These instructions are intended for professional garage door installers. All references are taken from inside looking out.

DOC#   165100_05
PART NO#   007488
RELEASED:   18/09/19

www.bnd.com.au
contents

1.0 before you begin

1.1 installation safety warnings
1.2 substrate fastener recommendations
1.3 requirements before installation
  1.3.1 measurements
  1.3.2 headroom measurements for doors
    1.3.2a measurements for doors with handles
    1.3.2b measurements for doors without handles
  1.3.3 sideroom requirements
1.4 tools
1.5 parts checklist
1.6 initial calculations

2.0 installation

2.1 install first bracket
2.2 install second bracket
2.3 place door on brackets
2.4 position door
2.5 tension the springs
2.6 notching bottom rail (only for high wind doors)
2.7 attaching stop
2.8 guides
2.9 fitting handle
2.10 doors with openers
2.11 centre lift lock
2.12 troubleshooting
2.13 centralise the axle when door is mounted
2.14 to adjust spring tension

3.0 appendix

3.1 fixing alternatives
3.2 additional locks
3.3 after installation care
1.0 before you begin

1.1 installation safety warnings

This B&D Roll-A-Door is designed and tested to provide security, attractive appearance and smooth, low effort operation provided it is installed and operated in strict accordance with the following safety warnings. Failure to comply with the following instructions may result in death, serious personal injury or property damage.

NOTE: No guarantee will be given or responsibility accepted by the manufacturers if the door is not installed as instructed.

**WARNING!**
Crush injury from unsecured door

- Place a 2 metre exclusion zone around area under the garage opening while installing door. If sufficient area is not available DO NOT install door.
- Do not move under a door while it is on the door support (or lifting device).
- Follow the installation instructions.
- Fit door support (or lifting device) snugly under door before lifting.
- Ensure door support (or lifting device) is on flat ground.
- Ensure the door is immediately fastened to the bracket with the "U" Bolt.
- Ensure no-one walks under a door sitting on brackets.

Tension Springs

- Ensure door is correctly secured at all times when making adjustments.
- Ensure the correct length pipe wrench is utilised.
- Ensure that pipe wrench is fitted correctly to the axle and if it is gripped onto the axle do not underestimate the tension in the spring when undoing the clamps.
- Ensure correct bolts are tightened or loosened to ensure there is no release or controlled release of energy from the spring through the pipe wrench.
- Keep head clear of the pipe wrench at all times.

**ELECTROCUTION!**

- Check risk assessment for any highlighted electrical power concerns.
- Ensure power source is isolated prior to commencement of job.
- Turn off electricity to site when necessary.
- Wear rubber soled footwear.

**LACERATION:**

- Wear appropriate PPE (Dyneema cut off gloves) and keep hands well clear of pinch points.
- Follow instructions explicitly, particularly for the installation of some parts of the doors, as the unrolled cut out edges presents a very sharp edge.

**CAUTION:**
Muscular strain

- Practice correct lifting techniques when required to lift the door.
- Use mechanical aids such as lifting devices, forklift and cranes where possible.
- Avoid twisting.
- Use correct technique of knotted rope installation aids.

Fall from ladder

- Ensure ladder is the correct type for job.
- Ensure ladder is on flat firm ground that will take the weight without the legs sinking.
- Ensure user has 3 points of contact while on ladder.

Hand Tools

- Wear appropriate PPE and utilise operators manual of all tools.
- Use appropriate noise/hearing protection in the form of ear plugs or ear muffs.
- Ensure appropriate fire protection available and housekeeping to ensure that flammable liquids or materials are removed from the area of work.

Entanglement

- Keep hands and loose clothing clear of moving door and guides at all times.

**TWO PERSON LIFT:**

- When a mechanical aid is not used this product requires a two person lift to raise onto the brackets. Use proper techniques and equipment to lift the door from the trailer and up onto brackets.
## 1.2 Substrate Fastener Recommendations

**WARNING!** The installer must select and use fasteners appropriate to the material into which they are being fixed.

### Important Notes
- a) For installation to materials not covered in the above chart, the installer should seek expert advice from a qualified builder.
- b) Minimum length of fastener does not exclude use of longer lengths. Decision must be made by fitter to ensure adequate strength.
- c) Recommendations for old materials or materials not in good condition are not included. If in doubt about the strength of the material seek specialist advice.
- d) Fasteners for brackets in masonry should be at least 5/16" x 2.5" long or metric equivalent.

<table>
<thead>
<tr>
<th>Material</th>
<th>Fastener Type(s)</th>
<th>Diameter or Type</th>
<th>Length of Fastener (See Note)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Solid Brick</strong></td>
<td>Coach Bolts (Hex Lag Screw)</td>
<td>5/16&quot; x 1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- combined with wall plugs</td>
<td>3/8&quot; x 2&quot;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Macplugs (wall plugs) to suit above</td>
<td>5/16&quot; x 50mm</td>
<td></td>
</tr>
<tr>
<td></td>
<td>HLC Sleeve Anchors (Dyna Bolts)</td>
<td>3/8&quot; x 60mm</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>12mm x 55mm</td>
<td></td>
</tr>
<tr>
<td><strong>New Hollow Brick</strong></td>
<td>HRD-VGK or HGK-VGS (Hex Head) Frame Anchors</td>
<td>10mm x 60mm</td>
<td></td>
</tr>
<tr>
<td><strong>New Solid Concrete</strong></td>
<td>Coach Bolts (Hex Lag Screw)</td>
<td>5/16&quot; x 1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- combined with wall plugs</td>
<td>3/8&quot; x 2&quot;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Macplugs (wall plugs) to suit above</td>
<td>5/16&quot; x 50mm</td>
<td></td>
</tr>
<tr>
<td></td>
<td>HLC Sleeve Anchors (Dyna Bolts)</td>
<td>3/8&quot; x 60mm</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>12mm x 55mm</td>
<td></td>
</tr>
<tr>
<td><strong>Steel Framing</strong></td>
<td>Hex Head Bolt Zinc Plated,</td>
<td>5/16&quot; x 1&quot;</td>
<td></td>
</tr>
<tr>
<td>e.g. BHP Framing</td>
<td>Hexagon Nuts Zinc Plated,</td>
<td>3/8&quot; x 1&quot;</td>
<td></td>
</tr>
<tr>
<td>(With Rear Access)</td>
<td>Washers Zinc Plated</td>
<td>10mm x 25mm</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>12mm x 25mm</td>
<td></td>
</tr>
<tr>
<td><strong>Heavy Gauge Steel</strong></td>
<td>Hex Head Tek</td>
<td>14-20 x 22mm</td>
<td></td>
</tr>
<tr>
<td><strong>Light Steel Framing</strong></td>
<td>Heavy Duty Kap Toggle</td>
<td>10mm x 100mm</td>
<td></td>
</tr>
<tr>
<td>e.g. BHP House</td>
<td></td>
<td>12mm x 100mm</td>
<td></td>
</tr>
<tr>
<td>Framing</td>
<td>Hex Head Tek</td>
<td>6-10 x 20mm</td>
<td></td>
</tr>
<tr>
<td>(No Rear Access)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>New Timber</strong></td>
<td>Coach Bolts (Hex Lag Screw)</td>
<td>5/16&quot; x 1 1/2&quot;</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>3/8&quot; x 2&quot;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hex Head Tek</td>
<td>14-10 x 50mm</td>
<td></td>
</tr>
</tbody>
</table>
1.3 requirements before installation

**mounting** - The door is designed to be mounted behind the opening.

**obstructions** - Ensure that the surface where the door will be fitted is flush and smooth, and the area behind the opening is free from any protrusions.

**structural suitability** - Ensure the opening is strong enough to support the door. If unsure, consult a builder.

**level and plumb** - The door must be installed in an absolutely level position, if opening is not level and square, appearance and/or sideroom requirements will be affected. The floor should be level or recessed across the opening to avoid gaps.

### 1.3.1 measurements

**opening width** - As the standard door overlaps each side by 30mm or more, the door should be 60mm wider than the opening. A wider door like NEO R1N (40mm each side overlap, 80mm wider than opening) can be fitted as long as additional sideroom and fixing is available. (Fig 1.3.1)

**opening height** - The door opening height (or drive through clearance) indicates the distance between the ground and rubber seal at the bottom of the door, with door fully open. For doors with a handle, the bottom rail is recommended to hang a minimum of 80mm below the lintel. (Fig 1.3.2)

---

**Fig: 1.3.1**

**Fig: 1.3.2**
1.3.2 headroom measurements for doors

headroom - A minimum of 395mm (430mm desirable) of headroom is required. Refer to Fig 1.3.2a & 1.3.2b for measurements for doors with and without handles. If the door is installed lower into the opening than shown in Fig 1.3.2a and 1.3.2b, additional loss of door opening height will result.

1.3.2a measurements for doors with handles

doors up to 2100mm high

RECOMMENDED HEADROOM
Required for Door with handle

doors over 2100mm high

RECOMMENDED HEADROOM
Required for Door with handle

Fig: 1.3.2a

1.3.2b measurements for doors without handles

doors up to 2100mm high

RECOMMENDED HEADROOM
Required for Door without handle

doors over 2100mm high

RECOMMENDED HEADROOM
Required for Door without handle

Fig: 1.3.2b

1.3.2  headroom measurements for doors

headroom - A minimum of 395mm (430mm desirable) of headroom is required. Refer to Fig 1.3.2a & 1.3.2b for measurements for doors with and without handles. If the door is installed lower into the opening than shown in Fig 1.3.2a and 1.3.2b, additional loss of door opening height will result.

1.3.2a measurements for doors with handles

doors up to 2100mm high

RECOMMENDED HEADROOM
Required for Door with handle

doors over 2100mm high

RECOMMENDED HEADROOM
Required for Door with handle

Fig: 1.3.2a

1.3.2b measurements for doors without handles

doors up to 2100mm high

RECOMMENDED HEADROOM
Required for Door without handle

doors over 2100mm high

RECOMMENDED HEADROOM
Required for Door without handle

Fig: 1.3.2b

1.3.2  headroom measurements for doors

headroom - A minimum of 395mm (430mm desirable) of headroom is required. Refer to Fig 1.3.2a & 1.3.2b for measurements for doors with and without handles. If the door is installed lower into the opening than shown in Fig 1.3.2a and 1.3.2b, additional loss of door opening height will result.

1.3.2a measurements for doors with handles

doors up to 2100mm high

RECOMMENDED HEADROOM
Required for Door with handle

doors over 2100mm high

RECOMMENDED HEADROOM
Required for Door with handle

Fig: 1.3.2a

1.3.2b measurements for doors without handles

doors up to 2100mm high

RECOMMENDED HEADROOM
Required for Door without handle

doors over 2100mm high

RECOMMENDED HEADROOM
Required for Door without handle

Fig: 1.3.2b

1.3.2  headroom measurements for doors

headroom - A minimum of 395mm (430mm desirable) of headroom is required. Refer to Fig 1.3.2a & 1.3.2b for measurements for doors with and without handles. If the door is installed lower into the opening than shown in Fig 1.3.2a and 1.3.2b, additional loss of door opening height will result.

1.3.2a measurements for doors with handles

doors up to 2100mm high

RECOMMENDED HEADROOM
Required for Door with handle

doors over 2100mm high

RECOMMENDED HEADROOM
Required for Door with handle

Fig: 1.3.2a

1.3.2b measurements for doors without handles

doors up to 2100mm high

RECOMMENDED HEADROOM
Required for Door without handle

doors over 2100mm high

RECOMMENDED HEADROOM
Required for Door without handle

Fig: 1.3.2b

1.3.2  headroom measurements for doors

headroom - A minimum of 395mm (430mm desirable) of headroom is required. Refer to Fig 1.3.2a & 1.3.2b for measurements for doors with and without handles. If the door is installed lower into the opening than shown in Fig 1.3.2a and 1.3.2b, additional loss of door opening height will result.

1.3.2a measurements for doors with handles

doors up to 2100mm high

RECOMMENDED HEADROOM
Required for Door with handle

doors over 2100mm high

RECOMMENDED HEADROOM
Required for Door with handle

Fig: 1.3.2a

1.3.2b measurements for doors without handles

doors up to 2100mm high

RECOMMENDED HEADROOM
Required for Door without handle

doors over 2100mm high

RECOMMENDED HEADROOM
Required for Door without handle

Fig: 1.3.2b

fig: 1.3.2a
1.3.3 sideroom requirements

**CAUTION:** NEO (R1D) Doors cannot be installed with removable mullions.

sideroom: A minimum of 85mm (185mm desirable) of sideroom is required on each side (refer to diagram for NEO RIN details) over opening width and should extend above the lintel to allow for bracket fixing. Refer to Fig 1.3.3a & 1.3.3b for sideroom required to install door with or without an opener. Opener can be installed either left or right hand side.

![Fig: 1.3.3a](image)

**RECOMMENDED SIDEROOM**
Required for door & opener

![Fig: 1.3.3b](image)

**RESTRICTED SIDEROOM**
Required for door & opener

1.4 tools

A professional installers tool kit is required to install the door. You will need assistance to help you lift the door up safely and carry out some other steps.

A Soft Wood Chock will help hold the door until the guides and stops are fitted. Prepare a 400mm long Wood Chock as per diagram Figure 1.4.1.
1.5 parts checklist

Fig: 1.5.1

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>QTY</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>ROLLED PLASTIC WRAPPED DOOR</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>B</td>
<td>&quot;A&quot; STYLE BRACKETS, LEFT AND RIGHT HANDED</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>C</td>
<td>DOORS GUIDES LEFT AND RIGHT HANDED</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>D</td>
<td>STEEL LOCKING BARS</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>GUIDE CLIPS (DOOR SIZE DEPENDENT)</td>
<td>4-10</td>
<td>4-10</td>
</tr>
<tr>
<td>F</td>
<td>DOOR HANDLE AND FIXING TO SUIT</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>G</td>
<td>BOTTOM RAIL STOPS AND 6MM SCREWS</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>H</td>
<td>FACEPLATE AND LOCK ASSEMBLY 2-KEYS</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>I</td>
<td>LOCKING BAR RETAINER</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>J</td>
<td>LOCKING BAR COVERS</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>K</td>
<td>&quot;U&quot; BOLTS</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>L</td>
<td>AXLE / BRACKET SADDLES</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>M</td>
<td>8MM NUTS FOR &quot;U&quot; BOLTS</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>N</td>
<td>COUNTER SUNK SCREWS FOR LOCK AND FASCIA</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>O</td>
<td>7MM X 4MM MUSHROOM HEAD SCREWS FOR LOCKING BAR</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>P</td>
<td>4MM X 6MM SCREWS FOR HANDLE</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Q</td>
<td>10MM WASHERS</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>R</td>
<td>8MM WASHERS (DOOR SIZE DEPENDENT)</td>
<td>8-12</td>
<td>8-12</td>
</tr>
</tbody>
</table>

1.6 initial calculations

a) Measure the opening width of garage.
b) Measure the door curtain width.
c) Calculate over lap for each side: \( \text{door width - opening width} \div 2 = \text{over lap} \)
d) Mark the line for the edge of door curtain (over lap) on each side of the opening.

**tip**
- Standard Series 1 doors = 30mm (minimum) overlap each side
- NEO Series 1 doors = 40mm (minimum) overlap each side
2.0 installation

2.1 install first bracket

RECOMMENDED HEADROOM & SIDEROOM
measurements for first bracket

250mm (R1N) &
(doors over 2100mm)

230mm

55 mm
135 mm
(with opener)

120mm with handle
200mm without handle

Line for edge of door curtain

230mm

Fig: 2.1.1

a) Use above diagrams Fig 2.1.1 and 2.1.2 for head and sideroom clearances.
b) Mark two hole positions using top and bottom slots of the bracket B.
c) Drill both holes, then attach bracket using large diameter washers with 2x100xM10 Anchor screws or equivalent or three 22mm 14-20 Tek screws to each bracket.

Fig: 2.1.2

Restricted headroom & sideroom measurements for first bracket

250mm (R1N) &
(doors over 2100mm)

85 mm with handle
165mm without handle
180mm (R1N)

55 mm
85 mm
(with opener)

Line for edge of door curtain

Fig: 2.2.1

2.2 install second bracket

a) Using a water level mark the position for the second bracket (Fig 2.2.1)
b) Re-check levels then drill and fix as with first bracket.

CAUTION: The brackets must be perfectly level for the door to operate.
2.3 place door on brackets

TWO PERSON LIFT: this product requires a two person lift to raise onto the brackets. Use proper techniques and equipment to lift the door from the trailer and up onto brackets.

CAUTION: DO NOT CUT THE PLASTIC WRAP OR PACKAGING YET

a) Check the axle length and cut if sideroom is limited. Before cutting, make sure the floating axle is free and centred (Fig 2.3.1). Centre will be found by rotating the axle a quarter turn in either direction then releasing. With centre found, make a clear mark on the axle against the hub for later reference.

b) Lift door onto the brackets (the right way round so that the door will roll down from the front of the opening). Immediately loosely fit the "U" bolts, saddles, washers and nuts to the brackets in position shown (Fig 2.3.2). Fitting the ‘U’ bolts eliminates the door falling from the brackets. (Do not tighten until Step 2.4, c)

Fig: 2.3.1

Fig: 2.3.2

2.4 position door

a) Centre the door with the opening, while ensuring the floating axle is also centred with the door. Do this by lining up previous marks with the hub, then lift both the axle and the door together until it is centred with the opening.

b) Rotate the curtain and axle so that the bottom rail of the door is positioned as shown (3 o’clock).

c) Push the axle forward in the slots (toward the opening) and tighten the nuts firmly without overtightening. (10 Newton metres or 6.6 feet/pounds torque reading).

Fig: 2.4.1
2.5 tension the springs

a) Ensure that the bottom rail is at the 3 o'clock position as shown in Step 2.4.

b) Ensure both 'U' bolts are tightened, then -
   1. Rotate the door 1½ turns in a forward direction to apply tension. Do not let go as the springs are now tensioned. See arrow in Fig 2.5.1.
   2. Hold the door firmly, NOW cut the plastic wrap along the bottom rail (taking care not to damage door surface or weatherseal).

c) Pull the curtain down slowly and carefully position the wooden chock (or other appropriate stop) you made in Step 1.4, as shown in Fig 2.5.2. Take care not to damage door surface.

The chock will help hold the door until the guides and stops are fitted.

2.6 notching bottom rail (only for high wind doors)

⚠️ LACERATION: Wear appropriate gloves as some edges of the door are very sharp.

2.7 attaching stop

To attach bottom rail stops to bottom rail of door. (Fig 2.7.1)

a) Hook stop behind lip in rail, as shown.

b) Secure from underneath the rail with screws supplied. You will need to trim the weatherseal flush with the end of the bottom rail.
2.8 guides

a) Check that curtain overlaps equally on both sides.
b) Check that guides (C) are the correct length (normal or restricted), that is, level with the brackets (B). (Fig 2.8.1)
c) Slide half the number of guide clips (E) into each guide (C). Position the bottom clip 200mm from the floor with the rest evenly spaced along the guide.

**tip** To prevent clips from sliding down the guide, temporarily secure them with adhesive tape.

d) Now position one guide over the edge of the door curtain. Mark and drill the top fixed guide clip and secure using a 40mm x 8mm coach screw and washer, allowing 3mm clearance between the inside of the guide and plastic Roll-A-Guide.

e) Ensuring guide is plumb, then drill and fix remaining clips.

**NOTE:** if securing to uneven brickwork, packers may be required behind clips, to prevent them twisting out of square; also ensure that clips are positioned on secure bricks.

f) With the top of the 2nd guide level with the first, repeat (e) and (f).

g) Remove the wooden chock and slowly lower the door removing plastic wrap as you pull door down, reposition the guides as necessary to allow smooth and even operation with 0>1mm clearance throughout.

h) Ensure door curtain enters guides smoothly. It will be necessary to adjust the guide lead in to achieve this (Fig 2.8.2).

2.9 fitting handle

Fit the handle (F) to the outside of the door using the screws (P), nuts and washers provided (Fig 2.9.1).

**tip** For the NEO (R1N) door, handle is not required, but can be fitted then proceed to 2.12 Troubleshooting.

**NOTE:** For the NEO (R1N) door, if handle is fitted the walk through height will be reduced by 80mm.
2.10 doors with openers

⚠️ LACERATION: Wear appropriate gloves as some edges of the door are very sharp.

If the door is going to be fitted with an opener, the locking bars, retainers and locking bar covers do not need to be installed. Proceed as per below then move to section 2.12.

a) Fit faceplate H to outside of door where the hook will latch onto curtain edge, then slide faceplate as far to the right as possible. Use adhesive tape on outside to hold in position (Fig 2.10.1).

b) Attach the lock assembly H to the faceplate H from the inside, using the mounting screws N and washers. Do not over tighten the screws (Fig 2.10.2).

c) Ensure a clean and dry guide surface. Wipe guide with clean rag.

Fig: 2.10.1

NOTE: Not required for RIN.

Fig: 2.10.2

2.11 centre lift lock

NOTE: Not required for RIN. Refer to appendix for different lock options available with R1M.

⚠️ LACERATION: Wear appropriate gloves as some edges of the door are very sharp.

a) Raise the curtain until the lock corrugation is visible above the door guides.

b) Install locking bar retainer I in line with lock corrugation by pushing retainer towards door edge, sliding the legs under the Nylofelt® and hooking them over the curtain edge. Ensure lock bar retainers sit squarely on door curtain (Fig 2.11.1).

⚠️ It is easier to hook legs one at a time.

Fig: 2.11.1
c) Fit faceplate H to outside of door where the hook will latch onto curtain edge, then slide faceplate as far to the right as possible. Use adhesive tape on outside to hold in position (Fig 2.11.2).

d) Attach the lock body H to the faceplate from the inside, using the mounting screws and washers. Do not over tighten the screws (Fig 2.11.3).

e) With the door in the closed position slide the end of the locking bars through the locking bar retainers, and while holding the bars level mark the side of the guides.

f) Drill and file out a rectangular slot no longer than 25mm and no wider than 10mm. Ensure top of slot remains in line with top of locking bar (Fig 2.11.4).

g) Slide bars through the guide slot, then back onto lock arms. Screw on securely using the counter sunk screws O. Ensure that locking bars do not protrude more than 20mm beyond guide when engaged in locked position. It may be necessary to adjust the length of the bars.

h) Ensure a clean and dry guide surface. Wipe guide with clean rag.

i) Peel off lining from lock bar cover J and position over hole. Check that the movement of the locking bar is free.

WARNING! Locking bar covers must be installed to prevent possible finger entrapment.
## 2.12 troubleshooting

<table>
<thead>
<tr>
<th>Symptom</th>
<th>Possible cause</th>
<th>Remedy</th>
</tr>
</thead>
</table>
| Door is hard to operate in ANY DIRECTION | Door jamming in the guides          | Check:  
  a) the guide clearances  
  b) the guides are plumb  
  c) that the guide surfaces are clean and free from oil  
  d) that the locking bars are the correct length  
  e) that the weatherseal is correct length |
| The door is hard to operate in ONE DIRECTION | The spring tension requires adjustment | a) if the door is hard to lift, but tends to drop, refer to step 2.13 to increase the spring tension  
  b) if the door is hard to close, but tends to rise, refer to step 2.13 to decrease the spring tension |
| If the door rolls up crooked          | Brackets are not level              | Make sure brackets are level, refer to step 2.2.                      |
|                                      | Guides are not plumb                | Make sure the guides are plumb, refer to step 2.8.                    |
|                                      | Axle is not centred                 | Centralise the axle, refer to step 2.13.                              |

### 2.13 centralise the axle when door is mounted

**WARNING!** Ensure that pipe wrench is fitted correctly to the axle and if it is gripped onto the axle do not underestimate the tension in the spring when undoing the clamps.

**CAUTION: THIS ADJUSTMENT REQUIRES 2 PERSONS TO COMPLETE.**

If the door rolls up crooked with the **RIGHT HAND SIDE** higher than the left proceed as follows:

a) Roll the door up as high as possible and tie two ropes around the door roll approximately 300mm from each end, as a safety precaution.

b) With a person at each end of the door, hold the axle firmly with a large pipe wrench (Stillson) at least 450mm long.

c) Loosen the "U" bolt nuts at both ends and **KEEP A FIRM GRIP ON WRENCH.**

d) Move the axle to the **RIGHT** between 20 - 40mm.

e) Re-tighten "U" bolts before releasing pipe wrench.

f) Test and repeat if further adjustment is needed.

g) If the door is stiff to work or rattles over lead-in on top of guide, then refer to Step 2.4.

If the door rolls up crooked with the **LEFT HAND SIDE** higher than the left proceed as follows:

a) Roll the door up as high as possible and tie two ropes around the door roll approximately 300mm from each end, as a safety precaution.

b) With a person at each end of the door, hold the axle firmly with a large pipe wrench (Stillson) at least 450mm long.

c) Loosen the "U" bolt nuts at both ends and **KEEP A FIRM GRIP ON WRENCH.**

d) Move the axle to the **LEFT** between 20 - 40mm.

e) Re-tighten "U" bolts before releasing pipe wrench.

f) Test and repeat if further adjustment is needed.

g) If the door is stiff to work or rattles over lead-in on top of guide, then refer to Step 2.4.
2.14 to adjust spring tension

WARNING! Ensure that pipe wrench is fitted correctly to the axle and if it is gripped onto the axle do not underestimate the tension in the spring when undoing the clamps.

CAUTION: THIS ADJUSTMENT REQUIRES 2 PERSONS TO COMPLETE.

a) With the door rolled up tie two ropes around the door roll approximately 300mm from each end, as a safety precaution.

b) With a person at each end of the door, hold the axle firmly with a large pipe wrench (Stillson) at least 450mm long.

c) Loosen the “U” bolt nuts at both ends and KEEP A FIRM GRIP ON WRENCH.

d) Rotate the axle in the required direction (see diagram).

e) Re-tighten the “U” bolts BEFORE releasing pipe wrench.

f) Test and repeat if further adjustment is necessary.

Fig: 2.14.1
3.0 appendix

3.1 fixing alternatives

alternative bracket fitting

An “A2” extended leg bracket should be used in conjunction with the standard “A” style bracket as shown in Fig 3.1.1.

3.2 additional locks (R1M)

side locks (51765 Stainless Steel, 047686 Cast Aluminium)

These locks are fitted to the door on site to any height, but usually fitted at waist height to the left or right side.

a) Position the lock approximately 40mm from the edge of the curtain.

b) Using the lock faceplate as a template, drill 4 x 6mm holes.

c) Secure with the dome head bolts, washers and wiz nuts as shown in Fig 3.2.1 and 3.2.2.

lock 007167

The door curtain is pre punched in the factory for this lock. Indicate left or right position at time of order.

This lock is fixed at waist height and cannot be changed. To assemble the lock;

a) Fasten the pressed metal body to the door curtain using 4 x rivets as shown in Fig 3.2.3.

b) The angled keeper plate has 2 rivets that must be inserted from the inside.

c) To prevent the door curtain from being marked, cut the silicon tape into 6 equal sized pieces and place 2 over the heads on the angled keeper rivet heads. The remaining 4 pieces are attached to each of the small corrugations.

CAUTION: It is important to fit this tape before the door is fully operated.
3.3 after installation care

general care of your Roll-A-Door®

Cleaning

**BLUESCOPE COLORBOND®** Finish Your B&D Roll-A-Door®
door has been pre-painted with a silicone modified polyester formulation, which is one of the best paint films commercially available today. However, all exposed surfaces require some attention to guard against the premature onset of corrosion and any other harmful atmospheric effects. In our atmosphere there are harmful deposits that gather on the door surface and if not removed regularly, will seriously affect the appearance and life of the door.

Washing of the door with clean water and a cloth every 14 days is recommended – particular care should be taken to clean areas of the door not normally washed by rain, including the top of the door roll inside the garage.

**NOTE:** In locations where there is likely to be salt in the air or industrial fallout is severe, more frequent washing is advisable and additional protection of the surface maybe required.

Touch-up paint, if required, is available from your B&D dealer.

Lock

Your lock does not require special maintenance, however, if the keyway becomes stiff, the application of powdered graphite is recommended – do not grease or oil the lock. The faceplate should be washed with soapy water and rinsed well. Strong solvents, such as acetone, should not be used – these will damage the surface. **WARNING!** Do not disassemble the lock mechanism.

When opening the door, always make sure the key is with drawn from the lock – if this is not done, the lock mechanism could be damaged and the key bent or broken.

We suggest you record your full Key letter and Number on the front of this manual and if replacement keys are required they can be obtained from your nearest B&D office, simply by quoting this number. If the keys have been lost and the number not recorded, it can be found stamped into the locking arm at the back of the mechanism.

**NYLOFELT®** On no account should you use grease or oil in the door guides or on the Nylofelt® running strips – the grease or oil will clog the Nylofelt® and spoil the operation of the door. An occasional wipe with a cloth dampened with mineral turps or methylated spirits, down the inside of each guide, is very beneficial in removing any trace of grease or dirt.

After the guides have been cleaned, a silicon spray may be used in the guides.

**NOTE:** WD40 or similar oil based sprays are not silicon and should not be used.

Care should be taken not to damage the Nylofelt®, however, if Nylofelt® is cut or damaged, a lighted match should be used to quickly seal the ends of the nylon braiding, so as to stop any further deterioration.

Regular maintenance required

B&D recommends that you check the operation of your Roll-A-Door® at least every six months (more regularly in extreme environments or frequent use). The effort required to manually open and to manually close the door should be about the same (if door has an automatic opener, put into manual mode before testing door). If the door is difficult to operate in either direction (up or down) then check:

1. that the Nylofelt® running strips on each side of the door have not slipped from the edge and are jamming the door;
2. that the door is running correctly in the guides and the guides are straight and perpendicular; and
3. that the inside surfaces of the guides are clean and free of obstructions. (see paragraph on care of Nylofelt®)

If you have checked these (and corrected where necessary) and the door is still difficult to operate, then your door will need a service to adjust the spring tension and possibly other operational parts of the door. This service should only be carried out by an experienced door technician, using the correct tools.

If you have an automatic opener fitted to your door, it is particularly important that you ensure the optimum operation of the door, otherwise you may reduce the effective life of the opener.

To keep your door running well, it is recommended that your door be serviced, by an experienced door technician, every 12 months (more regularly in extreme environments or frequent use), or earlier if required.

Spring tension

It is natural for springs to lose tension over time. When spring tension is adjusted or when your door is first installed it is usual to apply a little more tension than is required for balanced operation, to allow for the normal “settling in” of the springs.

Warranty

Warranty conditional on proper care as recommended above. Full details of the warranty are available in your owners handbook, from your nearest B&D office or visit the B&D website [www.bnd.com.au](http://www.bnd.com.au).