



# Trac-Rite<sup>®</sup>

## Door, Inc.

# ROLLING CURTAIN DOOR INSTALLATION, MAINTENANCE & PARTS MANUAL MODEL 988 & 988WL



## WARNING

Read manual prior to installing door. Overhead doors are large, heavy objects that move with the help of springs under extreme tension. Since moving objects and springs under tension can cause injuries, your safety and the safety of others depends on you reading and following the information in this manual. Re-check your work prior to operating door.

POTENTIAL HAZARD	EFFECT	PREVENTION
<b>MOVING DOOR</b>	Can Cause Serious Injury or Death	Keep people clear of opening while door is moving. Get help or use support when lifting new door into place.
<b>EXTREME SPRING TENSION</b>	Can Cause Serious Injury or Death	Installation, repairs, and adjustments must be made by a qualified door mechanic using proper tools, methods, and instructions. Before winding torsion spring, make sure door is fully open and curtain is wrapped on barrel.

## NOTE!

**DO NOT CUT BANDS** which hold door in a roll. You will be informed when to cut bands within this manual. No guarantee will be given or responsibility accepted by Trac-Rite Door if door is not installed as instructed. For proper operation, follow instructions given.



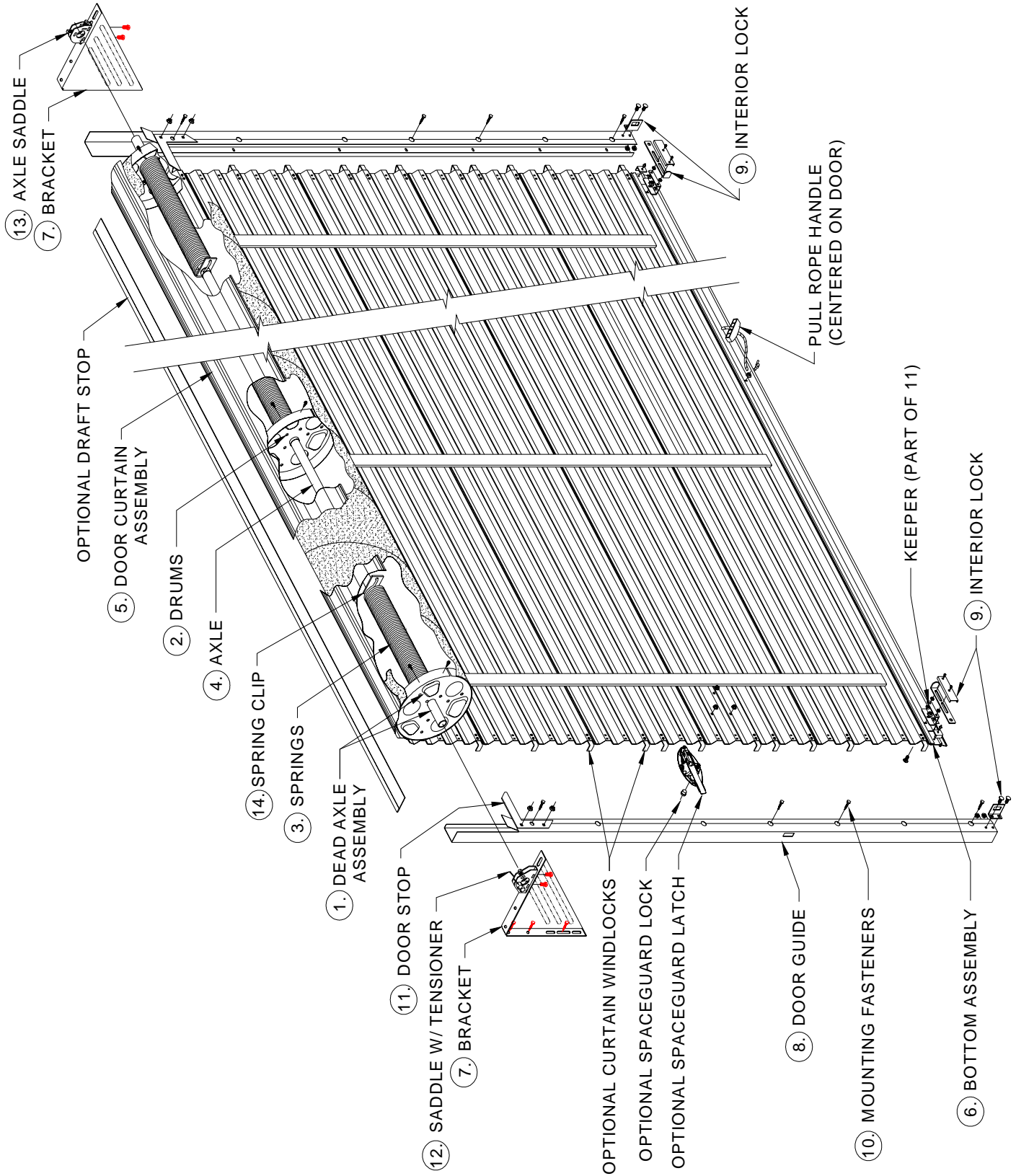
## CAUTION

Use proper lifting equipment and correct lifting procedures to avoid injury.

216 Wilburn Road, Sun Prairie, WI 53590  
Phone: 800-448-8979; Fax: 800-236-8722  
Technical Help Line: 888-700-TRAC (8722)  
Web Site: [www.tracrite.com](http://www.tracrite.com)  
E-mail: [tr@tracrite.com](mailto:tr@tracrite.com)

This Manual MUST Be Left with the Owner.

# Door Assembly - Parts Layout



\*\* 2 PIECE GUIDES STANDARD ON ALL DOORS TALLER THAN 14' 10"\*\*\*



# WARNING

**Improper installation of anchoring devices or installation into aged or unsound concrete block or other wall material may result in premature product wear, product failure, property damage or serious personal injury.**

Prior to beginning door installation, read the instruction manual in its entirety. Please contact Trac-Rite with any questions at 888-700-8722. Answering questions up front will greatly reduce the probability of installation miscues.

### 1. GENERAL:

In this document, the following terms are defined as:

Warning - serious personal injury or death can result from failure to follow instructions.

Caution - minor injury or property damage can result from failure to follow instructions.

Note - special attention should be given to the instructions.

## NOTE!

**Do not install this rolling steel curtain door unless you read and understand the installation instructions!**

**- Do not cut the bands which hold the door curtain in a roll!** This is performed once the door has been hung in the opening.

- Once the door has been installed, you will find full door height strips of white felt tape on the inside of the door curtain. **Do not remove!** It is not packaging material.

### 2. INSPECTION:

2.1 Door and Hardware: Upon receiving the door shipment, immediately inspect the door and hardware for damage. Verify the product received with the packing list. Damages and/or shortages should be reported immediately to Trac-Rite customer service at 800-448-8979. Please have your bill of

lading and packing list to reference when reporting shortages or damage. Do not install damaged material without authorization from Trac-Rite.

2.2 Door Width Verification: The door curtain width should measure 5" greater than the framed opening width. If the door is equipped with windlocks, the curtain width should measure 3" greater than the framed opening.

2.3 Framed Opening Verification:

- Proper size dimensionally?
- Opening square? Plumb?
- Is the jamb structurally/dimensionally adequate? Reference paragraph 3. Jamb Preparation for specifics.
- Clearances? (Reference Figure 1)

### 3. JAMB PREPARATION:

3.1 Are the jambs structurally and/or dimensionally adequate to accept door brackets and guides? **Trac-Rite is not responsible for the structural integrity of the jamb itself!**



# WARNING

**Do not use model 944 and 955 hardware on model 988 doors. It is not structurally adequate. If door falls, serious injury and/or damage to door can result.**

3.2 **Trac-Rite does not supply fasteners for attaching the door brackets and guides to concrete or concrete masonry jambs.** Trac-Rite does supply fasteners for metal and wood jambs.

- Door bracket to jamb fasteners must be 3/8" in

RECOMMENDED INSTALLATION CLEARANCES					
OPENING HEIGHT	A *	B *	C WOOD/ STEEL	C MASONRY	C MOTOR OPERATOR
7' - 10" - 16' - 0"	20"	22"	7.5"	9"	21.5"
7' - 10" - 16' - 0" WL	21"	23"	7.5"	9"	21.5"

\* ADD 1" TO A AND B FOR INSULATED DOORS.

\*\* IF CHAIN HOIST IS NOT PURCHASED, AXLE CAN BE CUT OFF FOR EXTRA SIDE CLEARANCE

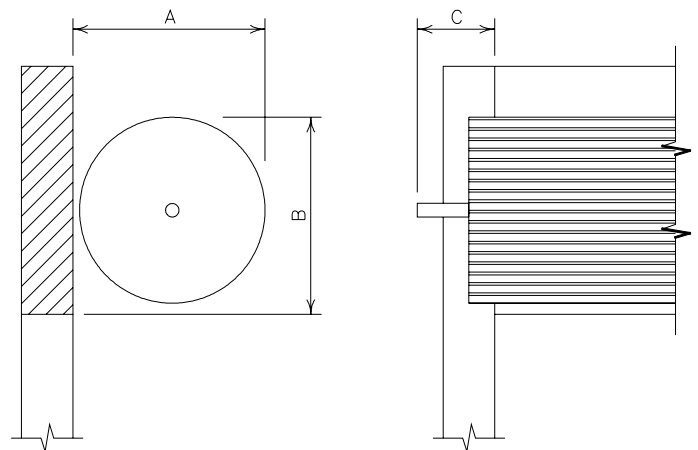


Figure 1.

diameter, and be constructed of ASTM A-307 steel or greater.

- Door guide to jamb fasteners must be 1/4" in diameter, and be constructed of ASTM A-307 steel or greater.

3.3 Pre-drill jambs to accept door brackets; 7/16" diameter holes for 3/8" nuts and bolts in steel jambs, proper size pilot hole for 3/8" lag bolt in wood jambs. Hole locations are shown in Figure 2. Do not pre-drill jambs for door guide installation. NOTE: Door must be hung level to ensure proper tracking.

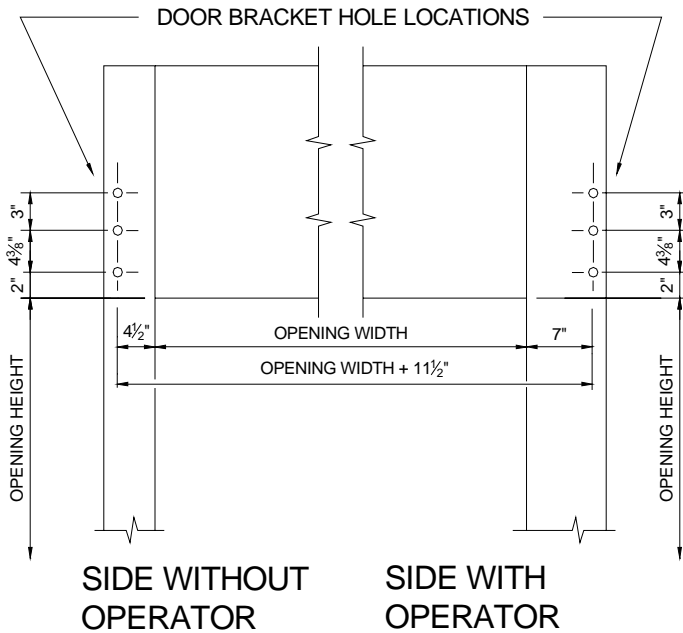


Figure 2.

4. DOOR PRE-ASSEMBLY:

**NOTE!**

**OPTIONAL OPERATOR CAN BE INSTALLED ON EITHER END OF DOOR ASSEMBLY.**

4.1 Position the door in the opening as shown in Figure 3. Be sure to place the door on protective material to prevent damage to the curtain.

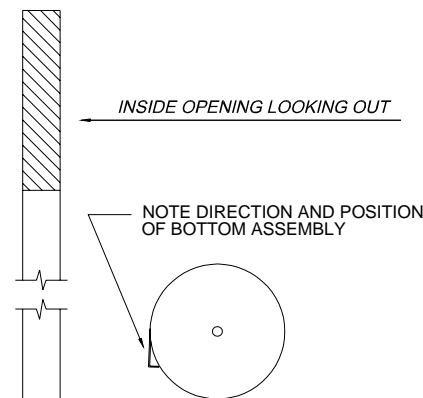


Figure 3.

4.2 **OPTIONAL REDUCED DRIVE SYSTEM** Install the sprocket on the preferred side of door assembly and secure with 3- 3/8" x 1" bolts.

4.2.1 Slide the chain hoist assembly on the axle and align the sprockets parallel to each other.

4.2.2 Connect the drive chain around both sprockets, using the masterlink provided. Do not secure the chain hoist assembly to the axle at this time.

4.3 Slide the axle saddle onto the axle after the chain hoist is in place.

4.4 On the opposite side of the reduced-drive chainhoist, slide the saddle with the tension device on the axle (tensioner). Slide the axle saddle onto the axle on the side with the reduced-drive chain hoist.

5. BRACKET MOUNTING:

5.1 Mount the Right and Left bracket according to the spacing in Figure 2. Make sure there is enough spacing for the reduced-drive chain hoist on the chosen side of the door assembly. Fasten using the pre-drilled holes and fasteners described in Section 3.

6. HOIST DOOR INTO OPENING:

**! WARNING**

**DO NOT allow persons to ride on forklift or other hoisting equipment being used to lift the curtain assembly into position. Do not permit any persons to climb on ladders near the curtain assembly while it is being hoisted. Should the curtain assembly slip, SERIOUS INJURY or DEATH to persons standing on ladders or riding on lifting equipment can occur.**

6.1 Utilizing whatever method currently available (forklift, block and tackle, etc.), hoist the door up over the mounted brackets. Protect the door while lifting by padding the forks of the forklift.

6.2 Position the door on the brackets so the tensioner and axle saddle rest safely on the top flange of the bracket. Make sure arrows on the tensioner and axle saddle are pointing in the correct direction.

6.3 Door should be positioned as close as possible to the header and still be able to rotate and clear the bottom bar. The door should also be centered in the opening.

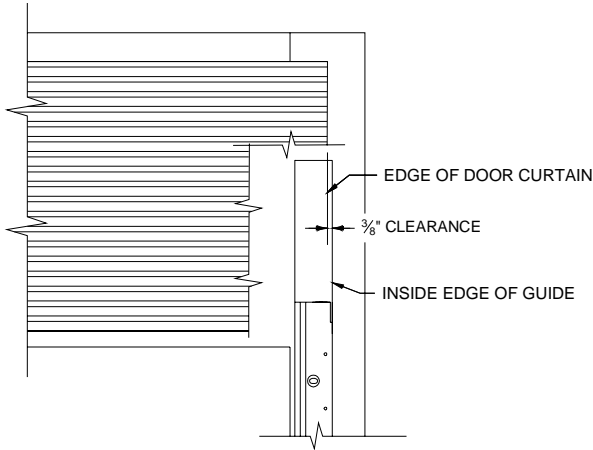
**! WARNING**

**Do NOT allow door assembly to roll off brackets or move sideways off edge of bracket. If door falls, serious injury or death and/or damage to door can result.**

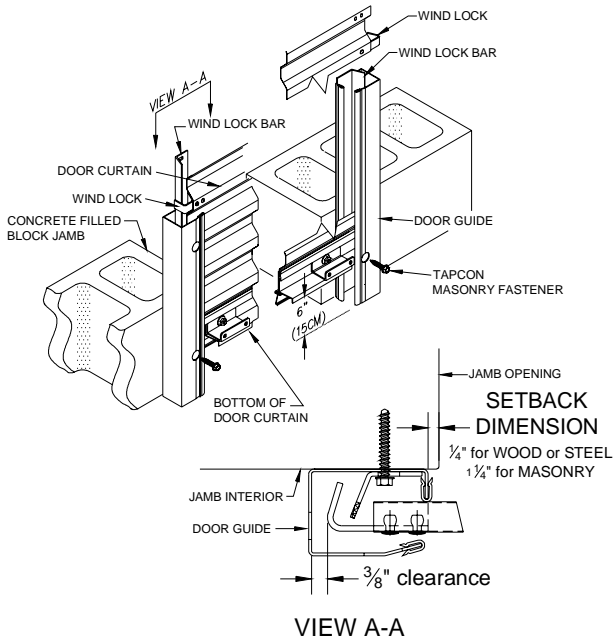
6.4 Fasten the tensioner and the axle saddle to the bracket using 4 - 3/8-16 X 1" hex bolts.

**7. GUIDE POSITIONING**

7.1 Position the guides against the jambs according to the clearance shown in Figure 4 (Figure 5 if windlock model). Loosely fasten the guides to allow slight adjustment (guides on doors 14'-10" and taller will have a splice). **DO NOT** install the remaining fasteners until such time as the adjustment is true. Level one guide and loosely install a second fastener in the bottom hole. If mounting to masonry, install clips provided as shown in Figure 6. Align the clips with the holes along the length of the guide and flush with the back of the guide. (Anchors by others).



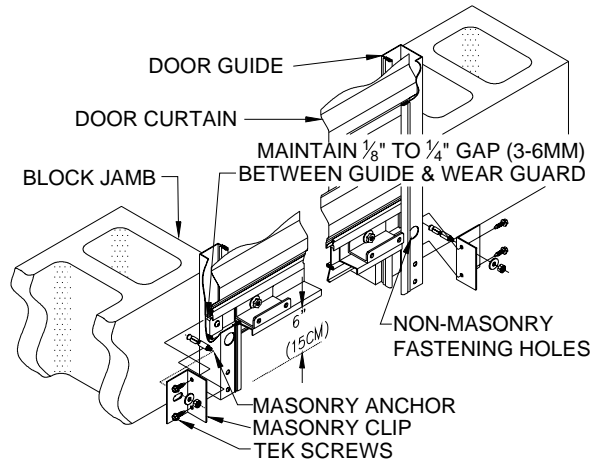
**Figure 4.**



**Figure 5.**

**8. PRE-TENSIONING & TOP STOP ASSEMBLY:**

8.1 Install the track bolts, door stops and whiz nuts in each side guide as shown in Figure 7. Do not tighten at this time.  
 8.2 Bend the guide tabs out slightly (about 1/4"). Standing inside the opening looking out, place your hand on top of the door and push away from you rotating the door nest (Figure 7). Rotate the door nest two complete revolutions. Hanging

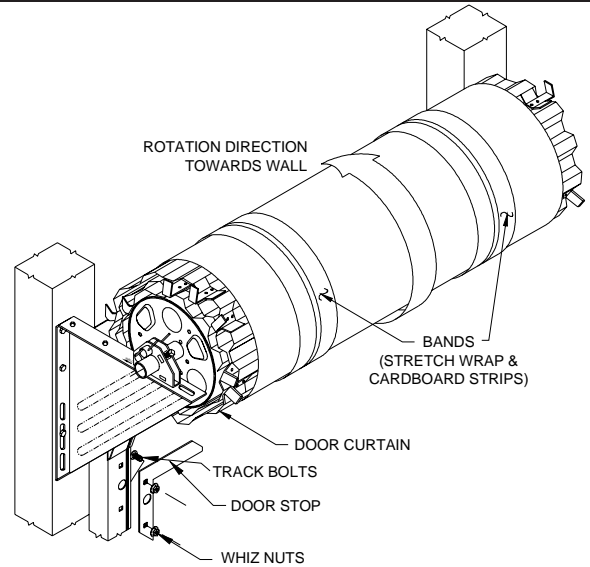


**Figure 6.**

on to the door bottom assembly, carefully cut the steel bands and feed the door curtain into the guides, moving the door stops aside to let the bottom bar move past. Pull the door bottom assembly down to waist level.

**CAUTION**

Care must be taken that the door does not spin around free as this may cause personal injury and/or damage to the door. **DO NOT** grab the springs or unbolt the springs while there is tension on the door as this may cause personal injury.



**Figure 7.**

**WARNING**

Immediately install keepers and door stops. These devices will prevent the door from rolling up and out of the guides.

8.3 Attach the two keepers to the bottom interior edge of the door with one (1) 1/4" carriage bolt and whiz nut in each keeper. (Figure 8)

8.4 Tighten door stops installed in paragraph 8.1 making certain track bolts are seated in guides. (Figure 8)

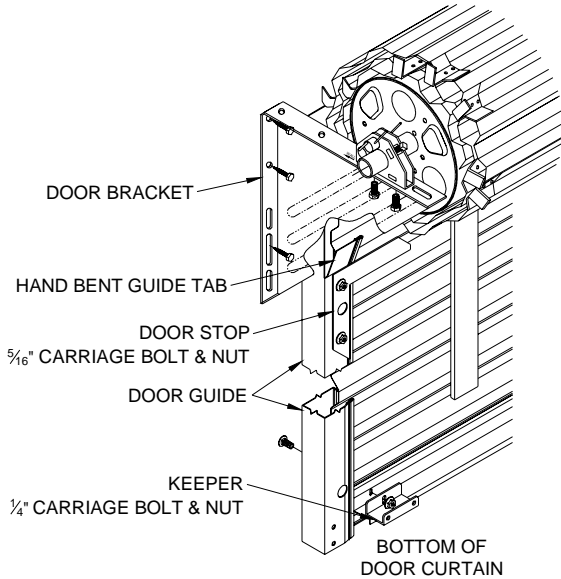


Figure 8.

## NOTE!

After completing Step 9, confirm the door is operating as it should prior to installing any remaining doors. This will reduce the risk of multiple installation errors.

### 9. GUIDE ADJUSTMENT:

9.1 With the door approximately 6" from the floor, adjust the guides so if you grab the door by its bottom assembly, you shall be able to move it laterally approximately 1/4". Once the guides are adjusted properly, install the remaining fasteners and firmly tighten them.

9.2 Attach guide warning label (shown in Figure 9) to the guide at eye level.

9.3 Attach tension adjustment warning label (shown in Figure 9) either on the door bracket with the tensioner or to wall at eye level.

### 10. FINAL POSITIONING:

10.1 With the door in the fully open position, loosen all 3/8-16 x 1" wizlock bolts that connect the axle saddles to the door bracket.

10.2 Push the door assembly as close as possible toward the header while also allowing it to rotate freely. Each end of the door should be equal distance from the header. The curtain must be centered in the opening.

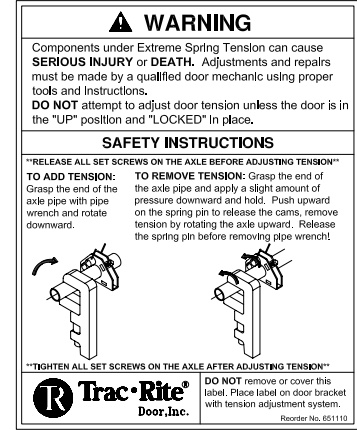
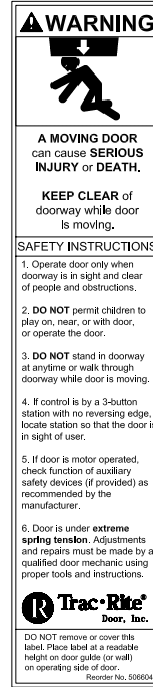


Figure 9.

10.3 Tighten all 3/8 -16 x 1" wizlock bolts that were loosened in 10.1.

### 11. INTERIOR LOCK INSTALLATION:

11.1 Position door at waist level.

11.2 Assemble components as shown in Figure 10, noting that two (2) high collar lock washers are placed over each 1/4" one-way screw to allow the lockbar to slide freely.

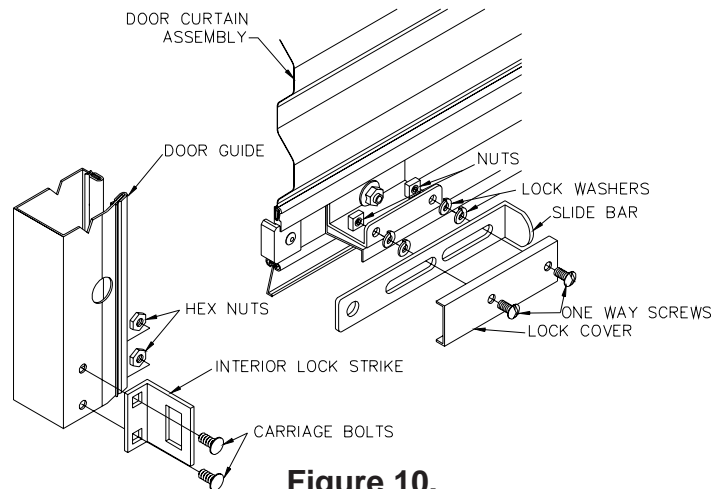


Figure 10.

11.3 As the 1/4" screws are being tightened, move the lockbar to assure that the high collar lock washers are inside the slots in the lockbar.

11.4 Mount the lock strike to the bottom of each guide, as shown, with two (2) 1/4" carriage bolts and jamb nuts through the pre-punched holes.

## 12. OPERATORS:

12.1 **Manual operation** -- Pull rope handle: Tie a knot in one end of the rope. Slide the plastic handle onto the rope and pull the knot up into the handle. Pass the other end of the rope through the hole in the center of the bottom edge of the door and tie another knot in the end to keep the rope from pulling through.

12.3 **Reduced-drive operator** — 8:1 chain hoist assembly should be installed as described in Section 4 and shown in Figure 11.

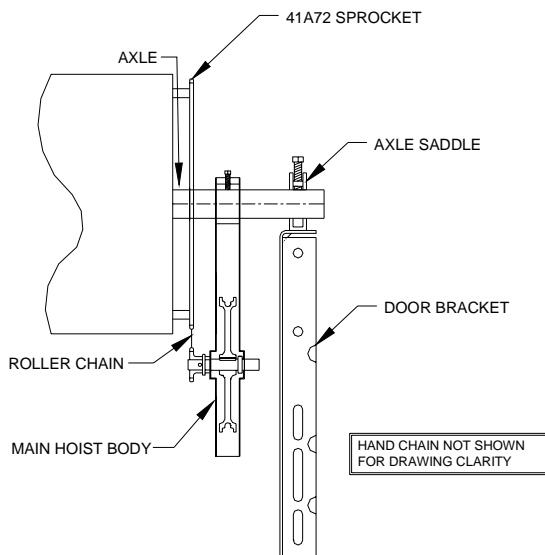


Figure 11.

12.3.1 Feed hand chain through and around pocket wheel. Shorten chain so that it does not lay on the floor (1' to 3' off floor). Close chain making certain there are no twists in the chain.

12.3.2 Attach chain keeper clip to wall (4' to 5' above floor).

12.3.3 Before operating chain hoist make sure the chain hoist assembly is secured to the axle.

## 13. TENSION ADJUSTMENT SYSTEM USE:



# WARNING

Components under extreme spring tension can cause **SERIOUS INJURY** or **DEATH**. Adjustments and repairs must be made by a qualified door mechanic using proper tools and instructions. **DO NOT** attempt to adjust door tension unless the door is in the "UP" position and "LOCKED" in place.

13.1 Before adjusting tension on door, loosen all 3/8-16 square head set screws in the tensioner, axle saddle, and chain hoist if applicable.

13.2 To remove tension, grasp the end of the axle pipe with a pipe wrench and apply a slight amount of pressure downward and hold. Disengage the cam lock by pushing back on the



# WARNING

Serious injury may occur if the door tension is not fully assumed by the pipe wrench before releasing the tension on the tension device by pushing upward on the spring pin. Never force the spring pin. The door tension must be released before pushing on the spring pin.

13.3 To add tension, grasp the end of the axle pipe with pipe wrench and apply pressure downward. The cam locks will disengage as pressure is being applied. The tensioner will automatically grip the axle and hold the new tension.

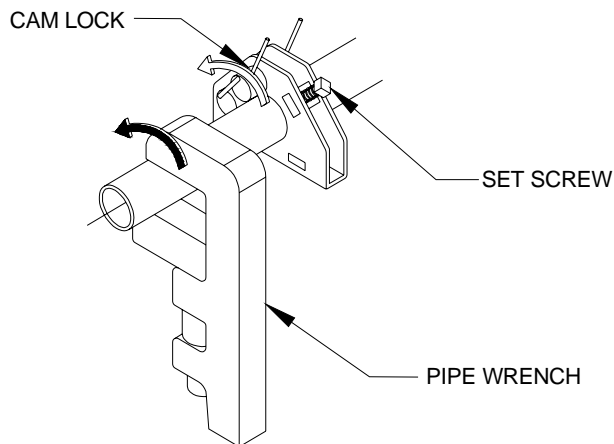


Figure 12.

13.4 Retighten all 3/8-16 square head set screws that were loosened in 13.1.



# WARNING

Never operate door if the 3/8-16 square head set screws are not fully tightened on the axle saddles.

13.5 Repeat step 13 as needed.

# NOTE!

If the door is easy to close, but hard to open, increase the spring tension. If the door is hard to close, but easy to open, decrease spring tension.

## 14. OPTIONAL FIELD INSTALLED DRAFT STOP OR BRUSH SEAL:

14.1 Place the door in the closed position before installing the draft stop. Note that with the door down, the curtain may bow slightly near the top towards the inside; this bowing is normal. For the draft stop to be effective, it should follow the "bow" in the door curtain so that it stays in contact across the entire width of the door curtain. Starting at one end, attach to header every 9 inches with appropriate fasteners. Cut to length if necessary.

14.2 Place the door in the closed position before installing the brush seal. Position brush seal so that it just touches the flat portion of the curtain. See Figure 13. Fasten brush seals to jamb every 12 inches with appropriate fasteners.

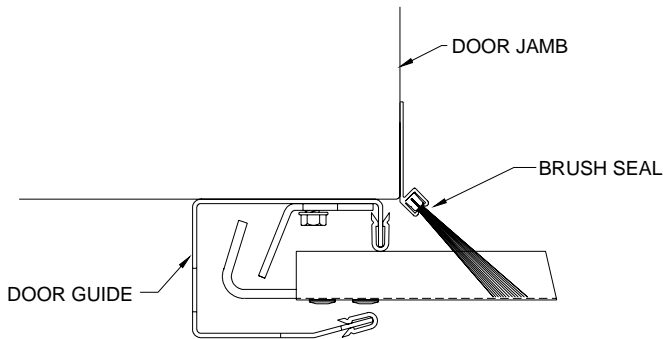


Figure 13.



## CAUTION

Excessive force in operation may cause damage to the door.

## 15. MAINTENANCE

15.1 INSPECTION: Visually inspect the entire door monthly for general cleanliness and ease of operation.

15.1.1 Inspect the guides and curtain for wear and/or accidental damage.

15.1.2 Inspect all fasteners and anchor bolts for loose, damaged, or missing parts.

15.1.3 If door is equipped with a chain hoist mechanism, inspect it for missing parts.

15.2 CLEANING: No specific cleaning procedures are required for your Trac-Rite rolling door. Clean as needed following good housekeeping practices.

15.2.1 Periodically clean any accumulated dirt from guides; remove any debris from the guide channels at the floor.

15.3 LUBRICATION: Lubricate the following every six months or more in dusty and/or wet operating environments.

15.3.1 Guides: Open the door. Spray silicone spray, Pledge™, or Zep 45™ onto the door guide runners and inside the guide.

15.3.2 Lock: Spray the slide lock with silicone spray or Pledge™ to promote smooth lock operation.

15.3.3 Chain Hoist Parts: Apply a small amount of oil to roller chain.

## 16. REPLACEMENT PARTS

Part No. Description

Locks:

521226 Interior Lock Package

601811 SpaceGuard Latch Package

502705 SpaceGuard Lock

502721 Lock Out Key

Hardware:

650080 Bracket, Universal, RH, LH

502680 42" Rope (8' - 10' tall)

508840 72" Rope (10' - 12' tall)

508841 90" Rope (over 12' tall)

651000 Steel Jamb Package (651005 w/ Windlocks)

651001 Wood Jamb Package (651006 w/ Windlocks)

651002 Concrete Jamb Package

650060 Axle Saddle w/ Tensioner

650070 Axle Saddle

Springs:

650100 RH, 3.375" ID, 0.3125 wire, 49 coils, 15.63"

650110 LH, 3.375" ID, 0.3125 wire, 49 coils, 15.63"

650120 RH, 3.375" ID, 0.3125 wire, 68 coils, 21.56"

650130 LH, 3.375" ID, 0.3125 wire, 68 coils, 21.56"

600960 RH, 3.375" ID, 0.283 wire, 62 coils, 19.50"

Miscellaneous:

502290 Tube Astragal

521261 Felt Tape, 2"

502061 Guide Runner

502520 Draft Stop

504300 Touch-up Paint, Evergreen

504301 Touch-up Paint, Sunset Orange

504302 Touch-up Paint, Polar Blue

504303 Touch-up Paint, Royal Blue

504305 Touch-up Paint, Desert Tan

504306 Touch-up Paint, Continental Brown

504307 Touch-up Paint, Garnet

504308 Touch-up Paint, Iced White

50430A Touch-up Paint, Cedar Red

504325 Touch-up Paint, Shale

504323 Touch-up Paint, Bright White

Operators:

651050 8:1 Reduced Drive Chain Hoist