

# **BEST ROLLING DOORS INC.**

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## **MAINTENANCE INSTRUCTIONS**

### **CAUTION**

**! ONLY EXPERIENCE PERSONAL SHOULD PERFORM MAINTENANCE !**

**SERIOUS INJURY OR DEATH CAN RESULT**

### **LUBRICATION**

**The most important maintenance item on rolling doors is lubrication.**

The curtain, inside of guides and teeth of the gears in the motor or hand chain mechanism (if supplied) should be lubricated at least twice per year (more often if the door works frequently) with a good grade Graphite Grease.

Consult your local lubricant distributor for the proper Graphite Grease for the conditions in your area and/or the particular environment the door is operating in.

If the coiling door is electrically operated, check the oil level in the gear reducer.

Use S.A.E 140 gear oil, for normally heated environments or a thinner grade for environments with lower than F 32 degrees.

### **PAINT**

All non-lubricated surfaces should be painted annually (more often if required in corrosive atmospheres) with a good grade rust inhibiting base paint.

### **SPRING ADJUSTMENT**

In time, the counter balance spring may lose some of their tension; this condition imposes an extra load on the operating mechanism and should be corrected as follows:

1. Manually operated doors should be open fully by hand and held open by "C" clamps or Vice grip pliers on each guide.
2. Mechanically operated doors should be opened fully and the hand chain or crank should be securely locked to hold the door open.
3. Electrical operated doors should be open fully by pushing the UP or OPEN button (motor brake will hold the door open) shut off the power supply to the motor during adjustment.
4. With suitable tool (18", 24" wrench, large spanner flat bar or suitable steel rod) turn the spring adjustment wheel (1/8 turn at the time) until the door is balanced properly. Make sure retaining mechanism is properly engaged in spring adjusting wheel.

NOTE: Adjusting wheel in rolling doors **always** winds down wards (**NEVER UP WARDS**).