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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: CSW24UL.

 Operation: Gear driven.

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

 Motor: 24 VDC, continuous duty type, sized to gate conditions.

 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. Plug-in loop detector.
				5. Internet gateway.
				6. [CAPXLV] [CAPXM] Smart video intercom.
				7. Wireless commercial keypad.
				8. Three button visor remote control.
				9. Solar panel 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