



Industrial Door Operation
Operating & Maintenance
Instructions

Introduction

Welcome to your new Excellent Door Industrial Steel Roller Shutter with Centurion RS05 motor. With appropriate and timely maintenance, we hope this product will provide you with many years of trouble free service.

The information within this document should enable you to safely and efficiently operate your roller shutter. Your safety, your colleague's safety and that of the general public are our primary concern. To that end, please read and follow our operating and safety advice.

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Important information

The installer does not assume responsibility for any accidents, injury or damage, which may occur due to user negligence or failure to comply with these instructions

Rectification work must only be carried out by a suitable qualified door technician. Any alterations to the operating characteristics or the door itself should only be carried out after consultation with the manufacturer/Installer.

It is imperative that this door, like all machinery, receives adequate maintenance carried out by competent and qualified personnel.

Legal Maintenance Responsibilities

- A managing agent or a landlord must ensure that doors under their control are safe, even if they are not in a workplace.
- A contractor installing, maintaining or repairing any door must ensure that they always leave it in a safe condition, whoever owns it or whatever it is used for.

Where access to safety critical elements of a door due to boxing in or lack of safe access to areas above ceilings cannot be achieved, the safety of the door cannot be assured and hence cannot be known if the door is safe to use or not. The head-gear of a door often contains many of the safety critical elements;

Fixing and attachments, bearings, key steels, steel wire ropes, springs, barrel retention elements, door curtain attachments, safety brakes, drive chains and belts, electrical wiring.

All elements of a door need regular inspection, adjustment or lubrication to ensure its ongoing safety of the product.

The most frequent cause of failure, injury and numerous deaths have involved some problem with the safety and security of the head-gear of the door. It is for this reason that access to the head-gear is crucial for maintenance. If the head-gear of a door cannot be accessed, it cannot be maintained in a safe condition. The legal responsibilities of neither the owner nor the maintainer can be satisfied.

Where door head-gear is not accessible for maintenance;

- The owner should be informed that the safety of the door cannot be assessed and that it is not known if it is safe to use or not.
- Hazards may exist when operating or simply passing beneath the door.
- Steps must be taken by the owner to make regular safe access to the head-gear possible.
- Use or passage under the door should be prevented or otherwise protected.

Repairing or otherwise working on the door could be in breach of health and safety law and, in the event of an incident, the owner and the maintainer could both face criminal proceedings. There is also the possibility of civil proceedings for negligence affecting either party.

Any attempt to transfer the legal responsibilities of maintainers/repairers to the owner via a disclaimer document is liable to fail as transferring a criminal responsibility via a civil contract is not possible under south African law.

Door Warranty

Your roller shutter and associated equipment is guaranteed for a period of 12 months from the date of installation, or in the case of 'supply only' from date of delivery. The warranty is subject to fair use and the door having been installed, maintained and operated in conformance to this instruction manual.

General Safety Instruction

A roller shutter is a large piece of moving machinery and should be treated with respect. All users of the door need to be trained in its operation – just like any piece of industrial machinery. Adherence to the instructions will ensure the safe and reliable operation of the roller shutter door. The following safety instructions must be complied with:

- Keep openings clear at all times.
- Operate the door whilst watching its movement.
- Do not operate a damaged door, or one which appears to have difficulty operating. If this is the case; isolate the power, lock off the door, cordon if required, leave a sign and ensure the door is inspected by a qualified person.
- Do not lean ladders or any other object against the door, guide channels or shutter housing.
- Stand well clear of the opening whilst the door is being operated.
- Operate the door only by the means originally installed.
- Do not perform any kind of maintenance without first isolating the power and locking off the door to prevent inadvertent operation.
- Do not use the door to lift anything other than itself.
- Do not rush through a moving door.
- Always allow door to open fully before driving a vehicle through.

Daily User Maintenance Information

On a Daily basis, the user needs to ensure the following:

- ✓ There is no damage to any parts of the door.
- ✓ Excessive force is not required to operate the door
- ✓ Any damage to the door or excessive force needed to operate the door is reported and action taken as necessary to put the door in good working order.
- ✓ The door operation continues to comply with safety requirements.
- ✓ The door remains free from dust and dirt build up which could affect the operation of the door.
- ✓ Checks should be made after extreme weather conditions as to the integrity of the door.

Standard Operating instruction – Push Button Operation **Excellent Door Roller Shutter with Centurion motors**

These operating instructions apply to an Excellent Door industrial steel roller shutter with single phase Centurion RS05 motor with a push-button station. The door should only be operated by trained persons fully conversant with the roller shutter safety instructions.

Normal Operation



IMPORTANT! Always dis-engage slide bolts if fitted before any electrical operation

To open door

Press the Open (upper) button once to engage motor.

This should be set for 'impulse' operation by the installer, so will self-hold until it stops at the programmed top limit. The movement of the door can be stopped at any time by pressing the Stop button (Centre) once

To close door

Press and hold the Close (lower) button to engage the motor. This should be set for 'hold to run' operation by the installer if there are no safety edges/beams fitted – otherwise it may be set for 'impulse' self-hold to close. The motor will stop when the programmed bottom limit has been reached. The movement of the door can be stopped at any time by releasing the Close button.

Centurion motors have a hand chain manual override mechanism.



Power Failure Operation

- Switch off mains power to motor.
- Remove hand chain from grey keep bag and hand haul the chain to operate the door in the appropriate direction.
- Take care not to cause the door to over travel in either direction as this could cause damage to mechanical limits.
- The hand chain should be re-secured in its keep bag.

NOTE:

The manual override system is only designed for emergency use and not daily usage. Premature wear and failure will occur otherwise.

Servicing and Maintenance

Always isolate the mains power before attempting any maintenance, repairs or dismantling.

For safety and reliability, it is essential that the door operation remains functioning in accordance with this instruction manual.

To ensure this happens, a documented maintenance regime shall be established and maintained by the employer/owner of this machinery.

Guidance for cleaning

The roller shutter should be kept clean of dust and dirt build up to maintain efficient operation. Heavy duty industrial cleaners should not be used, as this will damage the galvanized and powder coated finishes. A good quality car shampoo can be used if a cleaning agent is required. Particular attention should be paid to dirt build up in the guide channels. It is recommended not to use thick grease as it hardens with time and attracts dirt.

A light spray oil (wynflon) can be used to lubricate guide channels once a month.

There are various graffiti cleaning products on the market. Care must be taken when using these and the manufacturer's instructions should be followed.

A roller shutter that is working efficiently should not make any undue noise.

Recommended service period

Failure to keep the door regularly and adequately maintained will compromise safety, reliability, efficiency of operation and could invalidate warranty.

To ensure safe and reliable operation, regular inspection and maintenance is essential. The servicing and maintenance period is dependent on frequency of use and the environment in which the door is installed.

The following are servicing period's guidelines;

- Up to 15 operations per day 6 monthly minimum
- Up to 30 operations per day 4 monthly
- Up to 45 operations per day 3 monthly
- Over 45 operations per day 2 Monthly

Prompt service, maintenance and repairs will avoid unnecessary stress on components which could lead to premature wear or failure.

Service technician Maintenance Information

The periodic servicing defined above should only be carried out by a suitably qualified service technician. The technician must comply with all safety instructions outlined in this manual and also adhere to their own Company's safety policies and work instructions.

Servicing Checklist

Always isolate the mains power before attempting any maintenance, repairs or dismantling. Ensure safety of all around by cording off work area.

The following check list should be followed as a bare minimum to maintain the safe and reliable operation of the roller shutters;

- ✓ Inspect general condition of roller shutter for obvious defects before operation
- ✓ Heck curtain laths for excessive wear or damage
- ✓ Check lath end-locks are secure, correctly positioned and undamaged
- ✓ Check wind end-locks are secure, correctly positioned and undamaged
- ✓ Check curtain is securely attached to barrel
- ✓ Check bottom lath/T-rail for wear or damage
- ✓ Check guide channel angle fixings to building structure are secure
- ✓ Check guide channel fixings to guide channel angle are secure and not causing obstruction to curtain
- ✓ Check condition of guide channels
- ✓ Lubricate with a light oil guide channels if necessary
- ✓ Check guide tab stops at high level are not damaged
- ✓ Check that the door curtain feeds into the guide channel smoothly
- ✓ Check end-plates fixing to building structure are secure

- ✓ Check bearing grub screws and key-ways are all secure
- ✓ Check all mechanism fixing are secure
- ✓ Check and lubricate drive chain if necessary
- ✓ Check shutter housing is securely attached
- ✓ Check motor cable securely attached away from moving parts
- ✓ Check operation of manual override mechanism
- ✓ Check operation of manual override electrical interlock
- ✓ Check door travel limits
- ✓ Check correct operation of control system
- ✓ Check correct operation of safety systems if fitted

Any defects that cannot be remedied during the servicing need to be reported to the end user and the repair needs to be planned accordingly. The user's maintenance log book needs to be amended to show work carried out and recommended work to be done.

Not all defects have an immediate effect on the safety and reliability of the shutter, but it will be more cost effective to repair earlier than risk a larger, more costly repair later

A roller shutter should last many years with regular maintenance, but all components will wear and deteriorate with time.

Maintenance, Servicing and Repairs Log

Date _____ Technician	Work carried out	Further recommended work or next service date.
Date _____ Technician	Work carried out	Further recommended work or next service date.
Date _____ Technician	Work carried out	Further recommended work or next service date.
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Basic Troubleshooting Guide

This guide may be of use for some of the basic issues that can occur in day to day operations. Advice should be sought from your original installer or a suitably qualified roller shutter maintenance company. By following servicing and safety guidelines in this manual you should minimize problems and issues during normal usage.

Fault	Possible Causes	Solution
Door fails to operate when buttons pressed	<p>Mains power failure</p> <hr/> <p>Hand chain operation could not be engaged</p> <hr/> <p>Motor fault</p>	<p>Await return of power, contact electrician</p> <hr/> <p>Contact original installer if necessary.</p>
Door not operating smoothly	Damage or obstruction to guide channels, shutter curtain or any other part.	Safely remove obstructions, visually check for damage and contact original installer for further advice

Warranty Certificate

To ensure compliance with the Machinery Directive, this document must be given to the owner of the product and held for future reference.

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Date of installation	
Unique serial number/job reference	
Item reference	
Location	
Installation by	
Contact details:	
Excellent Doors. 106 Schoeman str. Polokwane. Cellnr: 082 302 5408	

Guarantees

- a) Service are guaranteed against faulty workmanship
 - i) Liability under this guarantee is restricted to the cost of repair or replacement of faulty goods or service
- b) The Guarantee shall be limited to a period of
 - i) 12 months from the date of invoice, or
- c) The guarantee related to electrical components installed, shall be limited to the original manufacturer's guarantees, warranties and terms & conditions
- d) While every precaution has been taken to ensure the quality of material used. The Company shall not be held liable for latent defects in material
- e) The company shall reserve the right to rectify, repair or replace any defective material or workmanship at their cost.
- f) The company shall not consider any claim;
 - i) Where it can be shown that outside parties have maintained or performed work which may affect the original scope of work
 - ii) Where it can be shown that the claim was a result of negligence or abuse caused by the party other than the staff of The Company
 - iii) Where the customer has not paid any due invoices in terms of the original scope of work or any service and inspection agreement
- g) Under no circumstances shall The Company be liable for any consequential damages including loss of profits which may arise directly or indirectly in terms of the agreed scope of work.
- h) No claim under this Agreement shall arise unless the Customer has, within 24 hours of the alleged breach or defect occurring, given The Company written notice to rectify the defect or breach of Agreement.
- i) Where applicable, the customer shall return any defective movable goods to the premises of The Company at the Customer's own cost.
- j) Any Damage resulting from slide locks not being disengaged before opening electrically operated doors is not covered by this warrantee and shall be regarded as negligence ,