

# Doors, Closers and Gates

PAGE 1: PER-DOOR LOG

Every common-area door closes and latches on its own, accessible doors open easily, and automatic gates stop and reverse. FixGrid standard: monthly.

**CODE** Accessible-route doors: the federal 2010 ADA Standards limit interior door opening force to 5 lbf and require at least 5 seconds to close from 90 to 12 degrees. Fire doors follow their own rules (see the Fire Doors sheet).

|          |          |      |              |          |
|----------|----------|------|--------------|----------|
| PROPERTY | BUILDING | DATE | PERFORMED BY | NEXT DUE |
|----------|----------|------|--------------|----------|

Per-door log

| DOOR / LOCATION | TYPE                               | OPENS WITHOUT STRAINING  | CLOSES AND LATCHES ON ITS OWN FROM FULLY OPEN, NO SLAM | FORCE (LBF), ACCESSIBLE ROUTE<br><small>Limit 5 interior / 8.5 exterior</small> | CLOSE TIME (SEC), ACCESSIBLE ROUTE<br><small>5+</small> | RESULT                |
|-----------------|------------------------------------|--------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------|
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |
|                 | Interior Exterior Accessible route | <input type="checkbox"/> | <input type="checkbox"/>                               | lbf                                                                             | sec                                                     | OK Fixed Needs repair |

|          |                   |      |
|----------|-------------------|------|
| INITIALS | SUPERVISOR REVIEW | DATE |
|----------|-------------------|------|



# Doors, Closers and Gates (continued)

PAGE 2: POOL GATES AND VEHICLE GATES

PROPERTY

BUILDING

DATE

PERFORMED BY

NEXT DUE

Pool gates (in season)

| GATE | HINGES AND CLOSER ADJUSTED | LATCH HEIGHT AND CONDITION | NO GAPS UNDER OR BESIDE THE GATE | FENCE NEAR THE GATE INTACT | RESULT                   |
|------|----------------------------|----------------------------|----------------------------------|----------------------------|--------------------------|
|      | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>         | <input type="checkbox"/>   | OK Fixed<br>Needs repair |
|      | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>         | <input type="checkbox"/>   | OK Fixed<br>Needs repair |
|      | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>         | <input type="checkbox"/>   | OK Fixed<br>Needs repair |
|      | <input type="checkbox"/>   | <input type="checkbox"/>   | <input type="checkbox"/>         | <input type="checkbox"/>   | OK Fixed<br>Needs repair |

Vehicle gates (monthly, test only, never adjust)

| GATE | STOPS AND REVERSES ON AN OBSTRUCTION | PHOTO EYES STOP IT       | EMERGENCY ACCESS OPENS IT | MANUAL RELEASE WORKS     | WARNING SIGNS BOTH SIDES | RESULT                   |
|------|--------------------------------------|--------------------------|---------------------------|--------------------------|--------------------------|--------------------------|
|      | <input type="checkbox"/>             | <input type="checkbox"/> | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | OK Fixed<br>Needs repair |
|      | <input type="checkbox"/>             | <input type="checkbox"/> | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | OK Fixed<br>Needs repair |
|      | <input type="checkbox"/>             | <input type="checkbox"/> | <input type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | OK Fixed<br>Needs repair |

(If the gate vendor serviced it this month, attach their report instead.)

☐ **If Needs repair:**

WHAT TO DO  
Open a ticket.

**CALL A LICENSED VENDOR WHEN**  
Any vehicle-gate safety item that fails: flag the gate for the vendor.  
Whether it's locked open is the manager's call.

INITIALS

SUPERVISOR REVIEW

DATE

