

Winterization Checklist for Entrances and Loading Docks

Winter weather wreaks havoc on doors! Take steps to prepare your building entrances and doors for the season. Ensure that heat-loss is minimized and weather-related working hazards are minimized so you can keep your business running smoothly. Taking some extra steps to prepare them for the coming weather are essential:

Weather-stripping

Doors contain sealing elements that seal off gaps in the door opening and help buildings minimize heat loss in winter, as well as keeping rain and snow from creeping in. Replace worn weather-stripping that has outlived its' useful life and reduce energy costs.



Bottom Seals and Thresholds

Bottom seals and thresholds keep the warm air in and prevent snow and water from coming in under the door

Dock Insulating Elements

Loading docks often have a few additional elements that seal off the gap between truck trailer and the building, as well as shield the work area from the elements:

DOCK SHELTERS

DOCK SEALS

DOCK LEVELER SEAL

DOCK LEVELER WEATHER-STRIP



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Dock Weather Sealing Options



Dock Shelters

Shelters protect workers and equipment from rain, blowing snow and high winds

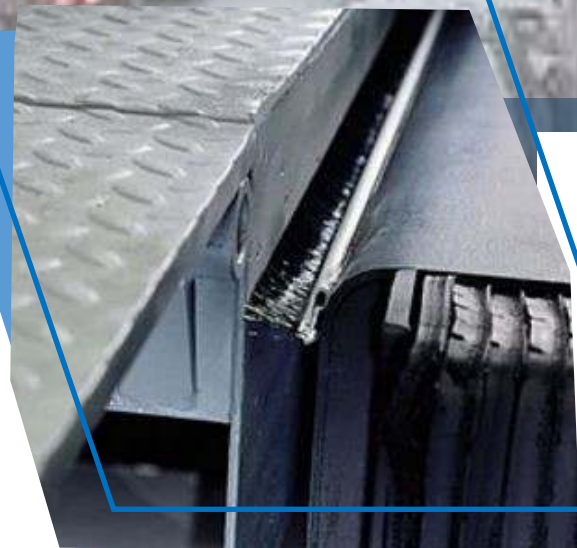
Dock Seals

Seals are designed to conform precisely to the truck trailer and provide optimum sealing off of the opening and trailer.



Dock Leveler Weather-strip

The leveler ramp is often overlooked as a point of heat loss, additional weatherstripping and sealing elements can be added to them to tightly seal off the opening.

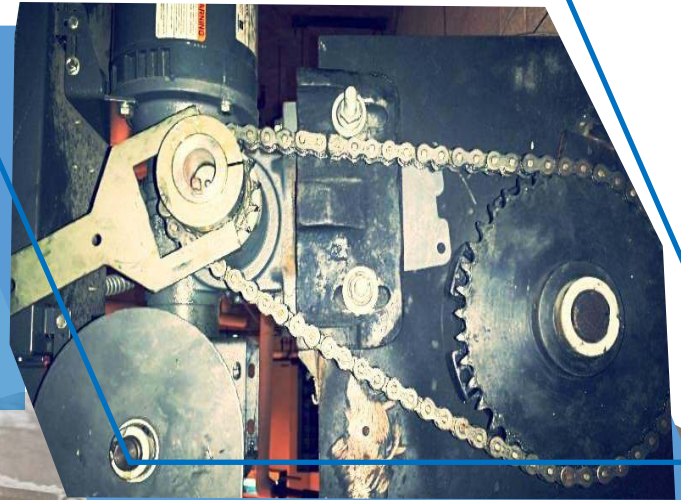


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Door Maintenance and Preventive Measures

Grease / Lubricants

Greasing and lubricating the moving components of the door is critical to extending its functioning life



Electrical Check

Having your electrical wiring and connections checked by one of our technicians ensures there aren't any loose connections or can correct a previous installer's poor work.

Motor and Limits Adjustment

Overhead doors have limits that can be set and adjusted. A bit of fine tuning can help the door seal more closely with the floor if there are any gaps or the floor surface has changed since original installation.



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Protect Yourself from Down-Time Causing Accidents

Spring Back-Up

Springs are the counter-balance to your overhead door, and after years of use they can and will break, leaving you unable to lift the door or potentially having the door fall and come crashing down to the ground, or employees! On commercial doors with varying sizes and weights, there is no one-size fits all spring, and the springs are a specific gauge and length. Ordering a spare spring or two and keeping it on site prevents downtime with a non-functioning door.



Photo Eye / Sensor Protection

Photo Eyes are placed at the bottom of the overhead door to prevent it from closing on people, cars, and other objects. The photo eye is a laser beam and the two devices must be facing each other to work correctly. It is not uncommon for the photo eyes to be bumped and hit by people or equipment and not work correctly, making your automatic door act strange or refuse to close. In the winter, plow trucks can bump these as well causing them to move out of adjustment. A solution for this issue is to add a photo eye cover, a protective shielding piece of metal that protects the photo eye.



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Swing Door Weatherization

Door Closer Adjustments

Closers shut the door and have three or more variable speeds: the closing speed, the latch speed and the back-check. These are adjustable options in how quickly the door closes. A faulty closer keeps the door open too long or doesn't close it at all, leaving the door open and letting the elements in! Maintaining or replacing closers helps keep the door shut and the weather out.



Latching Hardware

Make sure the hardware on your door lines up - the latch and strike should close the door properly and keep it shut. Inversely, the door should be easy to open for those trying to get in out of the cold quickly!

Bottom Brush / Sweeps

The bottom brush is a sealing element of a swing door. It bridges the gap between the door bottom and the floor and should be replaced regularly with wear.



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Upgrade to a High Speed Door



High Speed Doors

Many facilities that see a lot of traffic at their overhead door opening could benefit from a commercial high-speed door. High speed Doors come as a quick-rolling fabric door or as a rolling steel door and are the fastest in the industry, limiting time the door is open and saving on heat costs!

IMPORTANT: Fire Safety and NFPA 80

Winter is also a time when apartment fires rise as tenants overload decorations, leave unattended space heaters or have cooking accidents. Make sure that your building fire protection system is ready for the challenge - have your fire rated doors tested. The National Fire Protection Association (NFPA) Bulletin 80 requires building owners to test their fire

-rated doors



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