

Sectional Overhead Door Kit Installation Instructions

This B&D Door kit complies with AS3959-2019 when it is installed and operated in strict accordance with the following installation instructions. Failure to comply with the following instructions may result in death, serious personal injury or property damage.

These instructions are intended for qualified garage door installers, who have completed the B&D BAL-Maze® installation training.

1.0 installation safety warnings



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

- Avoid twisting.

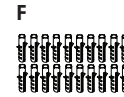
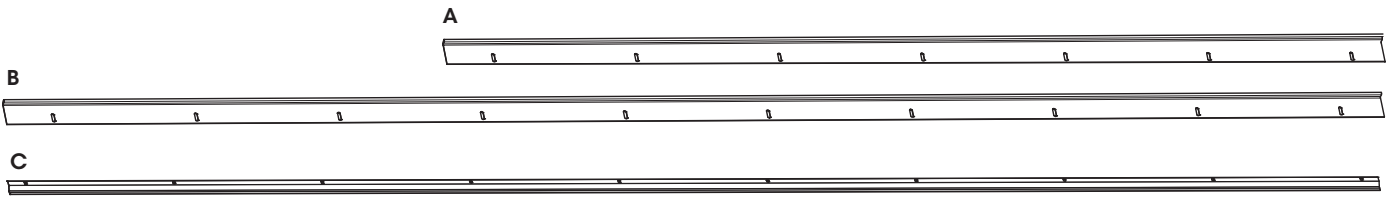
Fall from ladder

- Ensure ladder is the correct type for job.
- Ensure ladder is on flat firm ground that will take the weight without the legs sinking.

Hand Tools

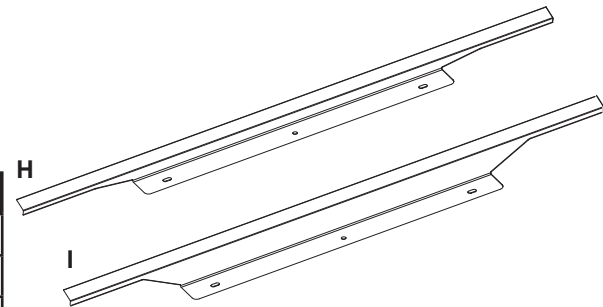
- Ensure user has 3 points of contact while on ladder.
- Wear appropriate PPE and utilise operators manual of all tools.
- Use appropriate noise/hearing protection in the form of ear plugs or ear muffs.
- Ensure appropriate fire protection available and housekeeping to ensure that flammable liquids or materials are removed from the area of work.

1.1 parts checklist & tools



		BAL-MAZE KITS		
		SD0482	SD0483	SD0484
ITEM	DESCRIPTION	QTY	QTY	QTY
A	SEAL STEEL JAMB BAL 2600	2	2	1
B	SEAL STEEL JAMB BAL 3600	1	2	4
C	SEAL STEEL TOP PANEL BAL 3600	1	2	2
FASTENER BAG FK0047				
D	SCREW TEK 8GX18TPIX12MM BUTTON HD	10	20	20
E	SCREW 8G-15X25MM BUTTON HD BLK ZP	20	40	40
F	PLUG NYLON WALL 6X30	20	40	40
FASTENER BAG FK0046				
G	SCREW TEK 8GX18TPIX12MM BUTTON HD	42	42	42

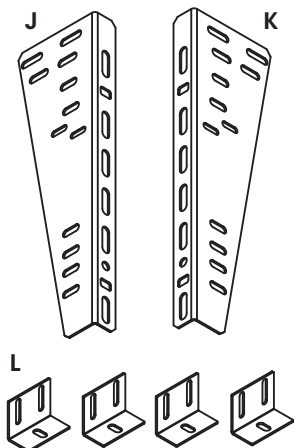
		BAL-MAZE PANEL KIT			
		KBALSP		KBALSPH	
		4 PANEL	5 PANEL	6 PANEL	7 PANEL
ITEM	DESCRIPTION	QTY	QTY	QTY	QTY
H	PANEL SEAL STEEL LABYRINTH OVLP 30	8	10	-	-
I	PANEL SEAL STEEL LABYRINTH OVLP 50	-	-	12	14



Tools required: Tube of Selleys FlameFlex



		BAL BRACKET KITS
		SD0493
ITEM	DESCRIPTION	QTY
J	LH VERTICAL BRACKET	1
K	RH VERTICAL BRACKET	1
L	TRACK BRACKET	4



1.2 fitting seals

- Measure the height and width of the opening per Fig 1.1, these will be the lengths of your jamb (B) and lintel (A) seals. Lintel seal (A) should be about 6mm longer than opening.
- Cut the jamb (B) and lintel (A) seals, ensuring no gaps at the floor or corner joint as per Fig. 1.2.
- Place the lintel seal in position. It must overhang the edge of the jamb by 3-4mm and be level with the lintel.
- Starting at each edge, mark the first hole, then marks approximately 500mm apart for all other holes using seal holes as a guide.

CAUTION: Take care when drilling into bricks. Do not apply too much pressure or use the hammer effect immediately, as it may result in cracking the edge of the brick.

- Pre-drill holes, loosely mount the seal with:
STEEL SUBSTRATE - Button head screws (E).
BRICK / PLASTER SUBSTRATE - Insert wall plugs (F) into holes. Affix seal with button head screws (E).
- Place the left side jamb seal in position, flush with the edge of jamb. The bottom edge with no gaps to the ground, the top edge should be overlapped by the lintel seal to close all gaps.
- Repeat steps d - e to mount seal. Then do the same for the right hand side.
- Use Selleys FlameFlex as per its instructions, to fill any gaps between the bottom edge of the face of the lintel and any mortar joints.
- Tighten all fixings ensuring there are no gaps. Clean up any excess sealant with mineral turps.

IMPORTANT! Commence assembling the vertical tracks and door panels as per the door installation instructions, remembering to replace vertical brackets and track brackets from the parts box with the extended slot brackets (J) and (K) and track brackets (L) from BAL bracket kit SDO493 and refer back to these instructions before Section 3.0 Installing vertical tracks.

1.3 preparing panels

- Place the panel seal (H) or (I) on the end stile at each end of the panel and ensure they fit lip to lip as per Fig 1.3.
- Insert one tek screw (G) in each of the end slots, check and adjust (bend of seal should be touching panel face), before fitting tek screw to centre hole to lock in place as per Fig 1.3.

CAUTION: DO NOT apply too much pressure when securing as it will create gaps.

- Repeat the process for all the panels. The seal is designed to seal against the face of the panel as per Fig 1.4.

CAUTION: Store panels carefully after seals are fitted to prevent damage.

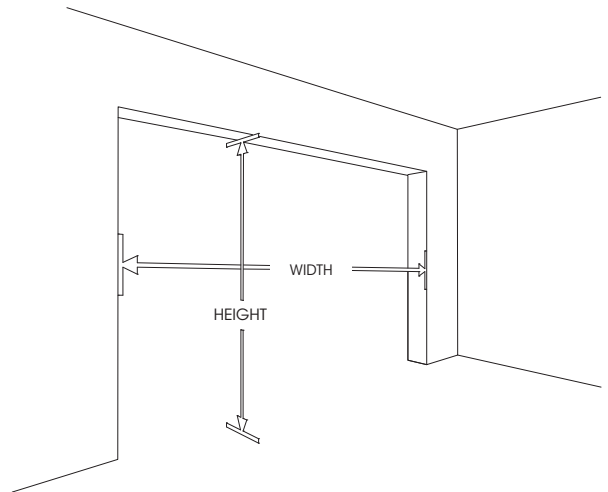


Fig. 1.1

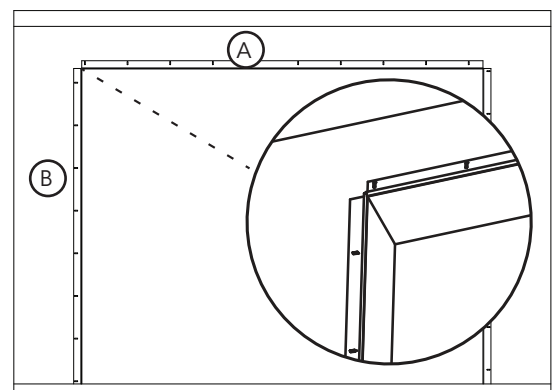


Fig. 1.2

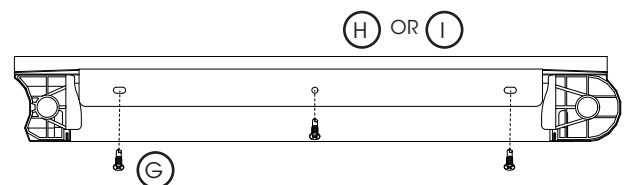


Fig. 1.3

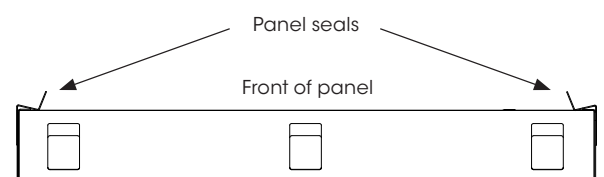


Fig. 1.4

1.4 fitting the top panel seal

- a) Measure the top panel and cut the top panel seal (C) with overlap of seals (H) or (I) by 5mm on each side. Ensure there are no gaps at each corner where it joins the side seals.
- b) Secure the seal with tek screws (D) as per Fig 1.5.

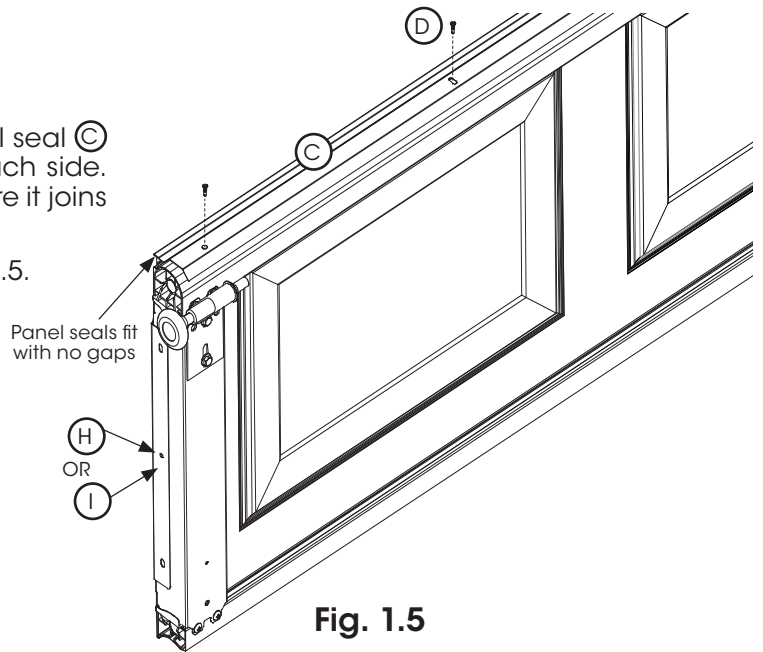


Fig. 1.5

1.5 track installation

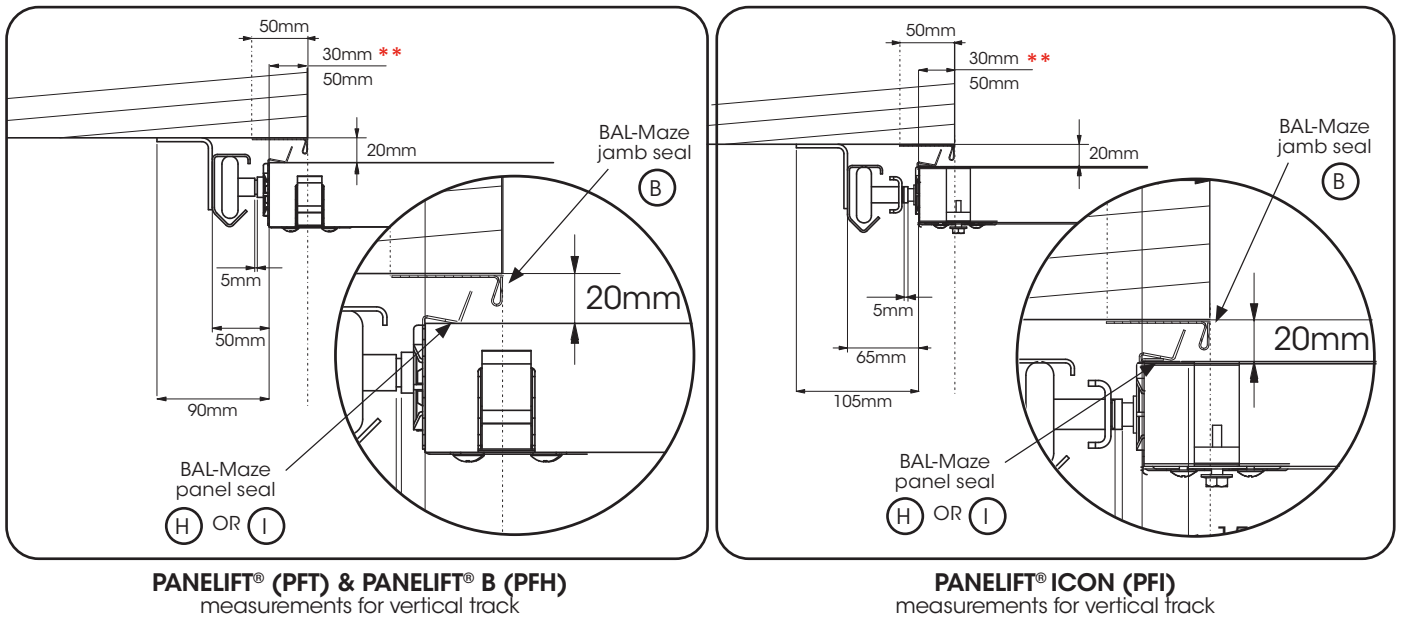
- a) Proceed with door installation instructions from Section 3.1 Installing the vertical tracks.
- b) When positioning the tracks in the brackets, pull them away from the wall, allowing clearance for the BAL-Maze® seal as per Fig 1.6.



For some restricted sideroom setups, sections of the BAL-Maze® seal may need to be cut out to fit the bracket.



BRICK/RENDERED WALLS - it is recommended to have spacers for flag and track brackets, for walls that require extra adjustment.



PANELIFT® (PFT) & PANELIFT® B (PFH)
measurements for vertical track

PANELIFT® ICON (PFI)
measurements for vertical track

Fig. 1.6

** 4 - 5 panel doors 30mm minimum overlap (35mm recommended)
6 - 7 panel doors 50mm minimum overlap



1.6 adding panels

Before following Section 3.2 of the door installation instructions take note of the following.

CAUTION: Take extra care when lowering panels into the tracks so as not to damage the face of the panel on the jamb seals.

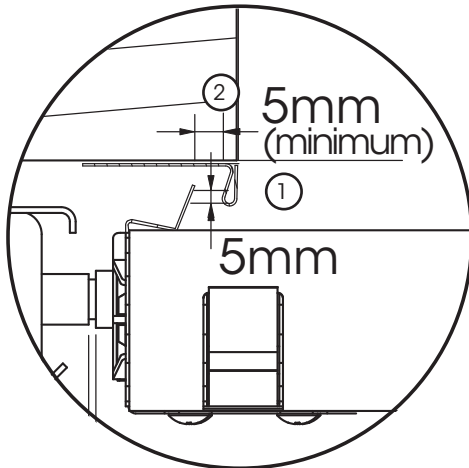


Fig. 1.7

- The overlap ① between the jamb and panel seal must be about 5mm with no direct path through the seals for embers to pass Fig 1.7.
- This distance ② between the seals will be enough to prevent the seals catching.
- Ensure when adding each panel that every panel seal aligns with the below panel seal on both sides.

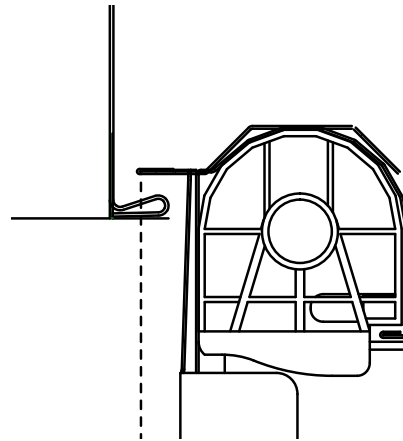


Fig. 1.8

- Place the top panel in position the same as lower panels, making sure that the side seals are aligned and the top seal and the lintel seal are positioned as shown in Fig 1.8 with a minimum gap of 5mm.
- The distance between the seals will be enough to prevent the seals catching.

Follow the door installation instructions to complete the installation of the door and refer back to these instructions for below final check.

1.7 final checks

- Test the door ensuring the seals do not catch during operation. The bottom rail shouldn't come in contact with the jamb seal. Adjust flag and track brackets if required.
- Make sure the seals have no gaps at the side seal joints, the top panel corner joints and all gaps between the lintel, jamb seal and the structure have been filled with Selleys FlameFlex sealant.
- If opener is installed, adjust the close limit to minimise the gap between the bottom rail and the ground.
- Ensure the bottom rail rubber seal is cut about 50mm longer than the door on each side to allow for future shrinkage.
- Finally complete the compliance label that is attached to the middle panel.

b&d		BAL-Maze®					
CSIRO tested BAL-Maze® BAL-Rated Garage Door							
Model No:						Sales Order:	
Date of Manufacture:							
Door Classification:							
Curtain Balance Weight:						kg	
BAL Classification:							
Compliance to AS3959-2019 when installed as per B&D Installation instructions by a B&D approved dealer / installer							
APPLICATION	BAL-12.5	BAL-19	BAL-29	BAL-40	BAL-FZ		
Vehicle Access Garage Door	✓	✓	✓	✓	✗		
✓ = COMPLIES ✗ = DOES NOT COMPLY							
Installed by:						Date:	
Installer ID:							
P/N M50216							
www.bnd.com.au							



tip Use a 3mm diameter stick/wire to test there is no gaps more than 3mm anywhere around the door.