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HIGH PERFORMANCE DOORS MAINTENANCE & SAFETY

High performance door systems are usually installed in the most operationally critical and high-traffic openings in buildings, such as busy parking structures, or automobile dealership service bays, where **down time is not an option**. Because of this, the reliability and ongoing safe operation of these door systems should be a high priority in building maintenance and safety plans.



High performance doors are designed for high cycle usage, which requires routine maintenance.

High performance doors are complex and dynamic electro-mechanical systems, constructed with components that need regular inspection and maintenance over time such as: counterbalance system, safety devices, drive belts, pulleys, rollers and guides, brake system, limit settings, weather seals, and more. Finding and fixing small problems before they become big problems, like a door that fails, is money well-spent.



To comply with safety law.

Although often overlooked, there **are** workplace safety requirements for commercial high performance doors, and improperly maintained or configured doors create increased safety compliance and liability exposure. Your high performance doors should always be included in your Safety Program.

Why choose Sylvester's Maintenance and Mechanical?

Sylvester's Maintenance and Mechanical uses SafedoorPM to guide, perform, and manage the maintenance and safety compliance of your high speed door systems. Using SafedoorPM enables us to do a better, more cost effective job for you. Here's how:

- ▶ **The right PM work, at the right times.** Our service technicians perform PM work based on vetted manufacturers' maintenance standards and practices. This means your doors will receive the right PM work, to the right standards, at the right intervals. The details of all PM workplans are completely accessible and transparent to you .
- ▶ **Keep costs down.** SafedoorPM's mobile app enables our technicians to work more productively by giving them all the information they need at their fingertips, convenient ways to input notes and photos, door PM history, and more.
- ▶ **Safety compliance.** SafedoorPM specifically addresses safety devices and accessories, and is designed to meet *Occupational Health & Safety* standards, reduce safety liability, and fit easily into your Safety Program.
- ▶ **Comprehensive, no-hassle record-keeping.** All of your PM records are securely stored in our cloud-based SafedoorPM Customer Portal, where you can access them 24/7.

During a SafedoorPM, we will **inspect, test and adjust your hi-speed door systems**. All mechanical, electrical and structural elements, settings, and controls will be assessed and graded. We'll pay special attention to safety devices to ensure your doors are correctly configured, and that **all safety systems are functioning properly**.

We'll provide you with **detailed inspection records** that clearly identify any corrective work needed to address critical safety hazards or operational problems. Any corrective service work will proceed only with your authorization. Quotations and estimates are provided.

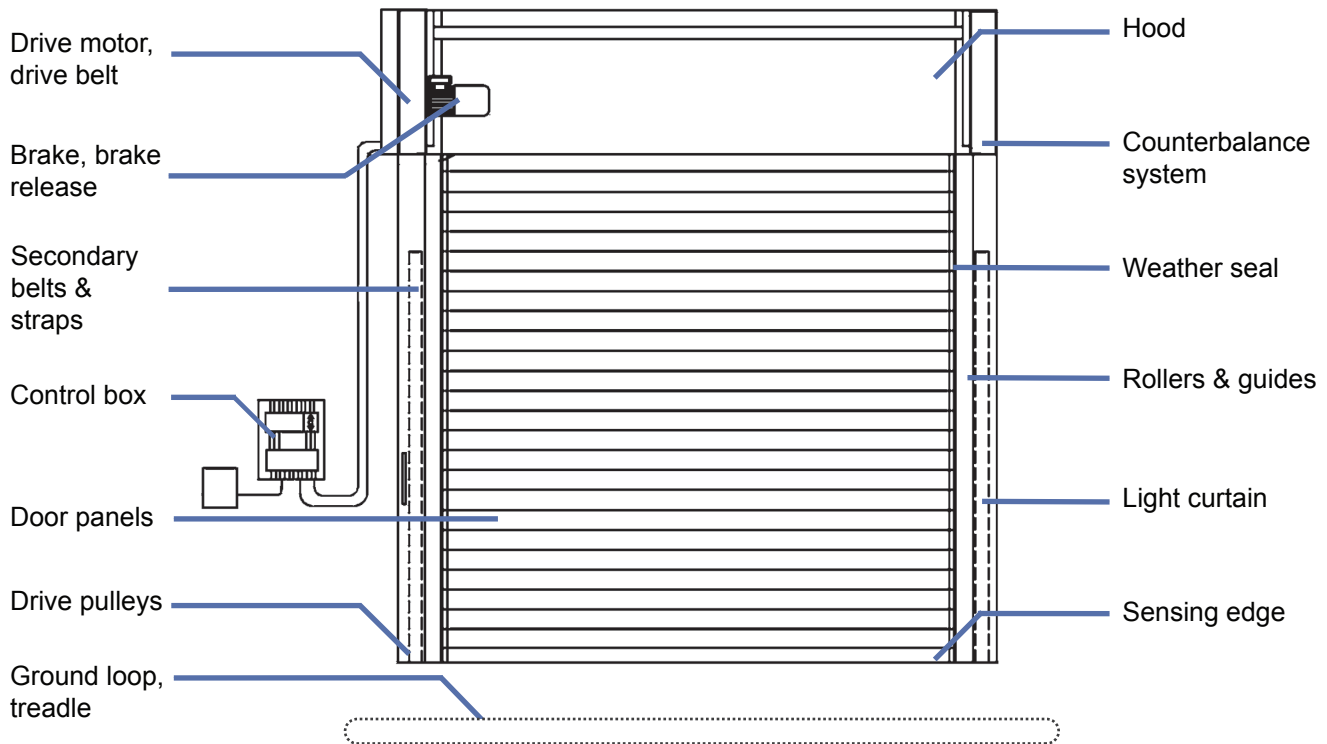
To ensure your doors remain properly cared for, we'll **recommend an ongoing PM schedule**, keep track of the PM calendar, and contact you as the next PM interval approaches.

All of your **PM records will be securely stored** on SafedoorPM's cloud-based Customer Portal, where you can access them 24/7.

OSHA / OSH Standards

OSHA requirements for overhead doors fall under **Section 5(a)(1) of the Act**, the General Duty Clause. Under Section 5(a)(1), OSHA enforcement typically cites the absence of entrapment devices, either photo-eyes or sensing edges, as causing an unacceptable exposure to a “Crushing” or “Struck-by” hazard. There are also citations referencing improperly maintained and/or installed door systems. OSHA abatement often instructs to “hire a professional to install the safety devices and conduct periodic inspections ...” .

High Performance Roll-Up Door 101



Notes: