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This section includes editing notes to assist the user in editing the section to suit project requirements. These notes are included as hidden text, and can be revealed or hidden by the following method in Microsoft Word:

 Display the FILE tab on the ribbon, click OPTIONS, then DISPLAY. Select or deselect HIDDEN TEXT.

This guide specification section has been prepared by LiftMaster for use in the preparation of a project specification section covering operators for swing, slide, and overhead gates.

The following should be noted in using this specification:

Hypertext links to manufacturer websites are included after manufacturer names to assist in product selection and further research. Hypertext links are shown in blue text, e.g.:

www.acme.com

Optional text requiring a selection by the user is enclosed within brackets and shown in red text, e.g.: Color: [Red.] [Black.]"

Items requiring user input are enclosed within brackets and shown in red text, e.g.: "Section [\_\_ \_\_ \_\_ - \_\_\_\_\_\_\_\_]."

Optional paragraphs are separated by an "OR" statement shown in red text, e.g.:

 \*\*\*\* OR \*\*\*\*

For assistance on the use of the products in this section, contact a LiftMaster Architect Specialist by calling 800-282-6225 or visit their website at www.LiftMaster.com.

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This specification has been prepared based on SimpleSpecs™ specification templates. The SimpleSpecs™ Master Guide Specification system comprises a full architectural master specification that can be used to specify all project requirements. For additional information on SimpleSpecs™ products visit the ZeroDocs.com website at www.zerodocs.com.

**SECTION 32 31 11 – GATE OPERATORS**

 GENERAL

 SUBMITTALS

 Action Submittals:

 Shop Drawings: Illustrate products, installation, and relationship to adjacent construction.

 Product Data: Manufacturer’s descriptive data and product attributes.

 Closeout Submittals:

 Operation and Maintenance Data.

 QUALITY ASSURANCE

 Installer Qualifications: Firm specializing in work of this Section, with minimum [2] [\_\_] years’ experience.

 WARRANTY

Refer to LiftMaster technical data for warranties available for each operator model.

 Manufacturer’s [2] [5] [7] year warranty against material and manufacturing defects.

 PRODUCTS

 MANUFACTURERS

 Contract Documents are based on products by LiftMaster. [www.LiftMaster.com](http://www.liftmaster.com)

 Substitutions: [Refer to Division 01.] [Not permitted.]

 MANUFACTURED UNITS

Retain the following for s DC-powered residential or light commercial operator for swing gates up to 16 feet in width, weighing maximum 1000 pounds.

 Swing Gate Operators:

 Model: RSW12UL.

 Operation: Gear driven.

 Meet UL 325, UL 991, ASTM F2200, and CAS C22.2 No. 247.

 Motor: 12 VDC, continuous duty type, sized to gate conditions.

 Battery backup: Maximum 147 cycles.

 Monitoring and controls:

* + - * 1. Internet connectivity: MyQ technology with 50 channel FHSS.
				2. Built-in Wi-Fi with internet gateway.
				3. Radio receiver: Security+ 2.0 technology.
				4. Monitored retro reflective photo eye.

Following accessories are available as options. Refer to LiftMaster technical literature for assistance in selecting accessories.

 Accessories:

* + - * 1. Monitored safety devices: [Through-beam photo eyes.] [Wireless edge with transmitter and receiver.] [Wireless edge transceiver.] [Monitored wired safety edges.]
				2. Wired monitored safety edges: [Small profile edge.] [Large profile edge.]
				3. [One-button encrypted DIP remote control.] [Two button rolling code Security+ 2.0 learning remote control.] [Four button rolling code Security+ 2.0 learning remote control.]
				4. Residential smart video intercom.
				5. Internet gateway.
				6. Solar panel kit.
				7. Plug-in loop detector.
				8. Heater kit.

 EXECUTION

 INSTALLATION

 Install in accordance with manufacturer’s instructions.

 CLOSEOUT ACTIVITIES

 Test and adjust operators for proper operation.

 Demonstration: Demonstrate operation and programming of operators to Owner.

END OF SECTION