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Rolling Sheet Door Maintenance and Performance Evaluation

WARNING: DASMA recommends that all adjustments be made by a trained door systems technician. Attempting to perform services of any kind without proper tools and training could result in serious injury or death.

Introduction

This Technical Data Sheet is intended as a reference for maintenance and performance evaluation. 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.

Brackets

WARNING: Brackets and counterbalance assemblies are under extreme spring tension, and tampering with or modifying could result in death or serious injury.

1. Do NOT try to adjust the spring tension. Call for service if springs need adjusting.
2. Brackets should be oriented in the vertical plane and perpendicular to the wall; sway bracing may be necessary.
3. Brackets must be securely fastened to the wall or to the guide wall angles.
4. Call for service when fasteners appear loose in walls or jamb construction.
5. Call for service when bearing looks or sounds worn or damaged.
6. Inspect product safety label.

Guides

1. Guide assembly fasteners must be secure in each hole/slot using proper fasteners that are supplied by the manufacturer.
2. Damaged/bent guide angles must not bind the curtain and bottom bar.
3. The stops at the top of guides must be in place and secured properly to stop the bottom bar at the top of each guide.
4. Inspect product safety labels.

Hood

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

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.

ROLLING DOOR DIVISION
TECHNICAL DATA SHEET
#286

Door Operation

1. Door should stay in the open position when fully opened; call for service if door must be propped open.
2. Door should be easy to operate near the open and closed positions. Door may require more force to open through the middle.
3. Force required to operate the door should not exceed 35 lbs. on hand chain, 30 lbs. on manual push-up, 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 open the door.
 - Call for service if the force required to operate the door is significantly more difficult. A spring counterbalance evaluation should be considered.
 - Operator limits must 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 MUST 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 at least weekly:
 - Be sure to test at both ends of sensing edge for proper operation.
 - See DASMA Technical Data Sheet #368 for more information.
8. Gear operated doors:
 - If applicable, 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:
 - If applicable, check that keystock is properly set in keyway.
 - Align sprockets as required and tighten set screws.
 - Inspect roller chain for damage or wear
 - Clean and lubricate the roller chain.

Curtain

1. Close and open the door.
2. The curtain and bottom bar must move freely in the guides and not rub against the header or ceiling.
3. Call for service if curtain (or wind locks, when provided) bind against mounting plates, brackets or any other object that hinders smooth operation.
4. Wind locks (when provided) must be securely fastened to the curtain. Wind locks should never be removed from the curtain.

Product Safety Labels

1. Product safety labels should be periodically inspected and cleaned by the product user.
2. Replacement labels should be ordered from the door manufacturer.

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