



MAINTENANCE PLAN FOR FENCES AND GATES

This maintenance plan belongs to: _____

Street Address: _____

City: _____

Order Number: _____

Address: _____

1. Introduction

Purpose of the plan

This maintenance plan is designed to ensure that fences and gates are maintained in optimal condition and function correctly over time. By using a digital maintenance programme or calendar app, you can ensure that no maintenance activities are missed and that all history is stored effectively. This is important as it is required for the warranty to be valid for each product during the warranty period.

Please note:

It is important to note that some projects or installations may have specific requirements set by specifiers or due to special conditions in the area. In addition, some products may have specific maintenance needs that are not covered in this general plan. We recommend that you always check and follow the specific guidelines that apply to your particular project or product.

2. Classification of Risk, Environment and Use

2.1 Classification table

Factor	Low	Medium	High
Frequency of use	Gates are used a few times a day	Gates are used a few times a day	Gates are used many times per hour
Environmental conditions	Protected environment (e.g. forest)	Normal weather conditions	Exposed to harsh conditions (e.g. coast, near roads)
Protection classes (Risk level)	Class A and B	Class C	Class D

2.2 Description of Protection Classes

- Class A and B (Low): Projects involving basic protection measures and where the security need is lower. Examples include residential areas or small industries.
- Class C (Medium): Refers to projects with a moderate security need, where some level of security is required, such as harbour, municipal buildings or industrial areas.
- Class D (High): Includes projects with a high security need, such as prisons, military facilities or other sensitive infrastructure where extensive protection is necessary.

2.3 Use of the classification

- Based on the classification of the project (low, medium, high) set the maintenance frequency in the digital system.
- Adjust reminders and frequency as needed depending on changing conditions or experience.

3. Initial Checks and Maintenance

3.1 Initial Cleaning and Drill Chip Management

Cleaned: Check that the product has been cleaned immediately after installation to ensure that cement-based residues and other construction materials are not left on the product.

Drill cuttings: Check that all drill cuttings have been brushed off metal surfaces after installation to prevent fast growing surface rust.

3.2 Checking Drainage Holes and Caps

Drainage holes: Check that all poles are equipped with drainage holes and that caps are in place. Lack of drainage holes can lead to water accumulation and potential damage to the product.

3.3 Retightening of bolts

Bolt retightening: Formotorised gates, the bolts should be retightened one month after commissioning. This ensures that all parts remain securely fastened and the gate operates smoothly.

3.4 Handover of Assembly Control and Self-Inspection

Ensure that there is documented assembly control. Demex installation control consists of final inspection and self-inspection. At the completion of the installation, a full installation check should be performed and documented, including a review of all critical points such as fastening, functional testing and correct assembly of all components.

4. Maintenance frequency

4.1 Fence control

Checkpoint	Low Use / Protected Environment	Medium Use / Normal Conditions	High Use / Exposed Conditions
Inspection: Check fences for signs of wear, damage, loose parts and broken mesh.	Annually	Half-yearly	Monthly
Cleaning: Remove dirt, leaves and vegetation that may interfere with operation or cause rust.	Annually	Half-yearly	Quarterly

4.2 Material specific Maintenance

Checkpoint	Low Use / Protected Environment	Medium Use / Normal Conditions	High Use / Exposed Conditions
Hot dip galvanised: Clean with soft brush and mild soap to prevent corrosion.			Monthly in salty areas
Powder coated: Clean with soft brush and mild soap to prevent corrosion.			Monthly in salty areas
Powder coated: Check for damage and scratches. Repaint if necessary.	Yearly	Yearly	Yearly
Electric fences: Regularly measure the resistance of the loops and insulation against earth.		Annually	Half-yearly
PVC: Wash with mild soap and water. Avoid abrasive cleaners.			Monthly in salty areas
Stainless: Polish and remove stains with stainless steel cleaner and a soft cloth.			Monthly in salty areas

4.3 Maintenance of Gates

Checkpoint	Low Use / Protected Environment	Medium Use / Normal Conditions	High Use / Exposed Conditions
Wheel and locking mechanisms: Lubricate and check function.	Annually	Half-yearly	Monthly
Fasteners and screws: Tighten loose parts to prevent structural weakness.	Annually	Half-yearly	Quarterly
Manual operation: Test that the gate opens and closes smoothly and that safety mechanisms work.	Annually	Half-yearly	Monthly
Components: Keep them clean and replace worn parts immediately.	When needed	When needed	As and when needed

4.4 Maintenance of Automatic Gates

Note: Not all of these checkpoints apply to all types of automatic gates. Please check the relevance for your specific gate type.

Checkpoint	Low Use / Protected Environment	Medium Use / Normal Conditions	High Use / Exposed Conditions
Check function of microswitches.	Annually		Monthly
Check that the rack is at the correct height and clamped.	Yearly	Half-yearly	On a monthly basis
Check that all nuts and washers are tightened.	Annually	Half-yearly	On a quarterly basis
Check function of inductive sensors.	Yearly	Half-yearly	On a monthly basis
Check that all safety functions are working.	Yearly	Half-yearly	Monthly
Check that there is a padlock on the T-handle/break pins so that they have not unscrewed.	Yearly	Yearly	Half-yearly
Check that there is no damage to the clamp protection.	Annually	Half-yearly	Monthly
Replacing the battery of the clamp protection (sliding gate).	Yearly	Yearly	Half-yearly

4.5 Professional Help

- For major repairs or maintenance, contact a professional fencing and gate company.

4.6 Logging in to the Maintenance Programme

- Enter the suggested maintenance frequencies for each checkpoint in the maintenance programme or calendar app.
- Set automatic reminders and assign responsible persons for each activity.

5. Using the Calendar App/Maintenance Programme

5.1 Calendar app

- **Reminders:** Add all maintenance items as recurring events in the calendar app with the right frequency (daily, weekly, monthly, quarterly, yearly).
- **Notes:** Document performed maintenance actions directly in the calendar notes to keep a digital log.

5.2 Maintenance programmes

- **Scheduling:** Use the maintenance software's features to schedule all maintenance items based on the project classification.
- **Documentation:** Log all actions performed and any issues in the programme, including date, performed by, and any actions taken.
- **Error management:** Use the application's error reporting feature to create and follow up on error reports, ensuring that issues are addressed in a timely manner.

6. Contact information for Support

Department / Contact person	Telephone number	Email address
Technical support (non-electrical)	0371-33 540	sales@demex.se
Electrical Support	042-4904884	sales@demex.se
GSM Support	0371-222194	sales@demex.se
Electric Fence Support	0371-222194	sales@demex.se

Fencing contractor: _____

Contact person: _____

Phone number: _____

Email: _____



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CONTACT

info@demex.se

+46 371-33 540

www.demex.se