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**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

 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

 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 capable.

 Monitoring and controls:

* + - * 1. Internet connectivity: MyQ technology with 50 channel FHSS.
				2. Radio receiver: Security+ 2.0 technology.
				3. Monitored retro reflective photo eye.

 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