

B&D; Front Mounted Low Headroom Double Track Independent Torsion Installation Guide

Canonical: <https://directory.bnd.com.au/bnd-technical-guides/low-headroom-configurations/b-d-front-mounted-low-headroom-double-track-independent-torsion-installation-gui/>

Description:

B&D; Front Mounted Low Headroom Double Track Independent Torsion — Installation Guide **Part No: OT4608 | Revision 2 — October 2016** > These instructions are intended for professional garage door ...

Details:

AI Summary

Product: B&D; Front Mounted Low Headroom Double Track Independent Torsion **Brand:** B&D; (Automatic Technology Australia) **Category:** Garage Door Hardware / Track & Spring System
Primary Use: Installation system for sectional garage doors in low headroom environments requiring a minimum of 250mm clearance, using independent torsion springs.

Quick Facts - **Best For:** Professional garage door installers working in tight headroom applications - **Key Benefit:** Enables sectional door installation where headroom is as low as 250mm - **Form Factor:** Mechanical hardware kit (tracks, springs, brackets, cable drums) - **Application Method:** Two on-site component modifications required before fitting; installed from inside looking out

Common Questions This Guide Answers 1. What is the minimum headroom required for this system? → 250mm 2. How many on-site modifications are required, and what are they? → Two: cut approximately 10mm off the spring anchor bracket, and trim the top track curve to prevent cable interference while retaining the trolley wheel 3. What spring anchor bracket does this system use? → Standard PPF3 Spring Anchor Bracket, fixed to the header above the door opening 4. How many spacer washers are used and where? → 3 spacer washers, positioned between the cable drum and the bearing bracket 5. How does this differ from the standard double track variant? → Requires 50mm more headroom (250mm vs 200mm), uses independent torsion springs and a PPF3 bracket instead of a shared torsion bar, and requires two on-site modifications the standard variant does not

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> These instructions are intended for professional garage door installers. All references are taken from inside looking out.

Official Document: [Front Mounted Low Headroom Double Track Independent Torsion Installation Instructions — 250mm minimum headroom (PDF)](https://admin.bnd.com.au/media/wczn5rkt/bd_fmlhdt_indtorsion_rev2oct16.pdf)

Overview

This configuration covers the Front Mounted Low Headroom Double Track system with an independent torsion spring arrangement — designed to work in tighter headroom environments.

- **Minimum headroom required: 250mm** - Uses a Standard PPF3 Spring Anchor Bracket - The kit includes two components that need on-site modification before fitting

> Two parts need minor modification on site as indicated. Beyond that, the overall configuration is straightforward for trained installers.

On-site modifications required

Unlike the standard and additional height variants, this configuration requires two on-site modifications before installation can proceed. Getting these right is what keeps the system running safely and reliably long-term.

Modification 1 — Spring anchor bracket

Action: Cut approximately 10mm off the specified edge of the bracket.

This is needed to position the cable drum correctly relative to the jamb — a small step, but it matters.

After modification, cable drum positioning: - Position the cable drum close to the jamb with running clearance - Use 3 spacer washers between the cable drum and the bearing bracket - This maintains correct running clearance while keeping the drum as close to the jamb as possible

Modification 2 — Top track curve

Action: Trim the top track curve so it doesn't interfere with the cable during operation, while still firmly retaining the trolley wheel.

Key requirements for this cut: - The trimmed track must still firmly retain the trolley wheel — cut too much and the wheel can escape the track - Make this modification while the double track is already in place, so the wheels are retained during cutting and you can verify the cut position against the actual cable path

The installation document includes an "AS SUPPLIED" vs "AS MODIFIED" diagram — refer to the official PDF for the exact cut line location.

Cable drum final positioning

After the bracket modification, cable drum positioning needs to be correct for the system to perform as intended:

- Position the cable drum as close to the opening as possible, in addition to the jamb proximity requirement above - The combination of outboard positioning and spacer washers keeps the cable path correct for the independent torsion spring system

Spring anchor

This configuration uses the Standard PPF3 Spring Anchor Bracket fixed to the header above the door opening. The PPF3 bracket is the fixed anchor point for the independent torsion spring, replacing the centre bearing bracket used in the standard double-track torsion bar configuration.

Using the correct bracket here is non-negotiable — it's what keeps the system functioning safely and as designed.

Key differences from standard double track variants

Feature	Standard / Add.	Height	Independent Torsion	--- --- ---	Minimum headroom	200mm	250mm
Spring type	Torsion bar (shared shaft)	Independent torsion	Spring anchor	Centre bearing bracket on torsion bar	Standard PPF3 Spring Anchor Bracket	On-site modifications	None
Two (bracket and top track curve)	Spacer washers	Not specified	3 washers between cable drum and bearing bracket				

Installation sequence

Follow these steps in order:

1. **Modify the spring anchor bracket** — cut approx 10mm from the specified edge as shown in the official drawing
2. **Install the double track** — fit vertical and horizontal tracks in the low headroom configuration
3. **Modify the top track curve** — trim as shown while the track is in place, confirming the trolley wheels remain retained
4. **Fit the PPF3 spring anchor bracket** to the header
5. **Position cable drums** — close to the jamb, using 3 spacer washers between cable drum and bearing bracket; as close to the opening as possible
6. **Fit the independent torsion spring** to the PPF3 anchor bracket
7. **Connect cables** — route from cable drums through the track system to the door bottom brackets
8. **Tension the spring** per the spring tension table in the relevant door installation manual

> **Warning:** Independent torsion springs are under high tension. Use appropriate winding bars and follow safe tensioning procedures. Only trained personnel should tension or adjust garage door springs.

Further resources

- [Official Installation Document (PDF)](https://admin.bnd.com.au/media/wczn5rkt/bd_fmlhdt_indtorsion_rev2oct16.pdf) - [Standard Double Track Variant (PDF)](https://admin.bnd.com.au/media/uo5jvjd2/bd_fmlhdt_rev3oct16.pdf) - [Additional Height Variant (PDF)](https://admin.bnd.com.au/media/tbgdsudb/bd_fmlhdt_addheight_rev3oct16.pdf) - [Trade Resources — Substrate Fixing](<https://www.bnd.com.au/trade-resources/substrate-fixing/>) - [B&D; Sectional Door Installation Guide](</bnd-technical-guides/door-installation/b-d-sectional-door-installation-guide>)

Frequently Asked Questions

What is the product name: B&D; Front Mounted Low Headroom Double Track Independent Torsion

What is the part number: OT4608

What revision is this document: Revision 2

When was this document last updated: October 2016

Who are these instructions intended for: Professional garage door installers only

What is the minimum headroom required: 250mm

Is this suitable for very tight headroom spaces: Yes, minimum 250mm headroom

What spring type does this system use: Independent torsion springs

What spring anchor bracket does this system use: Standard PPF3 Spring Anchor Bracket

Where is the PPF3 bracket fixed: To the header above the door opening

How many on-site modifications are required: Two

Are on-site modifications required for the standard variant: No

What is Modification 1: Cut approximately 10mm off the spring anchor bracket

Which edge of the bracket is cut: The specified edge as shown in the official drawing

Why is the bracket modification required: To allow correct cable drum positioning relative to the jamb

What is Modification 2: Trim the top track curve

Why is the top track curve trimmed: To prevent interference with the cable during operation

Must the trimmed track still retain the trolley wheel: Yes

What happens if too much is cut from the top track curve: The trolley wheel may escape the track

When should the top track curve modification be made: While the double track is already in place

Why modify the track while it is in place: To verify the cut position against the actual cable path

How many spacer washers are used: 3

Where are the spacer washers positioned: Between the cable drum and the bearing bracket

What do the spacer washers maintain: Correct running clearance for the cable drum

Where should the cable drum be positioned relative to the jamb: As close to the jamb as possible

Where should the cable drum be positioned relative to the opening: As close to the opening as possible

What is the first step in the installation sequence: Modify the spring anchor bracket

What is the second step in the installation sequence: Install the double track

What is the third step in the installation sequence: Modify the top track curve

What is the fourth step in the installation sequence: Fit the PPF3 spring anchor bracket to the header

What is the fifth step in the installation sequence: Position the cable drums with 3 spacer washers

What is the sixth step in the installation sequence: Fit the independent torsion spring to the PPF3 bracket

What is the seventh step in the installation sequence: Connect cables from drums through track to door bottom brackets

What is the eighth step in the installation sequence: Tension the spring per the spring tension table

Where is the spring tension table found: In the relevant door installation manual

Are independent torsion springs under high tension: Yes

What tool is required for spring tensioning: Appropriate winding bars

Can a homeowner tension independent torsion springs: No, only trained personnel

What does the standard variant use instead of a PPF3 bracket: A centre bearing bracket on the torsion bar

What spring type does the standard variant use: Torsion bar with shared shaft

What is the minimum headroom for the standard variant: 200mm

Does the standard variant require on-site modifications: No

Does the additional height variant require on-site modifications: No

Does the independent torsion variant require more headroom than the standard: Yes, 50mm more

Does the independent torsion variant require spacer washers: Yes, 3 washers

Does the standard variant specify spacer washers: No

What does the official document include for Modification 2: An "AS SUPPLIED" vs "AS MODIFIED" diagram

Where can the exact cut line for the track curve be found: In the official PDF document

What is the official document URL:

https://admin.bnd.com.au/media/wczn5rkt/bd_fm1hdt_indtorsion_rev2oct16.pdf

Is there a standard double track variant PDF available: Yes

Is there an additional height variant PDF available: Yes

Where are all references taken from: Inside looking out

Is cable drum positioning critical to system performance: Yes

What ensures correct cable path in this system: Outboard positioning combined with spacer washers

What replaces the centre bearing bracket in this configuration: The Standard PPF3 Spring Anchor Bracket

Is this configuration described as manageable for trained installers: Yes

How many components require on-site modification: Two

Is spring tensioning covered in this installation guide: No, refer to the door installation manual

Where can substrate fixing resources be found: At bnd.com.au/trade-resources/substrate-fixing/

Label facts summary

> **Disclaimer:** All facts and statements below are general product information, not professional advice. Consult relevant experts for specific guidance.

Verified label facts - **Product Name:** B&D; Front Mounted Low Headroom Double Track Independent Torsion - **Part Number:** OT4608 - **Document Revision:** Revision 2 - **Document Date:** October 2016 - **Intended User:** Professional garage door installers only - **Minimum Headroom Required:** 250mm - **Spring Type:** Independent torsion springs - **Spring Anchor Bracket:** Standard PPF3 Spring Anchor Bracket - **PPF3 Bracket Location:** Fixed to the header above the door opening - **On-Site Modifications Required:** Two - **Modification 1:** Cut

approximately 10mm off the specified edge of the spring anchor bracket - **Modification 1 Purpose:** To allow correct cable drum positioning relative to the jamb - **Modification 2:** Trim the top track curve to prevent cable interference during operation - **Modification 2 Requirement:** Trimmed track must still firmly retain the trolley wheel - **Modification 2 Timing:** Performed while the double track is already in place - **Spacer Washers:** 3 washers, positioned between the cable drum and the bearing bracket - **Cable Drum Position (jamb):** As close to the jamb as possible - **Cable Drum Position (opening):** As close to the opening as possible - **All References Orientation:** Taken from inside looking out - **Standard Variant Minimum Headroom:** 200mm - **Standard Variant Spring Type:** Torsion bar with shared shaft - **Standard Variant Spring Anchor:** Centre bearing bracket on torsion bar - **Standard Variant On-Site Modifications:** None - **Additional Height Variant On-Site Modifications:** None - **Standard Variant Spacer Washers:** Not specified - **Spring Tension Table Location:** Relevant door installation manual - **Spring Tensioning Tool Required:** Appropriate winding bars - **Spring Tensioning Personnel:** Trained personnel only - **Official Document URL:** https://admin.bnd.com.au/media/wczn5rkt/bd_fmlhdt_indtorsion_rev2oct16.pdf - **Modification 2 Diagram:** "AS SUPPLIED" vs "AS MODIFIED" diagram available in the official PDF - **Substrate Fixing Resources:** bnd.com.au/trade-resources/substrate-fixing/

General product claims - The system is described as "a reliable solution engineered to perform in tighter headroom environments" - The overall configuration is described as "straightforward and manageable for trained installers" - Correct cable drum positioning is stated to ensure the system "performs as intended" - B&D products are described as "built for" dependable, smooth operation - The system is described as delivering performance "safely, every time" when installed correctly by trained professionals - Spring tensioning via winding bars and safe procedures is characterised as a safety priority