

Foster Fence Operational & Maintenance Manual

Commercial Swing and Slide Gates

Introduction

This manual provides guidance for the safe operation, routine maintenance, and troubleshooting of your swing or slide gates. Proper care ensures longevity, reliable operation, and safe operation.

Reference Material:

1. ASTM Standards for Fence Materials and Products, 14th edition.
2. Automatic gate manufacturer's O&M Manual.
3. Project gate submittals or specifications (if applicable).

Intended Use: General-Purpose swing and slide gates

Safety Precautions

1. The intention of a swing or slide gate is to create an access point between two secured areas.
2. Keep hands, fingers, and clothing away from moving parts.
3. Do not operate the gates if the hardware is loose, if in need of repair, or if damaged.
4. Ensure the swing, or slide path is clear before operation.
5. Gates should always be secured in an open or closed position.
6. Never leave the gates unlatched and free swinging, or free sliding.
7. Do not operate gates in windy conditions.
8. Never use a vehicle drive gate, swing or slide, for pedestrian use.

Gate Components

1. Gate Frame: Galvanized steel.
2. Infill: May be chain link, ornamental iron/aluminum, wood, wire mesh, or a variety of other materials.
3. Hinges: TBD (several options)
4. Latching Mechanism: TBD (several options)
5. Rollers: Heavy duty v-groove rollers for V-track slide gates, or external UHMW rollers or internal truck rollers for cantilever slide gates.
6. Gate Posts: Round or square steel posts, set in concrete or flange mounted with anchor bolts to a hard surface.

Operation Instructions

Automatic Gates – reference the gate operator manufacturer's O&M manual.

Manual Gates

1. Unlock and unlatch the gate latch.
2. Push or pull the gate along the swing or slide path until fully open or closed.

3. Engage latch to secure the gate.
4. Never leave the gate unlatched.
5. Do not operate gates in windy conditions.
6. Always maintain positive contact when moving the gate. Do not “free swing”, “free slide”, or throw the gates (unsafe operation).

Gate Stops – Slide Gates

1. Each slide gate is equipped with gate stops to prevent the gate from over-sliding.

WARNING: Gate stops are intended to stop the gate during normal operation. Gate stops are not designed to stop the gate during unsafe operation.

Routine Maintenance

Frequency: Monthly

Visual Inspection

1. Check for bent or damaged sections in the frame.
2. Check for broken or cracked concrete panels.
3. Check for cracked welds.
4. Check for rust.
5. Inspect hinges, pins, rollers, and bolts for wear.
6. Verify posts are plumb and secure in concrete.
7. Check latch operation and alignment.
8. Check gate stops.
9. Check for gate obstructions.

Lubrication

1. Apply grease or light oil to hinges, rollers, and latch points.

Cleaning

1. Wash the gate to remove dirt, debris, and corrosive materials.
2. Remove any vegetation, weeds, or plant overgrowth interfering or obstructing with the gate path.
3. Ensure the swing path or slide path is free of obstacles.
4. For slide gates, ensure the gate track is clean and free of dirt, leaves, or other debris.

Adjustments

1. Tighten loose hardware.
2. If a gate is sagging, out of alignment, not swinging, or not sliding, contact Foster Fence Ltd. for service.
3. **WARNING:** If a gate has been hit by a vehicle, or damaged in any way, it is unsafe to use. Contact Foster Fence Ltd. for an inspection.

WARNING: Gates should be taken “OUT OF SERVICE” immediately if in need of repair or damaged. It is critical for safe operation that all components of the gates are in proper working order.

Troubleshooting

Problem	Possible Cause	Solution
Gate sticks when opening/closing	Debris in hinges, rollers, or swing/slide path	Clear debris; lubricate hinges; check rollers
Gate sags	Loose hinge bolts or post movement	Tighten bolts; reset or reinforce posts
Latch does not engage	Misalignment	Adjust latch or strike plate

**Contact Foster Fence Ltd for repairs: 281-456-7273
info@fosterfence.com**

Replacement Parts

Gates provided by Foster Fence Ltd.

*Foster Fence Ltd.
16700 Beaumont Highway
Houston, TX 77049
281-456-7273 | info@fosterfence.com*

Record Keeping

Maintain a logbook:

1. Monthly inspections
2. Maintenance performed
3. Repairs or replacements made

This ensures accountability and helps identify recurring issues.

Warranty

Warranty Period – 1 year from the date of installation.

Contact Foster Fence immediately with any issues to maintain warranty status and operational safety.