the red disconnect handle. If the door begins to move on its own after the operator has been disconnected, stop the inspection.
2. **Unlock door.** If the door is mechanically locked, when unlocking, if the locking mechanism appears to be under tension from the door, leave the door in the locked position and stop the inspection.
3. **Begin lifting door.** Slowly and carefully lift the door a few inches. If the door is too heavy or difficult to move, stop the inspection.
4. **Continue lifting door.** If the door moves freely, without difficulty, continue to slowly lift the door while watching that the rollers move smoothly and remain in the track. If there are any signs of binding, swaying or stress on the rollers, roller brackets, hinges, sections or track system, stop the inspection.
5. **Stop when door is half open.** When the door is about half open, check to see if the door will remain stationary in the half open position with little or no effort. If the door will not, lower the door to the fully closed position and stop the inspection. If the door will remain in the half open position, do an additional visual inspection of the rollers, roller brackets, hinges, sections and the track system.
6. **Continue lifting door until fully open.** Slowly and carefully move the door to the fully open position. If the door is capable of being fully opened without any abnormal movement and stays in the open position, it should be capable of being manually opened and closed, or connected back to the motorized operator.
7. **Re-connect operator.** If there was a loss of power, wait until power is restored before connecting the operator. Once the door is connected back to the motorized operator, door locks should be disabled or removed. Test the reversing feature per the operator manufacturer's instructions.

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