OPERATION AND MAINTENANCE

PART I – FENCE PANELS AND FENCE HARDWARE

1.01. MAINTENANCE

A. Inspection

1. A thorough visual inspection shall be done annually.
2. This inspection must include overall verification of physical condition.

B. Adjusting

Movable and removable parts (such as fastening hardware) shall be adjusted and tightened if needed when inspected or every 5 years, whichever comes first.

C. Ice and snow

In areas of extreme winter conditions, entire installation must be free of excessive ice and snow accumulation.

D. Cleaning

Powder coating may be cleaned by rinsing with water and any mild soap. To avoid any damage to the powder coating, no harsh solvents should be used.
Galvanized steel may be cleaned by rinsing with water. A nylon bristle brush can be used if necessary. If a power wash is used, ensure the blast pressure is less than 1450 psi (10MPa) to prevent damage to the coating.

E. Repair

To protect areas where the coating has been scratched or scuffed, prepare the surface by sanding off any debris or rust using steel wool. Then, apply a rust inhibiting zinc-rich paint to the affected area. Zinc-rich paints must contain either between 65% to 69% metallic zinc by weight or greater than 92% metallic zinc by weight in dry film. The coating thickness for the paint must be 50% more than the surrounding coating thickness, but not greater than 4.0 mils (100 µm).

When the primer is dry, apply touch-up paint to match the color of the product if necessary.

PART II – SWING GATES AND GATE ACCESSORIES

2.01. OPERATION:

A. To open:

Ensure that padlocks and any other locking device (drop bar, door handle, panic bar) are unlocked and allow for gate to open. Ensure that the path of the gate leaf is clear of any obstruction.
Gates with standard latch are opened by raising the mobile part of the latch and then by pushing or pulling the gate, depending on the installation.
Gates with handles or knob set are opened by turning the handle or knob set to release the lock and then by pushing or pulling the door, depending on installation.
Gates with panic bars are opened by pushing the bar.

B. To close:

Depending on gate installation, pull or push the gate leaf close until locking mechanism locks into place. If spring hinges or a door closer is supplied with the gate, it should close automatically.

C. To lock:

Gates with standard latch and/or standard drop bar are locked with a padlock.
Gates with other locking devices have their own key locking system.

2.02. MAINTENANCE

Regular inspection and maintenance of the gates is recommended to ensure proper operation. The recommended frequency of maintenance depends on the type of use:

USE	MAINTENANCE FREQUENCY
Limited use	Once every 6 months
Normal use	
Intensive use	Once every 3 months
Panic gate	Once every month

A. Gate leaf:

Gate leaf alignment should be inspected at regular intervals. Gate leaves should be free of dents and scratches and they should open freely. Make sure the gate opening and gate leaf path is kept clear of any obstruction.

B. Hinges and door closers:

Hinges and door closers should be inspected regularly for wear or debris that may affect gate operation. Lubricant should be applied regularly to ensure smooth operation.

C. Locking devices:

All movable parts of locking devices should be lubricated regularly and their working order should be checked.

PART III – CANTILEVER GATES AND GATE ACCESSORIES

3.01. OPERATION:

A. To open:

Ensure that padlocks and any other locking device (drop bar, gate handle) are unlocked and allow for gate to open. Ensure that the path of the gate leaf is clear of any obstruction.
Gates with standard latch are opened by removing the padlock and sliding the gate open.
Gates with handles are opened by turning the handle to release the lock and then by sliding the gate open.

B. To close:

Slide gate leaf close until locking mechanism locks into place. If bi-parting cantilever gate, slide both leaves so they meet in the middle of the opening to lock them together.

C. To lock:

Gates with standard latch and/or standard drop bar are locked with a padlock.
Gates with other locking devices have their own key locking system.

2.03. MAINTENANCE

Regular inspection of the gates is recommended to ensure proper operation. The recommended frequency of maintenance depends on the type of use:

USE	INSPECTION FREQUENCY
Limited use	Once every 6 months
Normal use	
Intensive use	Once every 3 months

D. Gate leaf:

Gate leaf alignment should be inspected at regular intervals. Gate leaves should be free of dents and scratches and they should open freely. Make sure the gate opening and gate leaf path is kept clear of any obstruction.

E. Gate track and wheeled trucks:

Gate track and wheeled trucks should be inspected regularly for wear or debris that may affect gate operation. Lubricant is not necessary as wheeled trucks feature permanently lubricated sealed bearings.

F. Locking devices (if applicable):

All movable parts of locking devices should be lubricated regularly and their working order should be checked.