SYG | SEAL YOUR GARAGE

INSTALLATION GUIDE

# SIDE & TOP SEALS INSTALL

## For roller garage doors



For Seal Your Garage roller door brush seal kits. Shown here on a single roller door. Sectional doors fit differently.

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### PREFER TO WATCH?

Scan to watch the video version of this guide.

sealyourgarage.com.au/pages/install-guides

# BEFORE YOU START

## IN THE KIT

- **Brush seal carriers:** aluminium, 1500 mm lengths. They hold the brush at 55°.
- **50 mm brush strips** to suit
- **Adhesive:** 290 ml Selleys construction adhesive
- **How many lengths** depends on your kit: single or double, top, sides or both.

### QUICK CHECKS

- [ ] Everything in the kit is there.
- [ ] Every gap is between 5 and 50 mm. Bigger? Email us a photo before you start.
- [ ] Top seal: with the door all the way up, the gap behind the lintel is still 20 mm or more, with something to fix to. If not, email us a photo first.

## TOOLS YOU'LL NEED

- [ ] Tape measure, pencil, square and texta
- [ ] Shifter or socket set, to suit the track bolts
- [ ] Impact driver or drill, with a tech-screw bit
- [ ] Angle grinder with a metal cutting disc (or a hacksaw and a file)
- [ ] Caulking gun
- [ ] Step ladder
- [ ] Methylated spirits (metho) and a clean rag
- [ ] Safety glasses and ear protection

### NICE TO HAVE

- [ ] A second person for the top seal
- [ ] Turps, for wet adhesive
- [ ] A 40 mm block of timber (see Step 10)

## SAFETY FIRST

- If your door has an opener, keep it switched off at the wall, except to move the door.
- Leave the drum, its brackets and the spring above the door alone: they're under tension.
- Wear safety glasses and ear protection when you cut, outside and away from cars.
- Cut ends are sharp until they're chamfered. Gloves help.
- Set your ladder up on firm, level ground, and don't stand on the top step.
- Use the metho and adhesive with good ventilation and keep them off your skin.

## GOOD TO KNOW

- **No drilling.** The guide tracks hold the side seals, and the top seal glues on.
- **Always dry fit first.** Check everything fits before any glue goes on.
- **Measure the top seal tight.** The guide tracks limit its length, so there's no room for a big overlap.

## THE JOB AT A GLANCE

1. Measure the sides
2. Loosen the guide track
3. Cut the side carriers
4. Fit the side seals
5. Measure the top
6. Cut the top carrier
7. Dry fit the top seal
8. Glue it up
9. Fit the top seal
10. Check the door

STEP 1 OF 10

# 1 MEASURE THE SIDES

1. **Measure each side from the slab up to the underside of the lintel.** Hold your tape hard down on the slab. The lintel is the beam across the top of the opening.
2. **Measure both sides.** They can be different. Ours were both 2200 mm.
3. **Write both measurements down.** You'll cut a set of carriers for each side.



From the slab to the underside of the lintel.

STEP 2 OF 10

# 2 LOOSEN THE GUIDE TRACK

The side seals slide in behind the guide tracks, so the tracks need to come loose first.

1. **Open the door** all the way up. If it has an opener, switch it off at the wall.
2. **Find the track fixings.** Each guide track generally has three: bolts into masonry anchors on brickwork, or tech screws on a steel shed.
3. **Mark the track position first.** A texta line along the edge of each track shows you if it moves.
4. **Back the fixings off,** just enough to make the track loose: a shifter or socket for bolts, a tech-screw bit for tech screws.

IMPORTANT

**DON'T MOVE THE TRACK SIDE TO SIDE**

Just loosen the fixings. Moving the track can affect how your door opens and closes.



A track fixing. Each track generally has three.



Back them off, just enough to loosen the track.

STEP 3 OF 10

# 3 CUT THE SIDE CARRIERS

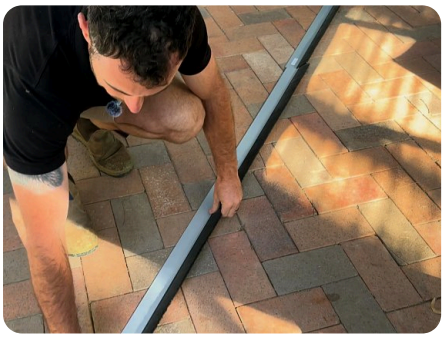
Each side is two 1500 mm carriers joined together, with the brush running through the join.

1. **Lay out two carriers and two brushes** for the first side.
2. **Line the brush up with the end,** then butt the carriers together and slide the brush through.
3. **Measure your side height from the end you lined up,** and make your mark.
4. **Pinch the brush** so it can't slide in the carrier, and **square your line across.**
5. **Cut on your line,** straight through the carrier and brush, with the grinder (or a hacksaw).
6. **Chamfer the cut edges** so you don't get cut handling the carrier.
7. **Stagger the joins,** so the long brush runs through the join in the carriers (tip below).
8. **Always pick it up at the join,** so the carrier doesn't flex and ruin the brush.
9. **Repeat for the other side.**

CAREFUL

**WEAR EYE AND EAR PROTECTION WHEN YOU CUT**

It's loud and throws sparks. Cut away from cars: hot metal shavings can mark the paint.



Line the brush up with the end.



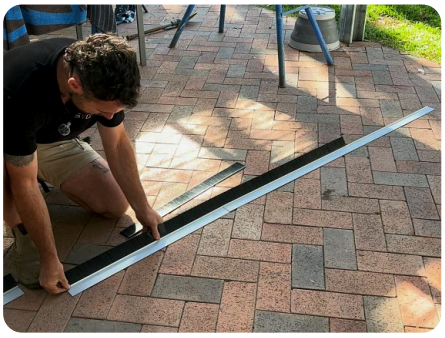
Measure from the end you lined up.



Square your line across.



Cut through the carrier and brush.



Stagger the joins.



Pick it up at the join.

## TIP: KEEP THE JOIN TRUE

When you make your cut, you'll have two lengths of carrier and brush. Before you fit them:

1. **Take the short brush out.**
2. **Butt the carriers together.**
3. **Slide the long brush through the join.**
4. **Slide the short piece of brush** back into the other end.

The long brush running through the join holds it true. It just makes for a better install.

STEP 4 OF 10

# 4 FIT THE SIDE SEALS

Once the track is tightened back up, its clamping force holds the carrier in place.

1. **Carry the seal in by the join** and stand it up at the side of the opening, on the slab.
2. **Slip it in between the guide track and the wall,** brush facing the door. It should just slide in.
3. **Line it up nice and parallel** with the track.
4. **Tighten the fixings back up,** with the track back on your texta line.
5. **Repeat for the other side.**

TIP

**ON BRICK? GLUE ANY GAP BEHIND THE CARRIER**

On brickwork there's sometimes a big gap between the carrier and the bricks. If there is, run a bead of adhesive into it to seal it up.



Stand it up at the side of the opening.



It slips in between the guide track and the wall.



Line it up parallel with the track.



Tighten the fixings back up.

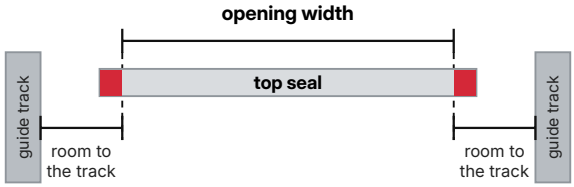
STEP 5 OF 10

# 5 MEASURE THE TOP

Roller doors aren't like sectionals, where the top seal can overlap the sides a long way. The guide tracks limit its length, so measure it tight.

### TOP SEAL LENGTH

## OPENING WIDTH + 5–10 MM




Front view. Red: the overlap, kept within the room to each track. e.g. 2940 + 5 = 2945 mm. Not to scale.



Measure the width along the underside of the lintel.

1. **Run the door down and up once,** with the opener back on if you turned it off. With both side seals in, it should run smoothly. Leave it open and switch the opener off again.
2. **With the door open, measure the width** of the opening along the underside of the lintel. Ours was 2940 mm.
3. **Check the room at each end** between the edge of the opening and the guide track. Ours had about 20 mm on one side and none on the other.
4. **Add 5–10 mm for a small overlap,** but only as far as that room allows. Ours: 2940 + 5 = 2945 mm.



Check the room to the guide track.

STEP 6 OF 10

# 6 CUT THE TOP CARRIER

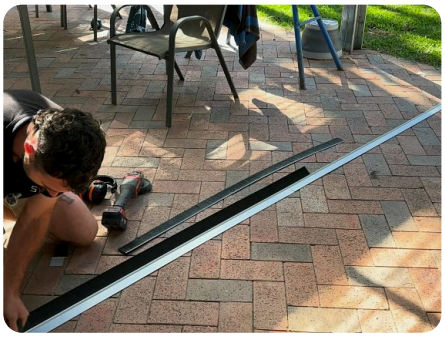
1. **Set out the carriers again:** two for a single door, four for a double. Line the brush up with the end and slide it through the joins.
2. **Measure your top seal length and mark it.** Ours was 2945 mm.
3. **Pinch the brush** so it can't slide in the carrier, and **square it across.**
4. **Cut it, chamfer the edges and stagger the joins,** the same as the sides.



Pinch the brush and square it across.



Cut through the carrier and brush.



Stagger the joins.

STEP 7 OF 10

# 7 DRY FIT THE TOP SEAL

1. **With the door open, slide the top seal up into place** behind the lintel and check it for length. This is where it can get a bit tricky.
2. **Take it back down and close the door,** then switch the opener off again. When the door goes up, the gap behind the lintel closes up, so it's very hard to fit. With the door down it opens up again.
3. **Clean the back of the lintel** with metho on a rag. With the door down you can get your hand in. Wipe the carriers down too: adhesive won't hold on dust.

**Tricky bit?** Watch this part in the video, from 6:05.



Dry fit it and check for length.



Door up: the gap behind the lintel closes.



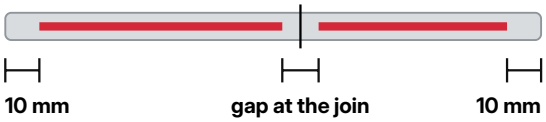
Door down: room to get your hand in.

STEP 8 OF 10

# 8 GLUE IT UP

1. **Lay the top seal down with its flat back facing up,** clean and dry.
2. **Run a nice, consistent bead down the centre.** The adhesive comes with your kit.
3. **Stop about 10 mm shy of each end and of the join,** so the glue doesn't squeeze out between the carriers or at the ends.

### WHERE THE GLUE GOES




One bead down the centre. Not to scale.



A nice, consistent bead down the centre.



Stop about 10 mm shy of each end.

STEP 9 OF 10

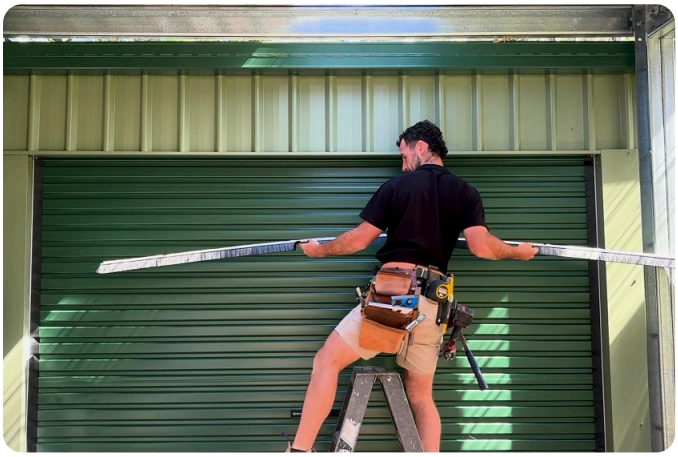
# 9 FIT THE TOP SEAL

1. **Pick it up and keep it straight.** Don’t let the carrier bend while you carry it.
2. **With the door closed, slide it up and in** behind the lintel, brush facing the curtain, with the carrier’s bend lined up along the bottom edge of the lintel.
3. **Butt the carriers together** so the join is nice and clean.
4. **Push firmly the whole way along,** so the adhesive grips everywhere and the seal can’t fall off.
5. **Check the brush sits angled in against the curtain.** The carrier holds it at 55°.

IMPORTANT

**KEEP THE CARRIER STRAIGHT**

If it bends while you carry it, it’ll ruin the brush.



Keep it straight while you carry it.



Slide it up and in behind the lintel.



Push firmly the whole way along.



A clean join, brush angled in against the curtain.

TIP

**DOUBLE DOOR?**

The top seal takes four lengths. Join each one the same way, with a brush running through every join. A second person on another ladder makes it much easier.

STEP 10 OF 10

# 10 CHECK THE DOOR

1. **Switch the opener back on** if you turned it off.
2. **Roll the door up and down.** It should run freely without catching on the brush.
3. **Check the corners,** where the top seal meets the side seals.
4. **Then leave the door down for 2 hours** while the adhesive sets, so the brush isn't pushing on the fresh glue. It's fully cured after 48 hours.



Top and side seals meeting at the corner.

CAREFUL

**TEST THE SAFETY REVERSE AFTER ANY OPENER ADJUSTMENT**

Lay a 40 mm block of timber flat on the floor under the door and close it. The door must reverse when it touches the block. If it doesn't, don't use the door: contact us or a garage door technician.

## TROUBLESHOOTING

**The door catches or runs stiffly.** Check each guide track is back on its texta line with the fixings tight, and the side carriers sit parallel behind the tracks.

**The door reverses or won't close fully.** The opener may need its limit or force settings adjusted after new seals go on. Follow your opener's manual, then test its safety reverse (Step 10). Not sure how? Contact us.

**Glue squeezed out at the ends or the join.** Wipe it off straight away with turps or white spirits, before it cures. Stopping the bead 10 mm short of the ends and the join stops this happening.

**A gap at a top corner.** Check the top seal is the opening width plus 5–10 mm, as far as the tracks allow, and that the side seals run right up to the lintel.

### WARRANTY

**10-year warranty** on our brush and rubber seals against any manufacturing defects.

### NEED A HAND?

Email **info@sealyourgarage.com.au**. Photos of your door help us help you.

Rather not DIY? We install in Sydney, Melbourne and Brisbane: **sealyourgarage.com.au/collections/installation**

### WATCH THE VIDEO

sealyourgarage.com.au/pages/install-guides

### SEAL THE BOTTOM TOO

Our bottom seal kits suit roller doors as well, with the same 10-year warranty: **sealyourgarage.com.au/collections/bottom-seal-kits**

These instructions are general guidance. If you're unsure whether the kit suits your door, contact us before you start.

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