



# NEWSLETTER Autumn Extra 2017

## FOR THE INDUSTRY



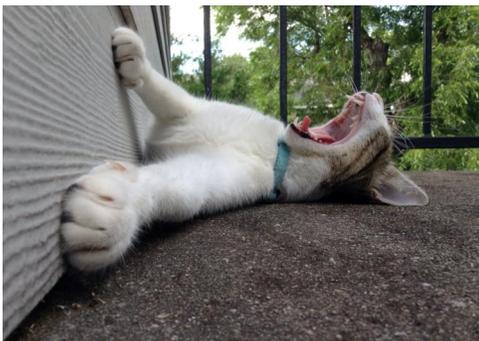
### In This Issue:

- Doors with Excessive Force in Closing
- Multi Unit Door Sensor Positioning

### **Doors with Excessive Force in Closing**

Complaints come in on faulty/non-compliant doors in rental situations – force measurement (recent enquiry re non reversing door, after being “fixed” still exerted considerable force on hand before reversing and did not reverse from 40mm object on floor) .

A two year old child was trapped under a closing, automatically operated sectional door. The mother was initially unable to release the child and had to retrieve the remote and free the child who was by then unconscious. The mother, a nurse, then had to perform CPR to revive the child who was taken to hospital. He has since been released but had sustained some severe bruising.



A 19 month old child was knocked to

ground by sectional door with sufficient force, before reversing, to render him unconscious and not responsive for 3 minutes – mother eventually got him from under the door and brought him round and he is OK now. Issues in both cases above included.

- Garage door did not initially reverse which may have been contributed to by wife repeatedly pressing any or all of the buttons on the remote.



- Mother was not aware the manual release handle may have been an option to get the child from under the door.
- The child was not observed being in the vicinity of the closing Door.
- The owners of a garage door should be made aware of the need to keep children away from a moving garage door and how to operate the manual release system. ~Safety manuals and instructions should be made available to the owner(s) ~ Safety labels should be affixed near the door to increase child safety awareness.
- Owner believed the door setting adjustment was set at too high a force contributing to the incident.

Other owner categories such as Strata Bodies, Landlords and



agents are duty bound to provide to tenants/occupiers premises which incorporate compliant equipment for consumer safety and to be aware of the maintenance requirements of that equipment, and to act to rectify faults in such equipment. If the door has caused an injury or damage (impact damage reported), the landlord and agent could be culpable if the door was not maintained according to manufacturer's instructions or owner's manual.

A reversing function is a standard feature in a compliant automatic garage door opener and is comprised of a primary (force reversal system-In built) and / or secondary (Light barriers [IR-beams]; Pressure pads; Door edge contact sensors) entrapment protection device(s) which are mandated by Standards.

AGDA recommends annual maintenance checks as per Consumer Safety Leaflet available at [www.agda.org.au](http://www.agda.org.au). It is possible that either the door was poorly installed, or door and/or opener were in poor condition or not compliant with regulations, or sensing equipment not optimally located. So subject to having been provided a complete and accurate description, fault is unlikely to be attributable to the tenant/occupier.

## **Multi Unit Door Sensor Positioning**

Probably the most frequent number of enquiries to AGDA from consumers relates to multi car Apartment and commercial door failures. Typically the question is "are there standards covering the doors?" as accidents have occurred through early door closure involving vehicle damage, and often it seems beam positioning issues may contribute to failure of the door system to detect an object in the door closure zone.

### **What is a Compliant Automated Commercial Door Installation ?**

1. The Opener must be compliant with AS/NZS 60335.2.103
2. a. On automated commercial doors with "deadman" control, where in the close direction the door will operate in "Hold to Close" or "Inch Mode" only - External Entrapment Protection Systems are not required.  
b. On automated commercial doors where the door is required to latch close on the single press of a control or signal from an access control device - External Entrapment Protection Systems must be installed. In such cases one of the following Entrapment Protection Solutions must be installed;
  - i. A monitored Light Curtain System, or
  - ii. A monitored (8k2) Bump Edge affixed to the leading edge of the door, coupled with a monitored IR Beam System installed to detect an object of 100mm height, at the floor.
3. All required warning labels are attached.

4. A protective guard is installed where required (eg; if the commercial door opener is installed at a height of <2.5m, mechanical hazards must be guarded).

### **Responsibilities**

Commercial Door Automation Suppliers should;

- Supply a compliant opener that provides all the necessary safety inputs so the installer can ensure that every commercial door automation system can be made compliant.

Commercial Door Manufacturers & Installers should;

- Advise customers of the requirements of the standards.
- Ensure all quotes, tenders & submissions state that the quoted installation will meet the requirements of the standard.
- (If the manufacturer is the installer), ensure that the commercial door automation system functions in accordance with the standard prior to handover to the client.
- Ensure clients are provided with advice regarding the safe operation of the door.

Independent Commercial Door Installers & Service Contractors should;

- Ensure that the system can be configured to meet the standard prior to commencing an installation.
- Ensure that the commercial door automation system functions in accordance with the standard.



- Ensure clients are provided with advice regarding the safe operation of the door.

Building Design Engineers & Architects should;

- Ensure all specifications for commercial door automation systems insist the installation complies with the requirements of AS/NZS 60335.2.103

End Users, Developers & Commercial Property Owners/ Occupiers should;

- Demand confirmation from the door installer/supplier that the commercial door automation system installation meets the standard.
- Understand that WHS law requires workplaces to be safe, whatever the purpose. A commercial door is a substantial moving object, so to ensure all risks are mitigated, the functional requirements of all doors should be assessed by a competent person to ensure the installation and operation complies with the standard.