ROLLING DOOR DIVISION

DASMA TECHNICAL DATA SHEET

#270

Door & Access Systems Manufacturers Association International

1300 Sumner Avenue
Cleveland, Ohio 44115-2851
Phone: 216-241-7333 • Fax: 216-241-0105
E-mail: dasma@dasma.com

Recommended Rolling Door Maintenance Practices for Building Maintenance Supervisors

Introduction

This Technical Data Sheet 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. TDS-270 is intended as a supplement to DASMA Technical Data Sheet #269, *Rolling Door Performance Evaluation.*

Headplate Brackets

WARNING: Tension headplate brackets and counterbalance assemblies are under extreme spring tension and could result in death or serious injury.

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; 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 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 must not rotate during operation of the door. Call for service if they rotate.
7. Inspect product safety label.

Guides

1. Wall angles must be secured to the jambs with fasteners in each slot.
2. Guide assembly fasteners must be secure in each hole/slot.
3. Guide gap must be uniform top to bottom.
4. Damaged/bent guide angles must not bind the curtain and bottom bar.
5. 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.
6. 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.

Door Operation

1. Door should stay in the open position; call for service if door must be propped open.
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 open the door.
   - Call for service if the force required to operate the door is excessive. 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:
   - 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 Technical Data Sheet #268.
   - Clean and lubricate the roller chain. See DASMA Technical Data Sheet #268.

Curtain Slat & Grille Rods

1. Close and open the door
2. The curtain/rods and bottom bar must 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 must be securely fastened to slat ends.

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.