

7 Things You Need to Know BEFORE Investing in a Garage Door...



DOORS 4U
LIMITED

DOMINATOR GARAGE DOOR CENTRE



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Things You Need to Know BEFORE Investing in a Garage Door!

It's important to make the right decision when buying a garage door.

Here are some points you need to consider...

1. **TYPE** - There are 3 types of domestic garage doors: Tilt, Roller, and Sectional.
 - (a) **Tilt doors** can be produced using a variety of different materials and can generally be customised to suit. However there are limitations such as clearance and weight. Tilt doors operate within the daylight opening and when open reduce the height clearance by the door thickness. This varies depending on door construction and width but could be as much as 150mm. For example if your plans show an opening of 2.0 metres and the vehicle you intend parking in the garage is 1.9 metres high - a 130mm thick tilt door will not be suitable. Another important factor is that tilt doors open out, this reduces the available parking area immediately in front of the garage door. Although there is a good range of quality hardware available it is usually recommended to consider other options (see paragraph c) when the door weight is likely to exceed 100kg. In order for a tilt door to operate it requires a minimum clearance round the perimeter, this can have an effect on weather proofing if the garage door is subjected to adverse weather conditions.

Tilt Door Advantages:

 - Can be installed in situations with minimal head clearance.
 - Can usually be fully customised to suit your requirements.
 - Can be glazed anywhere on the door for practical or cosmetic purposes.
 - Can be automated.

Disadvantages:

 - Daylight opening is reduced by door thickness plus clearance when door is opened.
 - Reduced parking area immediately in front of door.
 - Weather protection limited.
 - Not as secure as other options when automated.
 - Reduced life expectancy if door is particularly heavy.
 - (b) **Roller doors** are available in either a Colour Steel, Galvanised or Zincalume finish and can be custom made to suit the daylight opening. A major consideration is the amount of clear space required above the daylight opening to house the roll. Roller doors usually overlap the daylight opening on each side by at least 25mm and have a rubber seal on the bottom, this provides a better weather seal than a tilt door. However, all roller doors have a gap at the top between the curtain and the inside front wall. This can reduce the effect of insulation if the garage is part of the house and in some cases allows the entry of birds or other flying creatures.

Roller door Advantages:

- No intrusion into the ceiling cavity beyond 500mm back.
- Travel vertically maximising parking in front of the door.
- Secure if automated correctly.
- Better weather proofing than a tilt door.

Disadvantages:

- More clear space required above daylight opening than other options.
- Air gap at the top reducing weather seal and possibly allowing bird, insect and rodent intrusion.
- Most manufactures use a similar profile and that is all that is available.
- Domestic doors wider than 4.0 metres tend to not be as reliable and can have a reduced life span.
- Can be more expensive to automate.

- (c) **Sectional doors** are the most versatile of all the three for a number of reasons. Firstly, unlike tilt and roller doors sectional doors overlap the daylight opening on the sides and the top, as well as having a rubber seal on the bottom. This means you have the best weather proofing possible. When correctly installed a sectional door will keep all bird life and rodents out.

Sectional doors also open vertically like a roller door, so parking in front of the garage is not a problem. However it is important to note that, like a tilt door, when a sectional door is open it takes up space close to the ceiling which may not be suitable in all situations. For example if you have an exposed beam interior that follows the pitch of the roof, the hardware necessary to operate the door will be suspended from the ceiling often into a wide open space and could detract from the look of the interior. It is however possible, in some cases, to install the door to follow the line of the ceiling.

Sectional doors are all custom made using a variety of materials. Often limited only by the imagination. The weight of a sectional door is not as critical as other types of doors because the design allows for the weight to be distributed over a greater area thus reducing wear. This means sectional doors generally last a lot longer than other types.

Another important fact to remember is that all doors; tilt, roller, and sectional are counter weighted using springs that are specifically calculated to suit each individual door, this allows for either automatic or manual operation. All doors can be automated but sectional doors are specifically designed for automatic operation and when closed are the most secure garage doors available.

Sectional Door Advantages:

- Usually offer the best weather protection.
- Travel vertically maximising parking in front of the door.
- Bird and rodent proof when installed correctly.
- Can be made significantly heavier and larger than all other types without reducing the life span. (Ideal for spanning a double garage opening)
- Can usually be fully customised to suit your requirements.
- Available in a wide range of materials and styles.
- The most secure option when automated correctly.

Disadvantages:

- Some clearance above daylight opening required.
- Usually a larger investment than other doors.

Call DOORS 4 U on 835 3511

to further discuss which style of door will best suit your requirements.

2. **CLEARANCE** - Different doors take up different spaces, both when closed and open. It is important to make sure that the type of door you want will actually be suited to the space you have or want to use. For example; **Roller doors** need an area of approximately 450 mm above the daylight opening to house the roll when the door is open. So if you have a standard stud height of 2.4 mtrs your clear daylight opening would be approximately 1.950 mtrs. This is more than enough for the average car and for most four wheel drive vehicles, but if you have a van or roof racks you may need to reconsider.

Tilt door clearance can differ depending on the size and weight of the door. If it is a single car garage it is unlikely that the door would be thicker than 50 or 60mm. This measurement plus a small amount of clearance would be how much height you would lose in the daylight opening. But remember, if you are considering a large heavy door you could lose up to 150mm of daylight opening. You would also lose approximately 50mm on each side of the opening with a tilt door.

Sectional doors are a cross between a roller and a tilt. Firstly they travel vertically like a roller door but they sit horizontally like a tilt door when they are open. One big advantage of a sectional door is that in most installations no part of the door or the hardware is exposed into the daylight opening when the door is open. This means that if you have a particular height requirement you can usually achieve this by using a sectional door. There are of course other factors that can influence this such as beams in the garage below the ceiling line either adjacent or parallel to the opening. It is sometimes possible to reposition these beams if the situation is brought to the attention of the architect prior to the commencement of the building.

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to further discuss your planning requirements.

3. **MATERIALS** - There are a number of options to consider. Colour steel is usually the most cost effective, but is not necessarily the most suitable. For example if you live very close to the sea you will be exposing your garage door to the risk of corrosion. You may be better to use timber or even powder coated aluminium as an alternative cladding. You would still need to maintain your door to ensure it retains its good looks, but you won't need to be concerned with corrosion.

Apart from the elements, your choice of cladding is probably governed more by the look you want or your budget. Some options to consider could be cedar, plywood, or even Zincalume. One advantage of using some sort of timber is that you can choose from a number of different design options, possibly to match what you are using elsewhere on your house. Don't forget you can also use glass, either patterned or plain, in both colour steel and timber doors. This enhances the cosmetic appeal of your door and also provides you with an alternative light source into the garage.

Colour Steel Most cost effective
Timber Limited only by your imagination and your budget
Powdercoated Aluminium Best suited to corrosion prone areas

Call DOORS 4 U on 835 3511

to further discuss which material will best suit your requirement.

4. **MAINTENANCE** - In today's busy world it's not always easy to find the time to maintain your investments and ensure they retain their value. The garage door you choose will need maintaining to keep it looking good. This can be as simple as washing with a bucket of warm soapy water every couple of months or re-coating a cedar door with the appropriate oil or stain as often as the manufacturer specifies. The importance of this is not only to protect the visual appeal of your garage door but also to ensure that the warranty is not affected by lack of maintenance.

Phone DOORS 4 U on 835 3511
for a copy of their recommended maintenance brochure.

5. **COLOUR MATCHING** - If you have decided to go with a steel door you will need to know what range of colours are available to choose from. In most cases people tend to match the colour of the garage door to either the roof, joinery, or fascia. Although almost any colour can be matched by powder coating, this is an added expense that can often be avoided by simply checking out what standard colour steel colours are available. You may be pleasantly surprised.

For an up to date colour chart
call DOORS 4 U on 835 3511

6. **AUTOMATION** and Accessories - Often an area overlooked is the choice of automatic opener. With the wide variety available it is important to know what the differences are and which is the most suitable for your garage door. DOORS 4 U use the DOMINATOR brand famous for it's advanced technology, coupled with a wide range of accessories and features that make it the only choice for your door whether it is a Tilt, Roller, or Sectional door.

Some of the accessories available are mini remotes, key less entry, photo electric sensors for added safety, and even the ability to arm or disarm your alarm using your garage door remote. We can even supply you with an additional receiver and connect it to your gate system using the same remote.

To find out what other benefits you can receive by using **DOMINATOR**
automatic garage door systems
Phone DOORS 4 U now on 835 3511.

7. **QUALITY** - Because DOORS 4 U custom make most of their doors in their Auckland factory you are dealing direct with the manufacturer, this means no likelihood of a communication breakdown or misinterpretation of your requirements. All the doors from DOORS 4 U, including the wide range of colour steel doors, are manufactured to the highest standard ensuring quality that will last. In fact we are so confident we will give you a TEN YEAR GUARANTEE on workmanship!

Call **DOORS 4 U NOW** on **835 3511**
and we will discuss with you your garage door requirements
as well as giving you a Free, No Obligation Measure and Quote.

Thank you for taking the time to read this information.
We hope you have benefited from it and we look forward to doing business with you...