



# Maintenance Instructions

For Commercial & Industrial Door Operators

## Maintenance Instructions

### IMPORTANT SAFETY INSTRUCTIONS

#### **WARNING**

### TO REDUCE THE RISK OF SEVERE INJURY OR DEATH TO PERSONS:

- Inspections, service and repairs should be performed anytime a malfunction is observed or suspected.
- Only qualified persons should perform maintenance on a door operator and all safety precautions should be taken into consideration.
- When servicing, always disconnect operator from main power supply.
- KEEP DOORS PROPERLY OPERATED AND BALANCED.
- See Door Manufacturer's Owner Manual. An improperly operated or balanced door can cause severe injury or death. Have qualified door system technicians perform repairs to cables, spring assemblies and other hardware.

## **Preventative Maintenance Schedule**

### **Mechanical Inspection**

The door area should always be kept clear of dirt, rocks or any other substances in order to insure proper operation. Maintenance of the door operator should be performed according to the schedule in Table 1 and Table 2.

Table 1 - Mechanical Inspection Schedule (Part 1)

Time Frame	Inspection
Every Month	<ul style="list-style-type: none"> <li>• Test the door's safety features.</li> <li>• Verify the brake function (if applicable).</li> <li>• After adjusting either the clutch or the limit's travel, retest the operator's safety features.</li> <li>• Verify gear reducer's oil level (if applicable).</li> </ul>
Every 3 Months	<ul style="list-style-type: none"> <li>• Verify and adjust the clutch if necessary.</li> </ul>
Every 6 Months	<ul style="list-style-type: none"> <li>• Lubricate all moving parts. Bushings are oil impregnated and are lubricated for life.</li> <li>• Verify that all mechanical parts function properly.</li> <li>• Inspect the V-belt and adjust or replace if necessary.</li> <li>• Manually operate the door. If the door does not open or close freely, correct the cause of the malfunction.</li> </ul>



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Table 2 - Mechanical Inspection Schedule (Part 2)

Time Frame	Inspection
Once a Year	<ul style="list-style-type: none"> <li>• Run the operator a few cycles:               <ul style="list-style-type: none"> <li>◦ Make sure that the door rollers are rolling smoothly on the track.</li> <li>◦ Listen to the motor: The motor should hum quietly and smoothly.</li> <li>◦ Verify that the limits operate quietly and smoothly: investigate any unusual noise.</li> </ul> </li> <li>• Verify that the mounting bolts are holding the unit securely.</li> <li>• Inspect the unit for evidence of corrosion.</li> <li>• Change the gear reducer's oil, at the very least, after every <b>2500 hours</b> of operation or once a year (if applicable).</li> </ul>

### Electrical Inspection

It is recommended that the electrical maintenance inspections, be performed at the same intervals as the mechanical maintenance inspections.

Table 3 - Electrical Inspection

Time Frame	Inspection
Every Month	<ul style="list-style-type: none"> <li>• Inspect the unit for evidence of corrosion on electrical wires and connectors.</li> <li>• Inspect the wiring compartment and remove any dirt from the control units.</li> <li>• Verify all the grounding wires and terminals for corrosion. Be particularly careful to verify the ground wires.</li> <li>• Verify the terminal strip to insure that all the screws are tightened.</li> <li>• Verify that the pneumatic edge or other entrapment protection devices installed on the operator are fully operational.</li> <li>• Verify the voltage at the input terminals while the operator is running. The voltage must not drop more than 10% momentarily. If the voltage drop is too deep when running, the relays may chatter and the contact points will wear prematurely and may eventually seize. Verify the power terminals for corrosion.</li> <li>• Verify the current consumption of the unit with an amp-meter. The value of current should be consistent with the nameplate specifications. Investigate any anomaly.</li> </ul>

For further information, please consult the operator's Installation & Instruction Manual or contact our Technical Support Department at **1-800-361-2260**.