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SafedoorPM - PM Work Plan TYPICAL SECTIONAL DOOR

Commercial door systems are made with components that wear, need inspection, lubrication, tightening, adjustment, calibration and possibly replacement during a door system's normal lifecycle. Finding and fixing small problems before they become big problems is money well-spent.

Our technicians use SafedoorPM's powerful mobile app, with its on-board knowledge-base and expert system, to generate individualized PM work plans for each of your doors systems. All PM work plans are benchmarked to manufacturers' specifications and industry standards, including PM intervals, because these are the standards that matter for safety compliance, and for the operational reliability of your door systems.

Shown below is a SafedoorPM work plan for a typical sectional door system. All work plans are transparent to customers in SafedoorPM's cloud-based Customer Portal.

Sectional Overhead Door	
Inspection Element	Standards & Practices
Cables, cable anchors, bottom brackets	Inspect cables through entire length including drums, bottom brackets, and cable anchoring. Replace cables that are worn, bent, snagged, or damaged in any way, and always replace both cables even if only one is damaged. Tighten fasteners, ensure cotter pins are in place if applicable, and replace damaged or worn parts as necessary. Ensure cables are secure at the drum and have equal tension. Check for LH / RH size match. If you suspect the cables may be undersized for this door, refer to SafedoorPM Technical Bulletin SAF-DOC-01-001 Cable Size for further guidance. 00100-FS-BP-01
Rollers, roller brackets, end framing, center hinges	Inspect roller brackets/carriers, end framing, and center hinges for damage, wear, alignment, and missing parts. Inspect for proper positioning, LH/RH matching and hinge sequencing. Tighten fasteners and replace damaged, missing, or worn parts as necessary. Check rollers for bent or rusty stems and freedom of movement, replace as necessary. Lubricate rollers and hinges. 00120-FS-BP-01
Struts, span braces	Check struts, if any, for damage, missing parts (eg. clips, straps), and secure fastening. Tighten loose fasteners and replace damaged or missing parts as necessary. Inspect for signs of removed or missing struts. As applicable, check for excessive sag with the door in the horizontal tracks and/or binding as the door moves through the track radius as indicators that additional strut support may be required. For more information refer to SafedoorPM Technical Bulletin SAF-DOC-02-001 Struts, Span Braces. 00140-FS-BP-01
Vertical track, brackets	Inspect vertical track and brackets for alignment, proper spacing with the door, damage, and secure anchoring to structural building components. Structural mounting points must provide adequate support for the door and not be covered with drywall, paneling or other building material. Tighten and replace parts as necessary. 00150-FS-BP-01
Sections, joints, gaskets	Section joints should mate evenly. Inspect sections for damage, delamination, and wear. If there is section damage that affects or potentially affects the safe operation of the door (eg. creates binding) then grade a Fail. If door safety is potentially compromised a Fail grade must be given; otherwise use discretion to grade a Pass with recommended Followup Work. 00160-FS-BP-01
Windows, glazing	Inspect for damage, proper window seals, and falling glass hazard from broken panes. Safeguard glass hazards as necessary. If door safety is potentially compromised a Fail grade must be given; otherwise use discretion to grade a Pass with recommended Followup Work. 00170-FS-BP-01

Shafts, couplers, drums	Inspect the shaft, check for proper support, damage, wear, and straightness. Improper shaft support may be indicated by unusual rubbing and wear of bearings, plates, and drums. Inspect couplers for damage, wear, and tightness of fasteners. If a coupler is used, ensure shafts butt together at the center, and check keyway. Inspect drums for proper type, positioning, LH/RH matching, damage, cracks, wear, and secure cable anchoring. Tighten fasteners, set screws, and replace damaged or worn parts as necessary. 00180-FS-BP-01
Bearings, bearing plates	Inspect bearing plates for damage, cracks and secure anchoring. All mounting surfaces must be structural components, provide adequate support for the door, and not be covered with drywall, paneling, or other building material. Check for signs of cables rubbing on plates or brackets. Tighten fasteners and replace damaged or worn parts as necessary. Replace worn or damaged bearings. Lubricate and clean bearings. 00190-FS-BP-01
Torsion springs	Inspect torsion springs for breaks, binding, spacing from bearing plates, proper LH/RH position, temporary repairs, and spring stretch. Check cones for damage and wear. Tighten fasteners and replace damaged or worn parts as necessary. Springs with temporary repairs should be replaced with new springs as soon as reasonably practicable. Lubricate springs. 00210-FS-BP-01
Door level, balance	Check door for level and alignment, and adjust as necessary. To check balance, first remove drive chain between the door and operator. Open and close the door manually to ensure the door is balanced (door should remain in place when left in a partially opened position). Adjust as required. 00270-FS-BP-01
Pusher springs, bumpers, stops	Inspect pusher springs, bumpers, or stops for proper functioning, anchoring, and damaged or missing parts. Repair or replace parts as necessary. 00240-FS-BP-01
Door safety labeling	Safety warning labels are often supplied by the door manufacturer, and should be in good condition and properly positioned per manufacturer's instructions, if available. If door safety warning labels are not present, or if manufacturer's instructions are not available, then it is acceptable to apply warning labels per DASMA industry standards as follows: (1) Eye level warning label per DASMA CRGD-100 (2) Bottom bracket warning labels (2-LH/RH) per DASMA CRGD-101 (3) Torsion spring warning tag per DASMA CRGD-102. For more information refer to SafedoorPM Technical Bulletin SAF-DOC-04-001 Door Safety Warning Labels. 00290-FS-BP-01
Weatherstrip, U-rubber, top flap	Inspect weather-strip, bottom retainer, U-rubber/astragal for proper fitment, damage, wear, and missing pieces. Repair or replace as necessary. Damaged pieces or fitment that interferes or potentially interferes with the safe operation of the door must be corrected, otherwise a Fail grade given. If door safety is potentially compromised a Fail grade must be given; otherwise use discretion to grade a Pass with recommended Followup Work. 00280-FS-BP-01
Door operation	Run the door five (5) times. It should operate smoothly and quietly without any binding or grinding noises. The door should stop softly at the floor and at the top of its travel. The door's path should be free of any obstruction (stationary or moveable). 00300-FS-BP-01

Electric Operator	
Inspection Element	Standards & Practices
Operator mounting and anchoring	The operator must be securely mounted to the building structure (no intermediate drywall, paneling or other building material). Mounting points must provide for adequate operator support and stiffness to prevent excessive flexing between the operator and torsion shaft. The operator output shaft and torsion shaft should be parallel. As applicable, check for loose, missing, or inadequate mounting fasteners and poor or cracked welds. Tighten, secure, and replace parts as necessary. Optimum distance between torsion shaft and operator drive shaft is 12-15". 01100-FS-BP-01
Spreader bar	Inspect spreader bar for proper positioning, damage, and wear. Adjust, repair, or replace as necessary. Tighten fasteners and lubricate bearings. 01110-FS-BP-01

Drive gear	Run operator, check for smooth and quiet operation. Inspect chain for damage and tension. Inspect bearings and shafts for wear and damage. Lubricate, replace, and adjust as necessary. Inspect sprockets for wear, damage, and set screw tightness. Replace and tighten as necessary. Inspect V-belt for wear, damage, and tension; replace or adjust as necessary. 01120-FS-BP-01
Clutch (force), brake	As applicable: (1) Check and adjust clutch (or force if applicable). Adjust clutch by first loosening the tension adjustment, and then tightening gradually until there is just enough tension to permit smooth door operation. If properly adjusted, it should be possible to force clutch slippage and stop door travel by hand. (2) Check brake for proper function and pad for wear. Adjust, repair, and replace parts as necessary. 01130-FS-BP-02
Limits	Check and adjust limits. The door should stop softly and seat at the floor and clear the opening at the top. 01140-FS-BP-01
Electrical, enclosure	Inspect wiring, terminations, and terminal strip screws for tightness and corrosion. Clean as necessary. Check for exposed wiring hazards. Inspect enclosure for damage, fit, and proper seal, especially in operators modified for wet, corrosive, or hazardous environments. Repair or replace enclosure as necessary. 01160-FS-BP-01
Manual release, emergency chain hoist	Check the manual release and emergency chain hoist (if applicable) for proper function. Adjust, repair, or replace missing or damaged parts as necessary. Manual release chain retaining bracket recommended to be installed approximately 4' above the floor. 01170-FS-BP-02
Wall control station	Inspect wall control station for proper function. Wall station must be located in clear sight of the door and positioned at least 5' from the floor. Repair, replace, or relocate as necessary. 01200-FS-BP-01
Operator safety labeling	Check for inclusion, positioning, and good condition of operator safety warning labels as required, including wall control station entrapment warning placard located near the wall control station. For more information refer to SafedoorPM Technical Bulletin SAF-DOC-05-001 Electric Operator Warning Labels. Replace warning labels as necessary. 01190-FS-BP-01
TX remote control	Check for proper function. If door safety is potentially compromised a Fail grade must be given; otherwise use discretion to grade a Pass with recommended Followup Work. 01210-FS-BP-01
Interlock	Check for proper function and secure fastening. 01400-FS-BP-01
Entrapment devices	A compatible, properly functioning monitored entrapment device, either photo-eyes or a sensing edge, is required on this door system as configured. As an acceptable alternative to a monitored entrapment device, the operator may be set to a constant pressure-to-close mode. This mode will only allow the door to close if the wall station button is pressed and held until the door is fully closed. 01260-CS-BP-01

PM Intervals	
Equipment	Standards & Practices
Sectional overhead door	Sectional door PM intervals: Industry best practice is a maintenance interval of 12 months for up to 10 cycles/day, 6-12 months for 10-25 cycles/day, 3-6 months for 25-50 cycles/day, or 1-3 months for over 50 cycles/day. Increase frequency for very high cyclage, or harsh environments where there is exposure to excessive moisture or potentially corrosive material. 00900-FS-BP-01
Electric operator	Electric operator PM intervals: Industry best practice is a maintenance interval of 12 months for up to 10 cycles/day, 6-12 months for 10-25 cycles/day, 3-6 months for 25-50 cycles/day, or 1-3 months for over 50 cycles/day. Increase frequency for very high cyclage or harsh environments. All entrapment and other safety devices should be tested monthly. 00950-FS-BP-01