

Duties of a commercial / Industrial or professional owner

Commercial and Industrial property owners, landlords, or facilities managers of properties with automated gates, have duties to ensure the safety of people using or in the vicinity of such gates. They have a responsibility to ensure that their staff, other workers, visitors or members of the public are not put at risk by the gate's design, construction, operation or lack of maintenance. The control measures will include some of those outlined on our website.

Commercial / Industrial owners should consider acquiring services of Automatic Doors and Gates to assist them with their risk assessment obligations.

The gate, as an item of work equipment, must be kept, by means of adequate maintenance, in a condition that is safe for use. The gate should be regularly maintained. This maintenance should include a test of the safety features of the gate (to ensure they are set and working correctly) and a test of the closing forces. The test of the closing forces requires the use of measuring equipment and the tester should be competent in the use of such equipment. A log should be kept of the maintenance and testing by the person in control of the day-to-day management of the property.

The owner should be competent on how to release the gate in an emergency. Releasing the gate should be easy and quick to do. There may also be a need to inform other users how to do this.

The owner should also be familiar with the safety features of the gate, including:

- any safety edges (usually rubber "buffer" strips running the full height of the gate);
- light beams, or other induction loops, sensors, to detect a person or object in the way of the closing gate;
- the operation of the force limitation device (although this is unlikely to be enough to stop injury on its own); and
- fixed guards at other areas, for example where the vertical bars of a gate slide close to the vertical bars of a fence.

Actions by a domestic owner

A domestic owner of an automatic gate who may have concerns about its safe operation should have the gate examined by an Automatic Doors and Gates technician to ensure regulations and relevant New Zealand Standards are met

Although a domestic premise is outside the scope of the regulations, nevertheless private owners are advised to have automatic gates examined if they have concerns. These concerns might arise if the safety measures outlined in this document are absent.

We Believe in Keeping You Safe!