ROLLING DOOR DIVISION
DASMA TECHNICAL DATA SHEET
#270
Door & Access Systems Manufacturers Association International

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Recommended Rolling Door Maintenance Practices for Building Maintenance Supervisors

Important Information

1. **WARNING:** The counterbalance assembly and its related parts are under EXTREME spring tension at all times. Only a trained door systems technician with a thorough knowledge of the mechanism, using proper tools, should make repairs and adjustments. Severe personal injury or death may result from improperly attempting adjustments or repairs.

2. In addition to the periodic performance evaluation of a rolling door, an event such as high wind, seismic, or flooding should require an immediate evaluation of all door systems in the facility regardless of when the last periodic inspection was performed.

3. Consult the manufacturer's installation instructions for specific product directions.

4. A trained door systems technician should perform periodic inspection and maintenance at least annually or per the door manufacturer's recommendations.

Introduction

This Technical Data Sheet (TDS) is intended as a reference for Building Maintenance Supervisors. It may be used as a guideline for periodic review of rolling doors to discover the most common, easily visible problems. In no way does it replace the regular maintenance recommended in the door manufacturer's instructions. Contact the door manufacturer to obtain information regarding a trained service provider and maintenance intervals. This Technical Data Sheet is intended as a supplement to DASMA TDS-269, *Rolling Door Performance Evaluation.*

Inspection

Please refer to Figure 1 for a picture of a door and the names of the parts of the door to be inspected.

Headplate Brackets

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1. Do NOT try to adjust the tension wheel (charge wheel). Call for service if spring needs adjusting.
2. Brackets should be oriented in the vertical plane and perpendicular to the wall; contact a trained door systems technician if sway bracing is necessary.
3. Brackets should be securely fastened to the wall or to the guide wall angles.
4. Call for service when expansion anchors appear loose in walls of masonry construction.
5. Call for service when bearing looks or sounds worn or damaged.
6. Watch tension bracket during operation. The tension wheel (charge wheel) and tension shaft should remain stationary during operation of the door. Call for service if necessary.

Guides

1. Wall angles should be secured to the jambs with fasteners in each slot, or per manufacturer's instructions.
2. Guide assembly fasteners should be secure in each hole/slot.
3. Guide gap should be uniform top to bottom.
4. Damaged/bent guide angles should not bind the curtain and bottom bar.
5. The stops at the top of guides should be in place and secured properly to stop the bottom bar at the top of each guide.

Hood

1. Hood, if provided, should be properly secured so it will not fall.
2. Hood should not bind against the curtain.

Door Operation

1. When the door approaches the open position, it should advance toward the curtain stops and remain in the open position.
2. Door should be easy to operate near the open and closed positions. Door will require more force to open through the middle.
3. Force required to open the door should not exceed 35 lbs. on hand chain or 25 lbs. on crank operation. Significant deviations from these values may indicate a counterbalance problem requiring service by a trained door systems technician.
4. Evaluate the performance of electric doors quarterly. If the electric operator sounds like it is laboring/straining to open the door, then do the following:
   - Close the door using the operator, engage manual operation, and try to raise the door 1 to 2 feet off the floor.
   - Call for service if the force required to operate the door is excessive. A spring counterbalance evaluation should be considered.

- NOTE: The effort to lift the door will increase as the door approaches the half open position. See DASMA TDS-272.
- Operator limits should be set so 1) bottom bar is not tight against guide stops and 2) curtain does not sag when closed.

5. The operation of the door should be viewable/visible from the door control switch location.
6. Per the requirements of UL 325, constant pressure is required on the "close" or "down" button/switch for doors with no sensing edge on door bottom bar, or with no photoelectric eyes, or when sensing devices are not functioning properly.
7. Test the door sensing devices frequently:
   - Be sure to test at both ends of sensing edge for proper operation.
   - See DASMA TDS-368 for more information.
8. Gear operated doors:
   - Check that keystock is properly set in keyway.
   - Look for broken teeth and debris.
   - Clean and lubricate gears.
   - Tighten set screws.
9. Sprocket and roller chain drive:
   - Check that keystock is properly set in keyway.
   - Align sprockets as required and tighten set screws.
   - Inspect roller chain for damage or wear using DASMA TDS-268.
   - Clean and lubricate the roller chain. See DASMA TDS-268.

Curtain Slat & Grille Rods

1. Close and open the door.
2. The curtain/rods and bottom bar should move freely in the guides and not rub against the header or the opening in the ceiling.
3. Call for service if curtain endlocks or grille rods rub against the headplate bracket.
4. Endlocks and windlocks should be securely fastened to slat ends.

Product Safety Labels

1. Verify that product safety label per DASMA TDS-267 is applied and readable.
2. Product safety labels should be periodically inspected and cleaned by the product user.
3. Replacement labels should be ordered from the door manufacture.

Service

1. Adjustment/repair. If the door will not open or close, or appears to be operating improperly, adjustment/repair must be made by a trained door systems technician using proper tools and instructions.
2. Inspection and drop testing of fire doors. Information can be found in DASMA TDS-271.

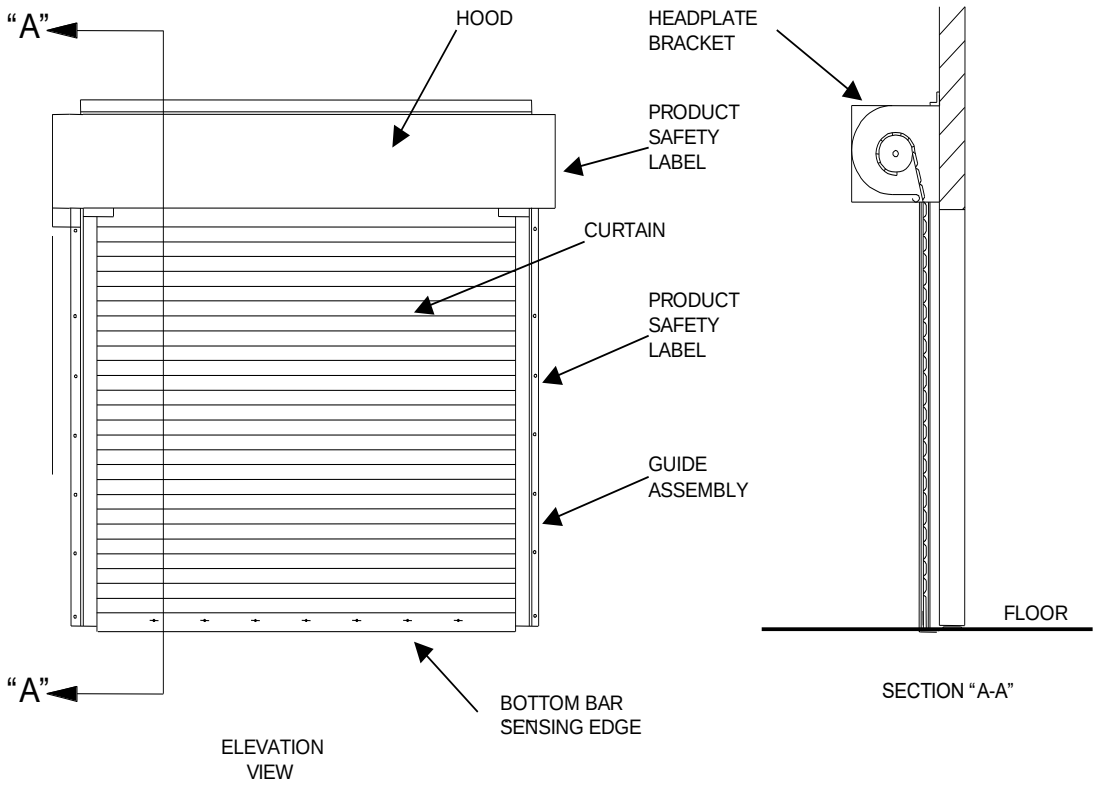

FIGURE 1