

Roll-A-Door Roller Garage Doors by B&D; Australia

Details:

Understanding Garage Structural Requirements for Installing a B&D; Roll-A-Door A roller door is compact, tough, and practical—but it still needs the right **clearances** and **structure** to mount safely and operate smoothly. B&D's Roll-A-Door is part of the roller door range built on decades of refinement (B&D; invented the roller door in 1956). Before you order a new door, it's worth doing a simple site check so your opening, lintel, and side walls can actually support the brackets, guides, and (if you're automating) the opener and safety devices. This guide focuses on what to measure, what to inspect, and what to flag early so installation is straightforward. --- ## Contents - [1. Identify which Roll-A-Door you're installing](#1-identify-which-roll-a-door-youre-installing) - [2. The key measurements to take (before you buy)](#2-the-key-measurements-to-take-before-you-buy) - [3. Structural checks that matter (lintel, jambs, fixing surfaces)](#3-structural-checks-that-matter-lintel-jambs-fixing-surfaces) - [4. Planning for automation and safety upgrades](#4-planning-for-automation-and-safety-upgrades) - [5. Wind-exposed sites and high-wind options](#5-wind-exposed-sites-and-high-wind-options) - [6. Sealing, floor conditions, and "garage as living space" considerations](#6-sealing-floor-conditions-and-garage-as-living-space-considerations) - [7. Pre-purchase checklist you can hand to an installer](#7-pre-purchase-checklist-you-can-hand-to-an-installer) - [Frequently asked questions](#frequently-asked-questions) --- ## 1. Identify which Roll-A-Door you're installing B&D; Roll-A-Door comes in **two profile options**: - **Roll-A-Door Deluxe**: a squareline profile that B&D; positions as the "go-to" for residential applications. It's available for **single and double** sized roller doors. - **Roll-A-Door Traditional**: a deeper, rounded and more rigid profile that's suited to **high usage** applications and where an **extra-strong** door is required. It's **only available for double** roller doors. **Why this matters structurally**: profile choice can affect how the curtain behaves in the guides (and what "smooth operation" looks like), so you want your guides and mounting surfaces straight, solid, and continuous—especially for wider openings. --- ## 2. The key measurements to take (before you buy) Take measurements with the door opening clear (remove old tracks/opener rails from the opening zone if they're skewing your measuring points). Record everything in millimetres. ### A. Opening width (W) Measure the clear opening width in **three places**: - near the top (under the lintel) - mid-height - near the floor Use the **smallest** measurement as your controlling width (openings are often not perfectly parallel). ### B. Opening height (H) Measure the clear opening height in **three places**: - left side - centre - right side Use the **smallest** measurement as your controlling height (lintels and slabs can be uneven). ### C. Headroom (space above the opening) Headroom is the clear space above the opening where the **roll** and **brackets** need to sit. Measure from the top of the opening to the nearest obstruction: - ceiling/joists - beams - lights - pipes/ducts - stored items/shelving **Important**: headroom requirements vary with door configuration and site conditions. If you have restricted headroom, flag it early—don't assume "standard" clearance. ### D. Sideroom (space beside the opening) Sideroom is the clear space beside the opening for: - the **door guides** - fixing points into a **solid surface** - room to work (service access) Measure the clear, usable fixing zone from the opening edge outward on both sides, and note any obstacles: - power points - taps/hoses - conduit - shelving uprights - steps/returns in brickwork - thin cladding without structure behind it **Rule of thumb** (without pretending it's a B&D; spec): If you don't have a continuous, structurally sound fixing surface on both sides from floor level to above the opening, expect building work (or a different door solution). ### E. Backroom (depth into the garage) Backroom is the clear depth inside the garage behind the opening that may be needed for: - the roll and bracket arrangement - access for servicing - an opener setup (if you're automating) If you plan to automate, also note: - ceiling height and available mounting

points - where power is located (or where it can be safely installed) - anything hanging from the ceiling that could interfere --- ## 3. Structural checks that matter (lintel, jambs, fixing surfaces) A roller door relies on strong fixing points. Before you commit, check these items. ### A. Lintel condition and fixing readiness The lintel (the structure above the opening) needs to be sound enough to accept fixings and remain stable over time. Check for: - cracking (masonry/concrete) - corrosion (steel) - rot/termite damage (timber) - visible sagging or movement - crumbly mortar or loose bricks around fixing zones If you see any of the above, treat it as a **building/structural issue first**, not a door issue. Get it assessed and repaired before installation. ### B. Side walls / jambs must be “fixable” Guides must be secured to a surface that can hold fixings under repeated operation. Good fixing surfaces: - brick/block/masonry in good condition - structural timber framing - engineered posts or properly anchored steel Risky surfaces (usually need reinforcement/backing): - thin sheeting - crumbly render - plasterboard without solid backing - walls with services exactly where fixings need to go ### C. Squareness and straightness Roller doors tolerate *some* building variation, but big twists in the opening can show up as: - uneven contact at the bottom seal - curtain tracking to one side - increased friction/noise Use a long level or straightedge and note obvious deviations. The goal is not to “engineer it yourself”—it’s to identify whether the installer may need to pack/true surfaces or recommend building corrections. --- ## 4. Planning for automation and safety upgrades Roll-A-Door can be manual or motorised. If you’re automating, plan for these items up front. ### A. Safety beams (recommended on automatic doors) B&D; recommends safety beams for **all automatic garage doors**. If the beam is broken while the door is closing, the door will automatically stop and reverse. **Structural planning tip:** leave clear mounting zones on each side of the opening for beam placement, and keep the beam line free of permanent obstructions (stored items, low shelves, etc.). ### B. Opener requirements and layout For Roll-A-Door, an automatic opener is an **optional upgrade** (not automatically “included” with the door). If you’re adding an opener: - confirm a safe power supply location - ensure the mounting area is structurally suitable - keep access available for servicing and manual operation ### C. Smart monitoring (if you want it) B&D;’s “Smart Door Solution” (smartphone monitoring) requires a **B&D; opener**. If smart monitoring is important to you, decide this before purchase so your opener choice and wiring/access plan aren’t an afterthought. --- ## 5. Wind-exposed sites and high-wind options If your garage is exposed (coastal, elevated, open-fronted, or high-wind corridor), discuss wind performance early. B&D; offers a **High Wind Roll-A-Door** option designed to provide added strength, security and protection by ensuring the door is held captive in the guides during high-wind situations, and notes that it’s compliant with National Construction Code high wind requirements. **Structural planning tip:** wind performance depends on the whole system (door + guides + fixings + building substrate). High-wind features don’t compensate for weak masonry, deteriorated timber, or inadequate fixing zones. --- ## 6. Sealing, floor conditions, and “garage as living space” considerations ### A. Weather sealing B&D; lists a **standard weatherseal** with an **optional bristle seal**. Before you order, check: - slab level and slope - whether the floor is rough, chipped, or heavily uneven at the threshold - whether you need extra sealing because the garage is used as a workspace or living area ### B. Bristle seals: what they are (and what they are not) Bristle seals can help act as a barrier against dust, sand, or leaves and are particularly useful if the garage is used as a living area. They are **not** suitable as protection against bush fires—so don’t treat “bristle seal fitted” as a bushfire solution. --- ## 7. Pre-purchase checklist you can hand to an installer Copy/paste this into your notes. ### Measurements to provide - Opening width (top / middle / bottom) → smallest = controlling width - Opening height (left / centre / right) → smallest = controlling height - Headroom measurement + list of overhead obstructions - Sideroom measurement (left & right) + any services/obstacles - Backroom depth + ceiling obstacles ### Site photos to take - straight-on photo of the opening (inside) - straight-on photo of the opening (outside) - left and right jamb close-ups (full height) - lintel close-up (including cracks/corrosion if present) - ceiling/overhead obstruction photo - power outlet location (if automating) ### Product decisions to confirm - Roll-A-Door **Deluxe** (single or double) vs **Traditional** (double only) - manual vs motorised (and whether you want smart monitoring) - safety beams (recommended if motorised) - high wind option (if exposed site) - sealing needs (standard vs optional bristle seal) --- ## Frequently asked questions ### Does Roll-A-Door come in different looks? Yes—B&D; offers Roll-A-Door in **Deluxe** and **Traditional** profiles. Deluxe is available for single and double doors;

Traditional is only available for double doors. ### Is an opener included with Roll-A-Door? Not as standard. For Roll-A-Door, an automatic opener is an **optional upgrade**. ### How durable is a Roll-A-Door system? B&D; lists Roll-A-Door (Deluxe & Traditional) as tested to **30,000 cycles** (approximate years are based on average usage and are an estimate). ### Do I really need safety beams if I automate my door? B&D; recommends safety beams on **all automatic garage doors**, because breaking the beam during closing triggers the door to stop and reverse. ### I'm in a windy area—what should I do? Ask about the **High Wind Roll-A-Door** option and make sure your installer checks the building substrate and fixing zones so the system can perform as intended. ### Can I rely on bristle seals for bushfire protection? No. Bristle seals are not suitable as protection against bush fires. ---

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