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DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING

SECTION 23 09 53.00 20

SPACE TEMPERATURE CONTROL SYSTEMS

02/10

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PART 1 GENERAL

1.1 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.

AIR MOVEMENT AND CONTROL ASSOCIATION INTERNATIONAL (AMCA)

AMCA 500-D (2007) Laboratory Methods of Testing
Dampers for Rating

AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING
ENGINEERS (ASHRAE)

ASHRAE FUN IP (2009; Errata 2010) Fundamentals Handbook,
I-P Edition

ASME INTERNATIONAL (ASME)

ASME B16.1 (2005) Gray Iron Threaded Fittings;
Classes 25, 125 and 250

ASME B16.5 (2009) Pipe Flanges and Flanged Fittings:
NPS 1/2 Through NPS 24 Metric/Inch Standard

ASME B31.1 (2007; Addenda a 2008; Addenda b 2009)
Power Piping

ASME B31.5 (2010) Refrigeration Piping and Heat
Transfer Components

ASME B40.100 (2005) Pressure Gauges and Gauge
Attachments

ASTM INTERNATIONAL (ASTM)

ASTM A 126 (2004; R 2009) Standard Specification for
Gray Iron Castings for Valves, Flanges,
and Pipe Fittings

NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)

NEMA 250 (2008) Enclosures for Electrical Equipment
(1000 Volts Maximum)

NEMA ST 1 (1988; R 1994; R 1997) Specialty
Transformers (Except General Purpose Type)

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

NFPA 70	(2011) National Electrical Code
NFPA 90A	(2009; Errata 09-1) Standard for the Installation of Air Conditioning and Ventilating Systems

SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA)

SMACNA 1780	(2002) HVAC Systems - Testing, Adjusting and Balancing, 3rd Edition
SMACNA 1966	(2005) HVAC Duct Construction Standards Metal and Flexible, 3rd Edition

U.S. FEDERAL COMMUNICATIONS COMMISSION (FCC)

FCC Part 15	Radio Frequency Devices (47 CFR 15)
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UNDERWRITERS LABORATORIES (UL)

UL 508	(1999; Reprint Apr 2010) Industrial Control Equipment
UL 555S	(1999; Reprint May 2010) Smoke Dampers
UL 916	(2007; Reprint Jun 2010) Standard for Energy Management Equipment

1.2 SUBCONTRACTOR SPECIAL REQUIREMENTS

Perform all work in this section in accordance with the paragraph entitled "Subcontractor Special Requirements" in Section 01 30 00 ADMINISTRATIVE REQUIREMENTS. The paragraph specifies that all contract requirements of this section shall be accomplished directly by a first tier subcontractor. No work required shall be accomplished by a second tier subcontractor.

1.3 SYSTEM DESCRIPTION

Provide new space temperature control systems complete and ready for operation.

1.4 SYSTEM REQUIREMENTS

Provide BACnet compatible control systems composed of any combination of electric, analog electronic. Indicated control system devices of a particular type do not intend a requirement for the device unless the requirement is specifically indicated. Requirements apply to field installed control systems.

Section 23 09 23.13 20 BACnet DIRECT DIGITAL CONTROL SYSTEMS FOR HVAC apply to work specified in this section.

1.5 CENTRALIZED DIRECT DIGITAL CONTROL (DDC) SYSTEMS

Microprocessor-based single-loop controllers, unitary control system,

variable-air-volume (VAV) boxes, and room thermostats may be used provided that the devices are manually configurable by the use of device firmware and require no software written by the Contractor for their application and use.

1.6 PERFORMANCE REQUIREMENTS

Provide control systems to maintain the required heating, ventilating, and cooling (HVAC) conditions by performing the functions and sequences of operations indicated. Control systems shall be complete, including all equipment and appurtenances, and ready for operation. Control systems shall be furnished, installed, tested, calibrated, and started up by, or under the supervision of trained technicians certified by the Contractor as qualified and regularly employed in such work. Control system equipment, valves, panels and dampers shall bear the manufacturer's nameplate.

1.7 DESIGN REQUIREMENTS

1.7.1 Control System Diagrams

For each system, indicate HVAC process flow and location of devices relative to flow and to the HVAC control panel, the connections of control devices in control loops, references of control device contacts and device operating coils to line numbers of a ladder diagram and sequencing diagrams showing the operation of valves, dampers, and contacts relative to controller output, and HVAC process variables.

1.7.2 Ladder Diagram

Indicate connections and interlocks to control system devices and other devices such as starters, drives, HVAC control system panels, and HVAC equipment panels. Diagram shall be coordinated by line number and device number with each control system diagram.

1.7.3 Operating Parameters

Indicate operating parameters for devices shown on the control system diagram such as setpoints, ranges, limits, differentials, outside air temperature schedules, contact operating points, and HVAC equipment operating time schedules.

1.7.4 Automatic Control Valve Schedules

Indicate valve size, Cv, flow rate, pressure drop, top size, spring range, positioner range, operating signal characteristics, and power source.

1.7.5 Damper Schedules

Indicate damper sizes, quantities and sizes of actuators, spring ranges, positioner ranges, operating signal characteristics, and power source.

1.7.6 Wiring Diagram

Indicate terminal blocks, wire marker identification, connections to control system devices, external and internal power sources, and connections to external devices, starters, drives, control panels, jumpers, and ground connections.

1.7.7 Sequence of Operation

Sequence of operation for each HVAC control system coordinated with device identifiers on control system diagram and ladder diagram.

1.7.8 Arrangement Drawing

Arrangement diagram of each HVAC control system panel coordinated with device identifiers on the control system diagram and the ladder diagram.

1.8 SUBMITTALS

Government approval is required for submittals with a "G" designation; submittals not having a "G" designation are for information only. When used, a designation following the "G" designation identifies the office that will review the submittal for the Government. The following shall be submitted in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

SD-02 Shop Drawings

Control system diagrams for each HVAC system; G, AE

Ladder diagram; G, AE

Operating parameters; G, AE

Automatic control valve schedules; G, AE

Damper schedules; G, AE

Sequence of operation; G, AE

Arrangement drawing; G, AE

Wiring diagram; G, AE

Compressed air station schematic; G, AE

Control panel schematics for pneumatic control; G, AE

SD-03 Product Data

Actuators; G, AE

Valves; G, AE

Dampers; G, AE

Fire protection devices; G, AE

Sensors; G, AE

Sunshields; G, AE

Pressure switches; G, AE

Indicating devices; G, AE

Controllers; G, AE

Pressure gages; G, AE

Control panels; G, AE

Air filtration system; G, AE

VAV Terminal unit controls; G, AE

SD-06 Test Reports

Commissioning procedures; G, AE

Calibration adjustment and commissioning reports; G, AE

Site testing procedures identifying each item tested and describing each test; G, AE

Performance verification test plans and procedures; G, AE

SD-07 Certificates

Certification of completion; G, AE

SD-08 Manufacturer's Instructions

Training course documentation; G, AE

SD-10 Operation and Maintenance Data

Space temperature control system, Data Package 3; G, AE

Submit in accordance with Section 01 78 23 OPERATION AND MAINTENANCE DATA.

SD-11 Closeout Submittals

Qualified service organization list; G, AE

1.9 QUALITY ASSURANCE

1.9.1 Standard Products

- a. Material and equipment shall be standard products of manufacturers regularly engaged in the manufacturing of such products, using similar materials, design and workmanship. The standard products shall have been in satisfactory commercial or industrial use for 2 years prior to bid opening. The 2-year use shall include applications of similarly sized equipment and materials used under similar circumstances.

The 2 years experience must be satisfactorily completed by a product which has been sold or is offered for sale on the commercial market through advertisements, manufacturers' catalogs, or brochures. Products having less than a 2-year field service record will be acceptable if a certified record of satisfactory field operation, for not less than 6000 hours exclusive of the manufacturer's factory tests, can be shown.

- b. The equipment items shall be supported by a service organization.

1.9.2 Nameplates and Tags

- a. Provide nameplates bearing legends as shown and tags bearing device unique identifiers as shown shall have engraved or stamped characters. Nameplates shall be mechanically attached to HVAC control panel doors.
- b. A plastic or metal tag shall be mechanically attached directly to each field-mounted device or attached by a metal chain or wire.
- c. Each airflow measurement station shall have a tag showing flow rate range for signal output range, duct size, and device identifier where shown.

1.9.3 Verification of Dimensions

Contractor shall become familiar with details of work, shall verify dimensions in the field, and shall advise Contracting Officer of any discrepancy before performing work.

1.9.4 Modification of References

Accomplish work in accordance with ASME B31.1, ASME B31.5, NFPA 70, and NFPA 90A, except as modified herein or indicated otherwise for equipment, materials, installation, examination, inspection, and testing. Consider the advisory or recommended provisions to be mandatory, as though the word "shall" had be substituted for the words "should" or "could" or "may," wherever they appear. Interpret reference to "authority having jurisdiction" and "owner" to mean the Contracting Officer.

1.9.5 Site Testing Procedures

Indicate test equipment to be used including manufacturers' names and model numbers, date of last calibration, and accuracy of calibration.

1.9.6 Commissioning Procedures

Define procedures specific to each control system including instructions on how to set control parameters and setpoints, proportional, integral and derivative mode constants, contact output settings, positioner range adjustments, and calibration checks of transmitters

1.9.7 Calibration Adjustment and Commissioning Reports

Submit specific to each HVAC control system, including settings adjustments and results of calibration checks

1.9.7 Space Temperature Control System

In addition to the requirements specified in the paragraph entitled "SUBMITTALS", meet the following requirements. Submit Operation and Maintenance Manuals for items of equipment listed under paragraph entitled "Product Data." Manual shall contain full hardware support documentation, which shall include but not be limited to the following:

- a. General description and specifications

- b. Installation and initial checkout procedures
- c. Detailed electrical and logical description
- d. Troubleshooting procedures, diagrams, and guidelines
- e. Alignment and calibration procedures for components
- f. Preventive maintenance requirements and a maintenance checklist
- g. Detailed schematics and assembly drawings
- h. Spare parts list data, including required tool kits and suggested method of repairs such as field repair, factory repair, or item replacement
- i. Signal identification and timing diagrams
- j. Complete as-built control drawings, schedules, and sequence of operation
- k. Controller configuration and parameter setting procedures
- l. Step-by-step procedures required for each HVAC control systems startup, operation, shutdown, recovery, and fault diagnosis
- m. Manufacturer supplied operator manuals for equipment
- n. Qualified service organization list

PART 2 PRODUCTS

2.1 COMPONENTS

Provide components factory ordered for this project. Rebuilt equipment, warehoused equipment, or earlier generation equipment shall not be acceptable. Electrical and electronic devices not located within control panels shall have a NEMA 250 Type 1 enclosure in accordance with NEMA 250 unless otherwise specified. Actuators and transmitters shall operate within temperature limit ratings of plus 35 to 150 degrees F. Panel mounted instruments shall operate within limit ratings of 35 to 120 degrees F and 10 percent to 95 percent relative humidity, noncondensing. Devices installed outdoors shall operate within limit ratings of minus 35 to 150 degrees F.

2.2 ACTUATORS

Provide electric or electronic actuators. Actuators shall function as required within 85 to 110 percent of their power supply rating. Actuators shall fail to their spring return positions on signal or power failure unless indicated as timed, power return actuators. Actuators shall have visible position indicators. Where actuators do not have positive spring returns for fail-safe operation, provide capacity tanks, restrictors, check valves, and relays, or reserve power as required to achieve proper timed positioning for up to 4 minutes after primary power failure. Actuators shall open or close the devices to which they are applied within 60 seconds after a full scale signal input change.

2.2.1 Damper Actuators

Damper actuators shall be rated for at least 125 percent of the motive power necessary to operate the connected damper. The actuator stroke shall be limited by an adjustable stop in the direction of the return stroke. Actuators shall be provided with mounting and connecting hardware.

2.2.2 Valve Actuators

Valve actuators shall be rated for at least 125 percent of the motive power necessary to operate the valves over their full range of operation against the total and differential pressures.

2.3 AUTOMATIC CONTROL VALVES

Provide automatic control valves.

2.3.1 Valve Assembly

Valves shall have stainless steel stems and stuffing boxes with extended necks to clear the piping insulation. Valve bodies shall be designed for not less than 125 psig working pressure or 150 percent of the system operating pressure, whichever is greater. Maximum rated shutoff pressure of the valve shall exceed the rated deadhead pressure of the pump that supplies it. Valve leakage rating shall be 0.01 percent of rated Cv for soft-seated valves and 0.05 percent for metal-to-metal seated valves. Class 125 copper alloy valve bodies and Class 150 steel or stainless steel valves shall conform to ASME B16.5 as a minimum. Components of cast iron valves shall conform to ASTM A 126 Class B or C as a minimum.

2.3.2 Butterfly Valve Assembly

Butterfly valves shall be threaded lug type suitable for dead-end service, and for modulation to the fully closed position, with carbon steel bodies or cast iron Class 125 and noncorrosive discs, stainless steel shafts supported by bearings, and EPDM seats suitable for temperatures from minus 20 degrees to plus 250 degrees F. Valves shall have a manual means of operation independent of the actuator.

2.3.3 Two-Way Valves

Two-way modulating valves shall have equal percentage characteristics.

2.3.4 Three-Way Valves

Three-way valves shall provide constant total flow throughout full plug travel.

2.3.5 Duct-Coil and Terminal-Unit-Coil Valves

Control valves with either flare-type or solder-type ends shall be provided for duct or terminal-unit coils. Flare nuts shall be provided for each flare-type end valve.

2.3.6 Valves for Chilled Water

ASME B16.1. Bodies for valves 2 inches and smaller shall be brass or bronze, with threaded-end or union-end connections. Bodies for valves from 2.5 inches and larger shall be cast iron. Bodies for valves 2.5 inches

and larger shall have flanged-end connections. Internal valve trim shall be brass or bronze except that valve stems may be Type 316 stainless steel. Water valves shall be sized for a 3 psi differential through the valve at rated flow, except as indicated otherwise. Select valve flow coefficient (Cv) for an actual pressure drop not less than 50 percent or greater than 125 percent of the design pressure drop at design flow. Valves 4 inches and larger shall be butterfly valves.

2.3.7 Valves for Hot Water Service

Valves for hot water service below 250 Degrees F shall conform to ASME B16.1. Bodies for valves 2 inches and smaller shall be brass or bronze, with threaded-end or union-end connections. Bodies for valves 2.5 inches and larger shall be cast iron. Bodies for 2.5 inches and larger shall have flanged-end connections. Water valves shall be sized for a 3 psi differential through the valve at rated flow, except as indicated otherwise. Select valve flow coefficient (Cv) for an actual pressure drop not less than 50 percent or greater than 125 percent of the design pressure drop at design flow. Internal trim, including seats, seat rings, modulating plugs, and springs, of valves controlling water hotter than 210 degrees F shall be Type 316 stainless steel. Internal trim for valves controlling water 210 degrees F or less shall be brass or bronze. Non-metallic parts of hot water control valves shall be suitable for a minimum continuous operating temperature of 250 degrees F or 50 degrees F above the system design temperature, whichever is higher. Valves 4 inches and larger shall be butterfly valves.

2.3.8 Valves for Steam Service

ASME B16.1. Bodies for valves 1.5 inches and smaller shall be brass or bronze, with threaded or union ends. Bodies for valves 2 to 3 inches inclusive shall be brass, bronze, or cast iron. Bodies for valves 4 inches and larger shall be cast iron. Bodies for 2 inch valves shall have threaded ends. Bodies for valves 2.5 inches and larger shall be provided with flanged-end connections. Internal valve trim shall be Type 316 stainless steel. Steam valves shall be sized for 15 psig inlet steam pressure with a maximum 13 psi differential through the valve at rated flow, except as indicated otherwise.

2.4 DAMPERS

Provide dampers in air ducts.

2.4.1 Damper Assembly

Damper shall conform to SMACNA 1966. A single damper section shall have blades no longer than 48 inches and shall be no higher than 72 inches. Maximum damper blade width shall be 8 inches. Larger sizes shall consist of a combination of sections. Dampers shall be steel or other materials where indicated. Flat blades shall be made rigid by folding the edges. Provide blades with compressible seals at points of contact. Provide channel frames of dampers with jamb seals to minimize air leakage. Dampers shall not leak in excess of 10 cfm per square foot at 4 inches water gage static pressure when closed. Seals shall be suitable for an operating temperature range of minus 40 degrees F to 200 degrees F. Dampers shall be rated at not less than 2000 fpm air velocity. Moving parts of the operating linkage in contact with each other shall consist of dissimilar materials. Damper axles shall be 0.5 inch minimum plated steel rods supported in the damper frame by stainless steel or bronze bearings.

Blades mounted vertically shall be supported by a non-ferrous dissimilar thrust bearings. Pressure drop through dampers shall not exceed 0.05 inch water gage at 1,000 fpm in the wide-open position. Frames shall not be less than 2 inches wide. Dampers shall be tested in accordance with AMCA 500-D.

2.4.2 Operating Links

Operating links external to dampers, such as crankarms, connecting rods, and line shafting for transmitting motion from damper actuators to dampers, shall withstand a load equal to at least twice the maximum required damper-operating force. Rod lengths shall be adjustable. Links shall be brass, bronze, zinc-coated steel, or stainless steel. Mating parts shall consist of dissimilar materials. Working parts of joints and clevises shall be brass, bronze, or stainless steel. Adjustments of crankarms shall control the open and closed position of dampers.

2.5 FIRE PROTECTION DEVICES

Provide smoke detectors in return and supply air ducts on the downstream side of the filters in accordance with NFPA 90A, except as otherwise indicated. Provide UL listed or FM approved detectors for duct installation.

2.5.1 Smoke Detectors

Provide in each air-handling system with supply air capacity greater than 2000 cfm in accordance with NFPA 90A. Locate downstream of the supply air filters and prior to any branch connection in accordance with NFPA 72. Provide in each air-handling system, serving more than one story, and having a return air capacity greater than 15000 cfm in accordance with NFPA 90A. Locate at each story prior to connection to common return and at return connection to air handler prior to any fresh air inlet connection and prior to any recirculation connection in accordance with NFPA 72. Smoke control and exhaust systems shall have provision for automatic and manual operation by means of a key-operated switch to override any other shutdown features and shall be located adjacent to the fire alarm system control panel.

Provide in each air-handling system with supply air capacity greater than 944 L/s 2000 cfm in accordance with NFPA 90A. Locate downstream of the supply air filters and prior to any branch connection in accordance with NFPA 72.

Provide in each air-handling system, serving more than one story, and having a return air capacity greater than 7079 L/s 15000 cfm in accordance with NFPA 90A. Locate at each story prior to connection to common return and at return connection to air handler prior to any fresh air inlet connection and prior to any recirculation connection in accordance with NFPA 72. Design for detection of abnormal smoke densities by the ionization or photoelectric principle, responsive to both invisible and visible particles of combustion, and not susceptible to undesired operation by changes to relative humidity.

Provide UL listed or FM approved detectors for duct installation. Provide duct detectors with an approved duct housing, mounted exterior to the duct, and with perforated sampling tubes extending across the width of the duct. Provide permanent descriptive zone labels indicating in which air-handling units the detectors in alarm are located.

Provide detectors with a test port , test switch and, remote keyed test device. Provide control and power modules required for operation of detectors in their own control unit integral with the main building fire alarm control panel. A ground fault or single break or open condition in electrical circuitry to any detector or its control or power units shall cause activation of building fire alarm control panel trouble signals.

Electrical supervision of wiring used exclusively for air-handling unit shutdown is not required provided a break in wiring would cause shutdown of the associated unit. Equipment and devices shall be compatible and operable in all respects with, and shall in no way impair reliability or operational functions of, the existing building fire alarm system.

Smoke control and exhaust systems shall have provisions for automatic and manual operation by means of a key-operated switch to override any other shutdown features and shall be located adjacent to the fire alarm system control panel.

Design for detection of abnormal smoke densities by the ionization or photoelectric principle, responsive to both invisible and visible particles of combustion, and not susceptible to undesired operation by changes in relative humidity. Provide UL listed or FM approved detectors for duct installation. Provide duct detectors with an approved duct housing, mounted exterior to the duct, and with perforated sampling tubes extending across the width of the duct.

Provide 115 Vac power supply unit integral with duct housing. Obtain power from the source to the air-handling unit or air-handling unit controls or the location indicated. Detectors shall have test port or test switch. Provide remote alarm indicator and keyed test device at the location indicated. Provide each detector with a visible indicator lamp that lights when the detector is activated.

Activation of duct detector shall cause shutdown of the associated air-handling unit and closing of dampers and shall sound an alarm bell, with minimum 6 inch diameter, in a normally occupied area located as indicated. Provide a separate bell with an engraved plastic or metal label indicating which unit each bell annunciates for each air-handling unit.

2.5.2 Smoke Dampers and Combination Smoke/Fire Dampers

Smoke dampers and actuator assemblies as required in accordance with NFPA 90A shall meet the Class II leakage requirements of UL 555S. Dampers shall be factory fabricated, galvanized steel or stainless steel with lubricated bearings, linkages, and seals to withstand temperatures from minus 20 to 250 degrees F. Provide replaceable seals. Combination smoke/fire dampers shall have a UL 1.5 hour rating and shall be equipped with electric/thermal links which close the damper at 165 degrees F and then automatically reset after normal temperature is restored by cycling damper actuator. Equip dampers with electric actuators which close smoke dampers tightly when activated. After the smoke has cleared, the dampers shall automatically reset.

2.6 SENSORS

2.6.1 Spans and Ranges

Transmitters shall be calibrated to provide an electric or electronic

output signal of 4 to 20 mA electric or electronic over the indicated span or range.

- a. Conditioned space temperature, from 50 to 100 degrees F.
- b. Duct temperature, from 40 to 140 degrees F.
- c. Chilled water temperature, from 30 to 80 degrees F.
- d. Heating hot water temperature, from 100 to 250 degrees F.
- e. Outside air temperature, from minus 30 to 130 degrees F.
- f. Relative humidity, from 0 to 100 percent for high/low limit applications; from 20 to 80 percent for space applications.
- g. Differential pressure for VAV supply duct static pressure from 0 to 2.0 inches water gage.
- h. Pitot tube airflow measurement station and transmitter, from 0 to 0.1 inch water gage for flow velocities of 500 to 1200 fpm, 0 to 0.25 inch water gage for velocities of 500 to 1800 fpm, or 0 to 0.5 inch water gage for velocities of 500 to 2500 fpm, or 0 to 1.5 inches water gage for velocities of 1500 to 4500 fpm, or 0 to 2 inches water gage for velocities of 3000 to 6000 fpm as required by the duct system.
- i. Electronic airflow measurement station and transmitter, from 125 to 2500 fpm, 1500 to 4500 fpm, or 3000 to 6000 fpm as required by the duct system.

2.6.2 Temperature Sensors

2.6.2.1 Resistance Temperature Detectors (RTD's)

RTD shall be platinum with a tolerance of plus or minus 0.25 percent at 32 degrees F, and shall be encapsulated in epoxy, Series 300 stainless steel, anodized aluminum, or copper. RTD shall be furnished with RTD transmitter as specified, integrally-mounted unless otherwise indicated.

2.6.2.2 Continuous Averaging RTD's

Continuous averaging RTD's shall have a tolerance of plus or minus 1.0 degrees F at the reference temperature, and shall be of sufficient length to ensure that the resistance represents an average over the cross section in which it is installed. Sensing element shall have a bendable copper sheath. Averaging RTD shall be furnished with RTD transmitter as specified, to match the resistance range of the averaging RTD. Element length shall be a minimum of one linear foot per square foot of coil face area.

2.6.2.3 RTD Transmitter

RTD transmitter shall be selected to match the resistance range of the RTD. Transmitter shall be a two-wire, loop-powered device. Transmitter shall produce a linear 4 to 20 mA dc output corresponding to required temperature measurement. Output error shall not exceed 0.1 percent of the calibrated measurement. Transmitter shall include offset and span adjustments.

2.6.3 Relative Humidity Instruments

2.6.3.1 Relative Humidity Sensor

Provide relative humidity sensor. Use nonsaturating sensing elements capable of withstanding a saturated condition without permanently affecting calibration or sustaining damage. Sensing elements shall be bulk polymer or thin film polymer. Sensing elements shall have an accuracy of plus or minus 2 percent of full scale within the range of 20 to 80 percent relative humidity. Provide a two-wire, loop-powered transmitter located at the sensing elements to convert the sensing elements output to a linear 4 to 20 mA dc output corresponding to required humidity measurement. Output error shall not exceed 0.1 percent of calibrated measurement. Transmitter shall include offset and span adjustments. Transmitter shall have ability to be calibrated electronically by using a one-point, in-situ method which allows for error correction with a single potentiometer.

2.6.4 Dew Point Instruments

Provide analog salt-phase transition or dual chilled, mirror type sensor. Sensor shall have an allowable deviation of plus or minus 3 degrees F dew point over the range of 10 to 80 degrees F dew point.

2.6.5 Airflow Sensors

Provide airflow sensors.

2.6.5.1 Electronic Airflow Measurement Stations and Transmitters

- a. Stations shall contain an array of velocity sensing elements and straightening vanes inside a flanged sheet metal casing. Velocity sensing elements shall be RTD or thermistor type, with linearizing means. Sensing elements shall be distributed across the duct cross section in the quantity and pattern set forth for measurements and instruments in accordance with ASHRAE FUN IP and SMACNA 1780, for traversing of ducted airflows. Resistance to airflow through the airflow measurement station shall not exceed 0.08 inch water gage at airflow of 2000 fpm. Station construction shall be suitable for operation at airflows of up to 5000 fpm over a temperature range of 40 to 120 degrees F, and accuracy shall be plus or minus 3 percent over a range of 125 to 2500 fpm scaled to air volume. Use stations if required velocity measurement is below 500 feet per minute.
- b. Transmitters shall produce a linear, temperature compensated 4 to 20 mA dc output corresponding to required velocity pressure measurement. Transmitters shall be a two-wire, loop-powered device. Output error of transmitters shall not exceed 0.5 percent of calibrated measurement. Transmitters shall have offset and span adjustments.

2.6.5.2 Pitot Tube Airflow Measurement Stations and Transmitters

- a. Stations shall contain an array of velocity sensing elements and straightening vanes inside a flanged sheet metal casing. Velocity sensing elements shall be multiple pitot tube type with averaging manifolds. Sensing elements shall be distributed across the duct cross section in the quantity and pattern set forth for

measurements and instruments in accordance with ASHRAE FUN IP or SMACNA 1780, for traversing of ducted airflows. Resistance to airflow through the airflow measurement station shall not exceed 0.08 inch water gage at airflow of 2000 fpm. Station construction shall be suitable for operation at airflows of up to 5000 fpm over a temperature range of 40 to 120 degrees F, and accuracy shall be plus or minus 3 percent over a range of 500 to 2500 fpm scaled to air volume. Do not use stations if required velocity measurement is below 500 feet per minute.

- b. Transmitters shall produce a linear 4 to 20 mA dc output corresponding to the required velocity pressure measurement. Each transmitter shall have a low-range differential pressure sensing element and a square root extractor. The transmitter shall be a two-wire, loop powered device. Sensing element accuracy shall be plus or minus 1 percent of full scale, and overall transmitter accuracy shall be plus or minus 0.25 percent of the calibrated measurement. Each transmitter shall have offset and span adjustments.

2.6.6 Pressure Sensors

Provide electronic pressure sensor and transmitter. Sensor shall be a pressure transmitter with an integral sensing element. Sensor over pressure rating shall be 25 psig above its normal operating range. Sensing element accuracy shall be plus or minus one percent of full scale. Transmitter accuracy shall be plus or minus 0.1 percent of the calibrated measurement. Transmitter shall be a two-wire, loop-powered device. Transmitter shall produce a linear 4 to 20 mA dc output corresponding to required pressure measurement. Transmitter shall have offset and span adjustments.

2.7 THERMOWELLS

Provide brass or Series 300 stainless steel thermowells with threaded brass plug and chain, 2 inch lagging neck and extension type well, and inside diameter and insertion length as required for the application. Provide thermowells for immersion sensors with conducting material inside the well.

2.8 SUNSHIELDS

Provide sunshields for outside air temperature sensing elements to prevent the sun from directly striking temperature sensing elements. Provide sunshields with adequate ventilation so that the sensing element responds to the ambient temperature of surroundings. The top of each sunshield shall have galvanized metal or aluminum rainshield projecting over the face of the sunshield. Sunshields shall be painted white or shall be unpainted aluminum.

2.9 PRESSURE SWITCHES AND SOLENOID VALVES

Provide pressure switches and solenoid valves.

2.9.1 Pressure Switches

Switches shall have an adjustable setpoint with visible setpoint scale. Range shall be as indicated. Differential adjustment shall span 20 to 40 percent of the range of the device.

2.9.2 Differential Pressure Switches

Switches shall be an adjustable diaphragm-operated device with two SPDT contacts, with taps for sensing lines to be connected to duct pressure fittings designed to sense air pressure. Fittings shall be angled-tip type with tips pointing into the airstream. Range shall be 0.5 to 6 inches water gage. Differential shall be a maximum of 0.15 inch water gage at the low end of the range and 0.35 inch water gage at the high end of the range.

2.10 INDICATING DEVICES

Provide indicating devices.

2.10.1 Thermometers

- a. Thermometers for insertion in ductwork and piping systems shall have brass, malleable iron, or aluminum alloy case and frame, clear protective face, and permanently stabilized glass tube with an indicating fluid column, white face, black numbers, and a 9 inch scale.
- b. Thermometers for piping systems shall have rigid stems with straight, angular, or inclined pattern.
- c. Thermometer stems shall have expansion heads as required to prevent breakage at extreme temperatures. On rigid stem thermometers, the space between bulb and stem shall be filled with a heat transfer medium.
- d. Air duct thermometers shall have perforated stem guards and 45 degree adjustable duct flanges with locking mechanisms.
- e. Averaging thermometers shall have 3.5 inch (nominal) dial, with black legend on white background, and pointer traveling through a 270 degree arc.
- f. Thermometers shall have an accuracy of plus or minus one percent of scale range. Thermometers shall have the following ranges:
 - (1) Mixed air temperature: 0 to 100 degrees F in 1 degree F graduations.
 - (2) Return air temperature: 0 to 100 degrees F in 1 degree F graduations.
 - (3) Cooling coil discharge temperature: 0 to 100 degrees F in 1 degree F graduations.
 - (4) Heating coil discharge temperature: 30 to 180 degrees F in 2 degree F graduations.
 - (5) Hydronic heating systems below 220 degrees F: 40 to 240 degrees F in 2 degree graduations.
 - (6) Chilled water temperature: 0 to 100 degrees F in one degree F graduations.

2.10.2 Pressure Gages

Provide pressure gages with gage cock, snubber, and syphon.

- a. ASME B40.100. Gages shall be 2 1/2 inch (nominal) size, back-connected, suitable for field or panel mounting as required, shall have black legend on white background, and shall have a pointer traveling through a 270 degree arc. Accuracy shall be plus or minus 3 percent of scale range.
- b. Gages for hydronic and steam system applications shall have ranges and graduations as indicated.

2.11 LOW-DIFFERENTIAL PRESSURE GAGES

Gages for low-differential pressure measurements shall be 4 1/2 inch (nominal) size with two seats of pressure taps, and shall have a diaphragm-actuated pointer, white dial with black figures, and pointer zero adjustment. Gages shall have ranges and graduations as indicated. Accuracy shall be plus or minus 2 percent of scale range.

2.12 CONTROLLERS

2.12.1 Single-Loop Controllers

2.12.1.1 Controller Features

Controller shall be a microprocessor-based, single-loop device that does not require Contractor-generated software. Controller shall conform to FCC Part 15. Controller panel cutout shall be 3.62 by 3.62 inches. Controller shall have field selectable range for process variables, a remote setpoint analog input and analog output with adjustable high and low end limits, and proportional control manual reset adjustment. Analog output shall result from PID control. Analog output shall be configurable as direct acting and reverse acting. Controller shall have keyboard, display, auto/manual selection for control of analog output, and remote setpoint adjustment/local setpoint adjustment selection. Controller shall have adjustable high-end and low-end limits, ratio, and bias adjustments on remote setpoint input; operator initiated self-tune/manual-tune selection, anti-reset wind-up feature, and two configurable independent SPDT with adjustable system contact closure outputs. Controller shall be configurable to power-up in manual with local setpoint control, in automatic with local setpoint control, and in automatic with remote setpoint control. Contact closures shall be activated by a process variable and by a process variable deviation from setpoint as configured. The range of hysteresis adjustment shall not be smaller than 1 percent to 5 percent of process variable input span. Controller shall power the analog output loop to 20 mA where connected to a load of 600 ohms. Controller shall have 5-year battery backup or shall have nonvolatile memory to store operating parameters.

2.12.1.2 Controller Parameter Input and Display

Control parameters shall be entered and displayed directly, in the correct engineering units, through a series of keystrokes on a front panel display with a 3 1/2-digit, seven-segment display, with decimal point and polarity indication. Use of the display shall allow manual interrogation of setpoint, mode constants, and values of process variables and outputs.

2.12.1.3 Controller Electrical Requirements

Controller shall be powered by 120 Vac. Controller shall provide electrical noise isolation, not less than 100 dB at 60 Hz common mode rejection ratio, and not less than 60 dB at 60 Hz normal mode rejection ratio between ac power line and process variable input, remote setpoint input, and output signals.

2.12.1.4 Controller Accuracy

Controller shall have an accuracy of plus or minus 0.30 percent of input span, plus or minus one digit.

2.12.1.5 Controller Self Tuning

Controller self-tuning operation shall apply proportional, integral, and derivative modes of control; mode constants shall be modified as required. Self tuning shall only operate when selected from the front panel.

2.12.1.6 Controller Manual Tuning

Controller manual tuning operation shall provide proportional, integral, and derivative control modes, or any combination thereof, by means of individual mode constant adjustments. Adjustments shall be set for the appropriate value if a particular control mode action is desired, or to zero for the particular mode not desired. The proportional mode constant shall be adjustable from 0 to 200 percent of input signal range; the integral mode constant shall be adjustable from 0 to 20 repetitions per minute; and the derivative mode constant shall be adjustable from 0 to 5 minutes.

2.12.2 Analog Electronic Controllers

Controllers shall be solid-state electronic devices which sense the difference between input sensor analog values (resistance or voltage) and setpoint adjustment analog values (resistance or voltage), and shall amplify the difference signal to provide the output signal. Controllers shall include the following:

- a. Proportional band: 2.5 to 33 percent of input device span.
- b. Authority: minimum of 33 to 200 percent.
- c. Inputs: thermistor, resistance, transmitter, or output of other electronic controllers.
- d. Outputs: within the range of minus 5 to 20 Vdc or a 4 to 20 mA dc current loop.
- e. Remote setpoint adjustment (SPA): plus or minus 10 percent of input device span.

2.13 CONTROL DEVICES AND ACCESSORIES

Provide control devices and accessories.

2.13.1 Function Modules

Function modules shall accept mA dc analog input signals to produce analog output signals or contact output signals. Modules shall have zero and span adjustments for analog outputs, and setpoint adjustments for contact outputs.

2.13.1.1 Minimum Position Switches and Temperature Setpoint Devices

Minimum position switches and temperature setpoint devices shall accept manual input and shall produce steady analog output. Switches and devices shall be suitable for recessed wall mounting or panel mounting and shall have a graduated dial.

2.13.1.2 Signal Inverter Modules

Signal inverter modules shall accept analog input signal and produce analog output signal that linearly reverses the direction of signal change of input versus output.

2.13.1.3 High-Low Signal Selector Modules

High-low signal selector modules shall accept analog input signals and select either the highest or the lowest input signal as the output signal.

2.13.1.4 Sequencer Modules

Sequencer modules shall provide fixed time delayed sequencing of one or more contact transfers from an analog input signal. Sequencers shall return contacts to their zero input signal condition when power is interrupted.

2.13.2 Relays

Relays shall be two-pole, double-throw (DPDT) with a 10-ampere resistive rating at 120 Vac, and shall have an enclosed coil. Provide with a light indicator which is lit when the coil is energized and is not lit when the coil is not energized.

2.13.3 Time-Delay Relays

Time-delay relays shall be DPDT with octal connectors and dust covers. The adjustable timing range shall be 0 to 3 minutes.

2.13.4 Time Clocks

Time clocks shall be a 24-hour, 365-day programmable timing device with two independently timed circuits. Clocks shall have a manual scheduling keypad and alphanumeric display of timing parameters. Timing parameters shall include Gregorian calendar date for month, day and day-of-month indication; and 24-hour time-of-day display, with one-minute resolution for programming the ON and OFF times for each circuit. Circuits shall have programmable timed override from 1 to 99 minutes. Clocks shall have capacity for programming four ON events and four OFF events for each circuit. Programmed events shall be assignable to a 365-day schedule. Clocks shall have automatic standard time and daylight saving time adjustments, keyed to input of appropriate dates. Provide clocks with 4-day battery backup.

2.13.5 Override Timer

Override timers shall be manually set, mechanically driven timers, or electronic timers, without a "hold" feature. Time intervals shall be selectable for up to 12 hours of operation and shall expire unless reset.

2.13.6 Regulated Power Supplies

Power supplies shall provide a 24-Vdc linear supply at not less than 2 amperes, with regulation to 0.05 percent of output voltage. Power supplies shall have a fused input, and shall be protected from voltage surges and power-line transients. Power supply output shall be protected against overvoltage and short circuits. Power supply loading shall not be greater than 1.2 amperes.

2.13.7 Transformers

UL 508 and NEMA ST 1 as applicable. Transformers, other than transformers in bridge circuits, shall have primaries wound for available voltage and secondaries wound for correct control circuit voltage. Transformers shall be sized so that connected loads equal 80 percent of rated capacity. Transformers shall be enclosed in rustproof, galvanized steel cabinets with conduit connections. Disconnect switch shall be provided on the primary side, and a fuse cutout on the secondary side.

2.13.8 Pilot Lights and Manual Switches

Device illumination shall be by light-emitting diode (LED) or neon lamp. Switches shall have operating levers and index plates showing switch positions and names of apparatus controlled or other appropriate designations.

2.14 HVAC SYSTEM CONTROL PANELS

Provide HVAC system control panels.

2.14.1 Panel Assembly

Panel shall be fabricated for bottom entry connection for control system electric power, control system wiring, interconnection of control systems, interconnection of starters, and external shutdown devices. Panel shall have an operating temperature rise of not greater than 20 degrees F above an ambient temperature of 100 degrees F.

2.14.2 Panel Electrical Requirements

Control panel shall be powered by nominal 120 Vac terminating at panel on terminal blocks. Instrument cases shall be grounded. Interior and exterior panel enclosures shall be grounded.

2.14.3 Enclosures

Enclosures for each panel shall be a single door, wall-mounted box conforming to NEMA 250 with a continuous hinged and gasketed exterior door with a print pocket, key lock, and interior back panel. Inside finish shall be white enamel, and outside finish shall be gray primer over phosphatized surfaces.

2.14.4 Mounting and Labeling

Provide pilot lights, switches, panel-mounted control devices, and pressure gages shall be mounted on the door. Power conditioners, fuses, and duplex outlets shall be mounted on the interior of the cabinet. Other components housed in the panel shall be mounted on the interior back panel surface of the enclosure and shall be identified by plastic or metal nameplates which are mechanically attached to the panel. Lettering shall be cut or stamped into the nameplate to a depth of not less than 1/64 inch, and shall have contrasting color, produced by filling with enamel or lacquer or by use of laminated material. Painting of lettering directly on the surface of the door or interior back panel is not permitted.

2.14.5 Wiring

- a. Wiring shall be installed in wiring ducts so that devices can be added or replaced without disturbing existing wiring that is not affected by the change. Wiring to single-loop controllers shall have a 4 inch wiring loop in the horizontal wiring duct at each wiring connection. There shall be no wiring splices within the control panel. Interconnections required for power or signals shall be made on device terminals, if available, or panel terminal blocks, with not more than two wires connected to each terminal.
- b. Instrument signal grounds at the same reference level shall end at a grounding terminal connected to a common ground point for that level. Wiring shield grounds at the same reference level shall end at a grounding terminal connected to a common ground point for that level. Grounding terminal blocks shall be identified by reference level.
- c. Wiring connected to controllers shall be identified by function and polarity, e.g., process variable input and remote setpoint input and output.

2.15 ELECTRONIC VARIABLE AIR VOLUME VAV TERMINAL UNIT CONTROLS

Provide electronic VAV terminal unit controls.

2.15.1 VAV Terminal Units

VAV terminal units shall be as specified in Section 23 00 00 AIR SUPPLY, DISTRIBUTION, VENTILATION, AND EXHAUST SYSTEMS.

2.15.2 Terminal Unit Controls

- a. UL 916 and FCC Part 15. Controls for pressure independent boxes shall consist of a velocity sensing device in the primary air entering box, a room temperature sensing element, a damper actuator, and an adjustable microprocessor-based VAV box controller. Controls shall operate a damper for cooling and a duct coil for heating. Actuator shall open or close the device to which it is applied within 6 minutes.
- b. Controls for pressure independent boxes with recirculating fans shall consist of a velocity sensing device in the primary air entering the box, a room temperature sensing element, an adjustable microprocessor-based VAV box controller, a damper with actuator, and a duct pressure switch to operate the recirculation

fan. Controller shall operate the damper for cooling and the recirculating fan and duct coil for heating.

- c. One hand-held communication and programming device with an instruction manual, plus one additional hand-held communication device and instruction manual per 100 terminal units, shall be provided. Communication and programming device shall connect directly to the controller or to a jack at the room temperature sensing element location. Communication and programming device shall be used to read and set minimum velocity, maximum velocity, heating setpoint, and cooling setpoint, and to read air velocity and space temperature.

2.16 CONTROL WIRING

Provide HVAC control wiring.

2.16.1 Wiring

- a. Terminal blocks shall be insulated, modular, feed-through, clamp style with recessed captive screw-type clamping mechanisms. Terminal blocks shall be rail mounted, and shall have end plates, partition plates or enclosed sides for separation.
- b. Control wiring for 24-V circuits shall be 18 AWG minimum and shall be rated for 300-V service.
- c. Wiring for circuits operating at more than 100 V shall be 14 AWG minimum and shall be rated for 600-V service.
- d. Analog signal wiring circuits within control panels shall not be less than 20 AWG and shall be rated for 300-V service.
- e. Instrumentation cable shall be 18 AWG, stranded copper, single or multiple twisted, minimum 2-inch lay of twist, 100 percent shielded pairs, and shall have 300-V insulation. Each pair shall have a 20-AWG tinned copper drain wire, individual pair, and overall insulation. Cables shall have an overall aluminum polyester or tinned overall copper cable shield tape, 20-AWG tinned-copper cable drain wire, and overall cable insulation.
- f. Nonconducting wiring ducts in control panels shall have slotted side snap-on covers, fittings for connecting ducts, mounting clips for securing ducts, and wire retaining clips.

PART 3 EXECUTION

3.1 INSTALLATION

Perform installation under the supervision of competent technicians regularly employed in the installation of control systems. Provide components for a complete and operational control system. Provide control system complete and ready for operation, as specified and indicated. Provide dielectric isolation where dissimilar metals are used for connection and support. Penetrations through and mounting holes in the building exterior shall be watertight. Control system installation shall provide adequate clearance for control system maintenance by maintaining access spaces between coils, to mixed-air plenums, and as required to calibrate, remove, repair, or replace control system devices. Control

system installation shall not interfere with the clearance requirements for mechanical and electrical system maintenance. Install devices mounted in or on piping or ductwork, on building surfaces, in mechanical and electrical spaces, or in occupied space ceilings in accordance with manufacturer's recommendations and as indicated on contract documents. Provide control devices to be installed in piping and ductwork with required gaskets, flanges, thermal compounds, insulation, piping, fittings, and manual valves for shutoff, equalization, purging, and calibration. Certify that installation of control system is complete and technical requirements of this section have been met.

3.1.1 Sensors

Provide sensors in locations to sense the appropriate condition. Install sensor and transmitter where easily accessible and serviceable without special tools. Sensors shall be calibrated to the accuracy specified in the contract, and operate correctly when installed. Do not install sensors designed for one application in the place of another application (e.g., replacing a duct sensor with a room sensor).

3.1.1.1 Room Sensors

Provide on interior walls to sense average room conditions. Avoid locations which may be covered by office furniture. Do not mount room sensors on exterior walls if other locations are available. Mount centerline of sensor 5 feet above finished floor.

3.1.1.2 Duct Temperature Sensors

Provide sensors in ductwork in general locations as indicated. Select specific sensor location within duct to accurately sense appropriate air temperatures. Locate sensor connection boxes in position not obstructed by ducts or equipment. Install gaskets between sensor housing and duct wall. Seal duct and insulation penetrations. Install duct averaging sensors between two rigid supports in serpentine position to sense average conditions. Sensor shall have a total minimum length of one linear foot per 4 square feet of duct area. Sensor shall be mounted a minimum of 3 inches from outside wall surface. Thermally isolate temperature sensing elements from supports. Provide duct access doors to averaging sensors.

3.1.1.3 Immersion Temperature Sensors

Provide thermowells for sensors measuring temperatures in liquid applications or pressure vessels. Locate wells to sense continuous flow conditions. Do not install wells using extension couplings. Where piping diameters are smaller than the length of the wells, provide wells in piping at elbows to effect proper flow across entire area of the well. Wells shall not restrict flow area to less than 70 percent of pipe area. Increase piping size as required to avoid restriction. Temperature sensors shall be installed in thermowells with thermal transmission material to speed the response of temperature measurement. Provide thermowells with sealing nuts to contain thermal transmission material.

3.1.1.4 Strap-on Temperature Sensors

Strap-on temperature sensors, using helical screw stainless steel clamps, shall be permitted on new hot water piping for on-off operation, and for existing hot water piping sizes not greater than 3 inches. Clean the pipe to bright metal. Insulate strap-on bulb and pipe after installation.

Provide other liquid temperature sensors with thermowells. Provide NEMA 250 Type 4 enclosures for outdoor installations. Provide brushed aluminum or brushed stainless steel enclosures for sensors located in finished spaces.

3.1.1.5 Outside Air Temperature Sensors

Provide outside air temperature sensor on north side of building, away from exhaust hoods, air intakes, and other areas which may affect temperature readings. Install sunshields to protect outside air temperature sensor from direct sunlight.

3.1.1.6 Low-Temperature Protection Thermostats (Freezestats)

Provide thermostat for each 80 square feet of coil-face area to sense the temperature at location indicated. Install thermostat sensing element in serpentine pattern.

3.1.2 Thermometers

Provide thermometers which are installed in liquid systems in thermowells with thermal transmitting materials within the well to speed the response of temperature measurement.

3.1.3 Pressure Sensors

3.1.3.1 Duct Static Pressure

Duct static pressure sensor shall be located where indicated on drawings. If no location is indicated, it should be located approximately two-thirds of distance from supply fan to the end of duct with greatest pressure drop.

3.1.3.2 Steam Pressure

Provide snubbers and isolation valves on steam pressure sensing applications.

3.1.4 Pressure Gages

Provide snubbers for gages in piping systems subject to pulsation. Gages for steam service shall have pigtail fittings with cocks. Install pressure gages at locations indicated.

3.1.5 Valves

Provide valve with stems upright where possible but with stems not lower than horizontal.

3.1.6 Damper Actuators

Provide damper actuators so that the damper sealing action is smooth and sufficient to maintain leakage at or below specified leakage rate. Multiple actuators operating a common damper shall be connected to a common drive shaft.

3.1.7 Access Doors

Provide access doors in ductwork to service airflow monitoring devices, devices with averaging elements, and low-temperature protection thermostats (freezestats).

3.1.8 Wiring

- a. Provide wiring external to control panels, including low-voltage wiring, in metallic raceways. Install wiring without splices between sensors, transmitters, control devices, and HVAC control panels. Install instrumentation grounding as necessary to prevent ground loops, noise, and surges adversely affecting operation of the system. Tag cables, conductors, and wires at both ends, with identifiers indicated on shop drawings.
- b. Other electrical work shall be specified in Section 26 20 00 INTERIOR DISTRIBUTION SYSTEM. Provide step-down transformers where control equipment operates at lower than line circuit voltages. Transformers serving individual heating, ventilating, and air-conditioning units shall be fed from fan motor leads, or fed from the nearest distribution panelboard or motor control center, using circuits provided for that purpose.
- c. Ground control panels and cabinets as specified in Section 26 20 00 INTERIOR DISTRIBUTION SYSTEM. Grounding of the green ac ground wire at the breaker panel alone is not adequate. Install ground wire from each control panel to adequate building ground.

3.1.9 Control Drawings

Post laminated copies of as-built control system drawings in each mechanical room.

3.2 ADJUSTMENTS

Calibrate instrumentation and controls, and verify specified accuracy using test equipment traceable to National Institute for Science and Technology (NIST) standards. Adjust controls and equipment to maintain conditions indicated, to perform the functions indicated, and to operate in the sequence specified.

3.3 FIELD QUALITY CONTROL

- a. Demonstrate compliance of HVAC control systems. Furnish personnel, equipment, instrumentation, and supplies necessary to perform calibration and site testing. Calibrate test equipment in accordance with NIST standards. Ensure that tests are performed or supervised by competent employees of the control system installer or the control system manufacturer regularly employed in testing and calibration of control systems.
- b. Testing shall include field tests and the performance verification test. Field tests shall demonstrate proper calibration of instrumentation, input and output devices, and operation of specific equipment. The performance verification test shall ensure proper execution of sequence of operation and proper tuning of control loops.
- c. The plan for each phase of field acceptance testing shall be approved in writing before beginning that phase of testing. Furnish written notification of planned testing to Contracting Officer at least 21 days prior to testing. Include proposed test procedures with notification. The Contractor will not be allowed

to start testing without written Government approval of test procedures. Test procedures shall consist of detailed instructions for complete testing to prove the performance of heating, ventilating, and air-conditioning system and control system. Include the following tests in test procedures.

- d. Submit original copies of data produced, including results of each test procedure, to the Government at the conclusion of each phase of testing. Tests are subject to supervision and approval by Contracting Officer. Do not perform testing during scheduled seasonal off-periods of heating and cooling systems.

3.3.1 Test Reporting

After completion or termination of field tests and again after the performance verification test, identify, determine causes, replace, repair, or calibrate equipment which fails to meet the specification; and deliver a written report to the Government. The report shall document test results, explain in detail the nature of each failure, and corrective action taken. After delivering the performance verification test report, the Contractor shall convene a test review meeting at the job site to present results and recommendations to the Government. As a part of the test review meeting, the Contractor shall demonstrate by performing appropriate portions of field tests or the performance verification test that failures have been corrected. Based on Contractor's report and test review meeting, the Government will determine either the restart point or successful completion of testing. Do not commence required retesting until after receipt of written notification by the Government. At the conclusion of retesting, repeat the assessment.

3.3.2 Contractor's Field Testing

Calibrate field equipment and verify equipment and system operation before system is placed on-line. Include the following tests in field testing.

3.3.2.1 Wiring Integrity Tests

Test wiring for continuity, ground faults, and open and short circuits.

3.3.2.2 System Inspection

Observe HVAC control system in shutdown condition. Check dampers and valves for proper normal positions. Document positions for the performance verification test report.

3.3.2.3 Calibration Accuracy and Operation of Input Test

Verify correct calibration and operation of input instrument. For each sensor and transmitter, including for temperature, pressure, relative humidity, and dew point inputs, record the reading at the sensor or transmitter location using calibrated test equipment. Record the output reading provided by that sensor or transmitter. Document each of these location and output readings for the performance verification test report. The test equipment shall have been calibrated within one year of the date of use in the field. Test equipment calibration shall be traceable to the measurement standard of the National Institute of Standards and Technology.

3.3.2.4 Operation of Output Test

Check the operation of output to verify correct operation. Operate analog device to minimum range (e.g., 4 mA) and maximum range (e.g., 20 mA), and measure and record actual output values.

3.3.2.5 Actuator Range Adjustment

With the controller, apply a control signal to each actuator and verify that the actuator operates properly from its normal position through to the full range of stroke position. Record actual spring ranges and normal positions for modulating control valves and dampers.

3.3.3 Coordination With HVAC System Balancing

Tune the control system after air and hydronic systems have been balanced, minimum damper positions have been set, and a report has been issued.

3.3.4 Field Test Documentation

Before scheduling the performance verification test, provide field test documentation and written certification of completion to Contracting Officer and the Naval Energy and Environmental Support Activity (NEESA), that the installed system has been calibrated, tested, and is ready to begin the performance verification test. Do not start the performance verification test prior to receiving written permission from the Government.

3.3.5 Performance Verification Test

Conduct the performance verification tests to demonstrate that the control system maintains setpoints and that the control loops are tuned for the correct sequence of operation. Conduct the performance verification test during one week of continuous HVAC and control systems operation and before final acceptance of work. Specifically, the performance verification test shall demonstrate that the HVAC system operates properly through the complete sequence of operation (e.g., seasonal, occupied and unoccupied, warm up, etc.), for specified control sequences. Demonstrate proper control system response for abnormal conditions for which there is a specified system or controls response by simulating these conditions. Demonstrate that hardware interlocks and safety devices work as designed. Demonstrate that the control system performs the correct sequence of control.

3.3.6 Opposite Season Test

Repeat the performance verification test during an opposite season to the first performance verification test.

3.4 TRAINING

Provide a qualified instructor to conduct training courses for designated personnel in maintenance and operation of HVAC and control systems. Orientate training to the specific system being installed under the contract. Furnish audiovisual equipment and other training materials and supplies. A training day is defined as 8 hours of classroom or lab instruction, including two 15-minute breaks and excluding lunch time, Monday through Friday, during the daytime shift in effect at the training facility. For guidance, assume that the attendees have a high school education and are familiar with HVAC systems. Submit planned training

schedule, agenda, and class materials to the Government at least 45 days prior to training.

3.4.1 Training Course Documentation

Training shall be based on the operation and maintenance manuals and control system training manual. Deliver manuals for each trainee with two additional sets for archiving at the project site. Include an agenda, defined objectives, and a detailed description of subject matter for each lesson.

3.4.2 Operator Training I

The first class shall be taught for a period of 5 consecutive training days at least 1 month prior to the scheduled performance verification test. The first course shall be taught in a Government-provided facility on base. Training shall be classroom instruction, but have hands-on operation of similar digital controllers. Maximum of 15 personnel shall attend the course. Upon completion of course, each student, using appropriate documentation, shall be able to perform elementary operations, with guidance, and describe general hardware and functionality of the system. Course shall include but not be limited to description of hardware and operation of the system.

3.4.3 Operator Training II

The second course shall be taught in the field, using the operating equipment at project sites for a total of 16 hours of instruction per student, in blocks of 4 hours. Maximum of 15 personnel shall attend the course. Include hands-on training under constant monitoring of instructor. Course content shall duplicate the Operator Training I course as applied to the installed system. Instructor shall determine the level of the password to be issued to each student before each session. Upon completion of the course, students shall be proficient in system operation. Prepare a written report describing the skill level of each student at the end of the course.

3.4.4 Operator Training III

The third course shall be taught in the field, at the project site, for a period of 3 training days no later than 6 months after completion of endurance test. Maximum of 15 personnel shall attend the course. Course shall be structured to address specific topics that the students need to discuss and to answer questions concerning operation of the system. Upon completion of the course, students shall be proficient in system operation and shall have no unanswered questions regarding operation of the installed system.

3.4.5 System Maintenance Training

Course shall be taught at the project site within one month after completion of endurance test for a period of 2 training days. Maximum of 15 personnel shall attend the course. Course shall include but not be limited to the following:

- a. Physical layout for each piece of hardware
- b. Troubleshooting and diagnostics procedures

- c. Repair instructions
- d. Preventive maintenance procedures and schedule
- e. Calibration procedures

3.5 QUALIFIED SERVICE ORGANIZATION LIST

The qualified service organization list shall include names and telephone numbers of organizations qualified to service HVAC control systems.

3.6 COMMISSIONING

Commissioning of control systems is specified in the pre-field TAB engineering report described in Section 23 05 93 TESTING, ADJUSTING AND BALANCING.

-- End of Section --