

# Technology Snapshot



## RollSafe Lockout Tool

Essential maintenance equipment for every fire-rated roll-up door

### Value Proposition

The RollSafe Lockout Tool designed by Los Alamos National Laboratory researchers locks fire-rated roll-up doors securely in place during maintenance, preventing them from closing unexpectedly when the power is turned off. This safety tool works with standard lockout/tagout procedures and helps maintenance crews service the door safely without altering its fire-certified design.

### Development Status TRL 7

Design complete; Implemented and tested for functionality and operations.

### IP Information

US Patent No. 12,385,320 B1

### Contact Information

[licensing@lanl.gov](mailto:licensing@lanl.gov)

Reference S-133851 when reaching out.

### Overview

Fire-rated roll-up doors — the large metal doors used in industrial or secure facilities — are designed to automatically close when power is lost to contain fires. However, this same safety feature makes it dangerous and nearly impossible to perform maintenance on the doors while they are open. If power is turned off for safety, the door will automatically uncoil and close, creating a serious risk of injury or damage. Existing safety procedures and manufacturer options did not provide a way to keep the doors

open safely without altering the door's fire-certified design or risking damage to sensors and other components. RollSafe provides a simple, reliable way to keep fire-rated roll-up doors securely open during maintenance without compromising safety, compliance, or the door's fire-certified design.

### Advantages

RollSafe provides a simple mechanical lockout tool that attaches to the door's axle to physically prevent it from closing when power is off.

- It keeps the door safely open for maintenance.
- It works with existing Lockout/Tag-Out (LOTO) safety procedures so workers can easily secure and tag the tool during repairs
- It avoids modifying the door or voiding its fire rating.
- It protects equipment and personnel, eliminating the need for unsafe props or energized work.
- The tool design is durable, easy to install, and can be adopted commercially by door manufacturers as essential maintenance equipment.

In short, it transforms a previously unsafe maintenance task into a controlled, compliant and safe operation for anyone servicing fire-rated roll-up doors.

### Market Applications

- Industrial and Manufacturing Facilities
- Government and Defense Sites
- Commercial Buildings and Warehouses
- Critical Infrastructure and Utilities
- Door Manufacturers and Installers
- Maintenance and Safety Equipment Suppliers
- Fire Safety and Compliance Markets