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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