

SECTION 23 09 00 – INSTRUMENTATION AND CONTROL FOR HVAC

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes control equipment for HVAC systems and components, including control components for terminal heating and cooling units not supplied with factory-wired controls.
- B. Related Sections include the following:
 - 1. Division 23 Section "Meters and Gages for HVAC Piping" for measuring equipment that relates to this Section.
 - 2. Division 23 Section "Sequence of Operations for HVAC Controls" for requirements that relate to this Section.

1.3 DEFINITIONS

- A. DDC: Direct digital control.
- B. I/O: Input/output.
- C. MS/TP: Master slave/token passing.
- D. PC: Personal computer.
- E. PID: Proportional plus integral plus derivative.
- F. RTD: Resistance temperature detector.

1.4 SYSTEM PERFORMANCE

- A. Comply with the following performance requirements:
 - 1. Graphic Display: Display graphic with minimum 20 dynamic points with current data within 10 seconds.
 - 2. Graphic Refresh: Update graphic with minimum 20 dynamic points with current data within 8 seconds.
 - 3. Object Command: Reaction time of less than two seconds between operator command of a binary object and device reaction.
 - 4. Object Scan: Transmit change of state and change of analog values to control units or workstation within six seconds.

5. Alarm Response Time: Annunciate alarm at workstation within 45 seconds. Multiple workstations must receive alarms within five seconds of each other.
6. Program Execution Frequency: Run capability of applications as often as five seconds, but selected consistent with mechanical process under control.
7. Performance: Programmable controllers shall execute DDC PID control loops, and scan and update process values and outputs at least once per second.
8. Reporting Accuracy and Stability of Control: Report values and maintain measured variables within tolerances as follows:
 - a. Water Temperature: Plus or minus 1 deg F (0.5 deg C).
 - b. Water Flow: Plus or minus 5 percent of full scale.
 - c. Water Pressure: Plus or minus 2 percent of full scale.
 - d. Space Temperature: Plus or minus 1 deg F (0.5 deg C).
 - e. Ducted Air Temperature: Plus or minus 1 deg F (0.5 deg C).
 - f. Outside Air Temperature: Plus or minus 2 deg F (1.0 deg C).
 - g. Dew Point Temperature: Plus or minus 3 deg F (1.5 deg C).
 - h. Temperature Differential: Plus or minus 0.25 deg F (0.15 deg C).
 - i. Relative Humidity: Plus or minus 5 percent.
 - j. Airflow (Pressurized Spaces): Plus or minus 3 percent of full scale.
 - k. Airflow (Measuring Stations): Plus or minus 5 percent of full scale.
 - l. Airflow (Terminal): Plus or minus 10 percent of full scale.
 - m. Air Pressure (Space): Plus or minus 0.01-inch wg (2.5 Pa).
 - n. Air Pressure (Ducts): Plus or minus 0.1-inch wg (25 Pa).
 - o. Carbon Monoxide: Plus or minus 5 percent of reading.
 - p. Carbon Dioxide: Plus or minus 50 ppm.
 - q. Electrical: Plus or minus 5 percent of reading.

1.5 SEQUENCE OF OPERATION

1.6 SUBMITTALS

- A. Product Data: Include manufacturer's technical literature for each control device. Indicate dimensions, capacities, performance characteristics, electrical characteristics, finishes for materials, and installation and startup instructions for each type of product indicated.
 1. DDC System Hardware: Bill of materials of equipment indicating quantity, manufacturer, and model number. Include technical data for operator workstation equipment, interface equipment, control units, transducers/transmitters, sensors, actuators, valves, relays/switches, control panels, and operator interface equipment.
 2. Control System Software: Include technical data for operating system software, operator interface, color graphics, and other third-party applications.
 3. Controlled Systems: Instrumentation list with element name, type of device, manufacturer, model number, and product data. Include written description of sequence of operation including schematic diagram.
- B. Shop Drawings: Detail equipment assemblies and indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
 1. Bill of materials of equipment indicating quantity, manufacturer, and model number.

2. Schematic flow diagrams showing fans, pumps, coils, dampers, valves, and control devices.
 3. Wiring Diagrams: Power, signal, and control wiring.
 4. Details of control panel faces, including controls, instruments, and labeling.
 5. Written description of sequence of operation.
 6. Schedule of dampers including size, leakage, and flow characteristics.
 7. Schedule of valves including flow characteristics.
 8. DDC System Hardware:
 - a. Wiring diagrams for control units with termination numbers.
 - b. Schematic diagrams and floor plans for field sensors and control hardware.
 - c. Schematic diagrams for control, communication, and power wiring, showing trunk data conductors and wiring between operator workstation and control unit locations.
 9. Control System Software: List of color graphics indicating monitored systems, data (connected and calculated) point addresses, output schedule, and operator notations.
 10. Controlled Systems:
 - a. Schematic diagrams of each controlled system with control points labeled and control elements graphically shown, with wiring.
 - b. Scaled drawings showing mounting, routing, and wiring of elements including bases and special construction.
 - c. Written description of sequence of operation including schematic diagram.
 - d. Points list.
- C. Data Communications Protocol Certificates: Certify that each proposed DDC system component complies with ASHRAE 135.
- D. Software and Firmware Operational Documentation: Include the following:
1. Software operating and upgrade manuals.
 2. Program Software Backup: On a magnetic media or compact disc, complete with data files.
 3. Device address list.
 4. Printout of software application and graphic screens.
 5. Software license required by and installed for DDC workstations and control systems.
- E. Software Upgrade Kit: For Owner to use in modifying software to suit future systems revisions or monitoring and control revisions.
- F. Qualification Data: For **Installer and manufacturer**.
- G. Field quality-control test reports.
- H. Operation and Maintenance Data: For HVAC instrumentation and control system to include in emergency, operation, and maintenance manuals. In addition to items specified in Division 01 Section "Operation and Maintenance Data," include the following:
1. Maintenance instructions and lists of spare parts for each type of control device and compressed-air station.

2. Interconnection wiring diagrams with identified and numbered system components and devices.
3. Keyboard illustrations and step-by-step procedures indexed for each operator function.
4. Inspection period, cleaning methods, cleaning materials recommended, and calibration tolerances.
5. Calibration records and list of set points.

1.7 QUALITY ASSURANCE

- A. Installer Qualifications: Automatic control system manufacturer's authorized representative who is trained and approved for installation of system components required for this Project.
- B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
- C. Comply with ASHRAE 135 for DDC system components.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Factory-Mounted Components: Where control devices specified in this Section are indicated to be factory mounted on equipment, arrange for shipping of control devices to equipment manufacturer.
- B. System Software: Update to latest version of software at Project completion.

1.9 COORDINATION

- A. Coordinate location of thermostats, humidistats, and other exposed control sensors with plans and room details before installation.
- B. Coordinate equipment with Division 28 Section "Intrusion Detection" to achieve compatibility with equipment that interfaces with that system and with building master clock.
- C. Coordinate equipment with Division 28 Section "Access Control" to achieve compatibility with equipment that interfaces with that system.
- D. Coordinate equipment with Division 27 Section "Clock Systems" to achieve compatibility with equipment that interfaces with that system.
- E. Coordinate equipment with Division 28 Section "PLC Electronic Detention Monitoring and Control Systems" to achieve compatibility with equipment that interfaces with that system.
- F. Coordinate equipment with Division 26 Section "Network Lighting Controls" to achieve compatibility with equipment that interfaces with that system.
- G. Coordinate equipment with Division 28 Section "Fire Detection and Alarm" to achieve compatibility with equipment that interfaces with that system.
- H. Coordinate supply of conditioned electrical branch circuits for control units and operator workstation.

- I. Coordinate equipment with Division 26 Section "Electrical Power Monitoring and Control" to achieve compatibility of communication interfaces.
- J. Coordinate equipment with Division 26 Section "Panelboards" to achieve compatibility with starter coils and annunciation devices.
- K. Coordinate equipment with Division 26 Section "Motor-Control Centers" to achieve compatibility with motor starters and annunciation devices.
- L. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into bases. Concrete, reinforcement, and formwork requirements are specified in Division 03 Section "Cast-in-Place Concrete."

1.10 EXTRA MATERIALS

- A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Replacement Materials: One replacement diaphragm or relay mechanism for each unique **valve motor, controller, thermostat and positioning relay**.
 - 2. Maintenance Materials: **One** thermostat adjusting key(s).

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 - 1. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.

2.2 CONTROL SYSTEM

- A. Manufacturers:
 - 1. Tridium, inc.
 - a. System shall be Tridium Niagara 4, and JACE based. Substitutions are not acceptable.
- B. The control system shall consist of sensors, indicators, actuators, final control elements, interface equipment, other apparatus, and accessories to control mechanical systems.
- C. Control system shall integrate the following:
 - 1. Building intrusion detection system specified in Division 28 Section "Intrusion Detection."
 - 2. Building clock control system specified in Division 27 Section "Clock Systems."
 - 3. Building lighting control system specified in Division 26 Section "Network Lighting Controls."

4. Fire alarm system specified in Division 28 Section "Fire Detection and Alarm."
5. All mechanical equipment including Air Handling Units, VAV boxes, Fan-Powered boxes, CRAC units, PBB units, PCA units, and associated controls, Alarms, trends, and monitoring points.
6. Electrical equipment including switchgear, UPS, ATS, meters, heat trace, power factor correction capacitors, and associated equipment.
7. Plumbing systems including diagnostic data for domestic water heat exchangers, circulation pumps, elevator sump pumps, grease waste sump pumps, and water meters.
8. Vertical conveyance systems including elevators, escalators, moving sidewalks, and associated equipments.

2.3 DDC EQUIPMENT

- A. Control Units: Modular, comprising processor board with programmable, nonvolatile, random-access memory; local operator access and display panel; integral interface equipment; and backup power source.
1. Units monitor or control each I/O point; process information; execute commands from other control units, devices, and operator stations; and download from or upload to operator workstation or diagnostic terminal unit.
 2. Stand-alone mode control functions operate regardless of network status. Functions include the following:
 - a. Global communications.
 - b. Discrete/digital, analog, and pulse I/O.
 - c. Monitoring, controlling, or addressing data points.
 - d. Software applications, scheduling, and alarm processing.
 - e. Testing and developing control algorithms without disrupting field hardware and controlled environment.
 3. Standard Application Programs:
 - a. Electric Control Programs: Demand limiting, duty cycling, automatic time scheduling, start/stop time optimization, night setback/setup, on-off control with differential sequencing, staggered start, antishort cycling, PID control, DDC with fine tuning, and trend logging.
 - b. HVAC Control Programs: Optimal run time, supply-air reset, and enthalpy switchover.
 - c. Programming Application Features: Include trend point; alarm processing and messaging; weekly, monthly, and annual scheduling; energy calculations; run-time totalization; and security access.
 - d. Remote communications.
 - e. Maintenance management.
 - f. Units of Measure: Inch-pound and SI (metric).
 4. Local operator interface provides for download from or upload to operator workstation or diagnostic terminal unit.
 5. ASHRAE 135 Compliance: Control units shall use ASHRAE 135 protocol and communicate using ISO 8802-3 (Ethernet) datalink/physical layer protocol.

- B. Local Control Units: Modular, comprising processor board with electronically programmable, nonvolatile, read-only memory; and backup power source.
1. Units monitor or control each I/O point, process information, and download from or upload to operator workstation or diagnostic terminal unit.
 2. Stand-alone mode control functions operate regardless of network status. Functions include the following:
 - a. Global communications.
 - b. Discrete/digital, analog, and pulse I/O.
 - c. Monitoring, controlling, or addressing data points.
 3. No local operators shall be provided. BAS shall use a virtualized server and network connected PCs.
 4. Retain subparagraph below if compliance with ASHRAE 135 is required.
 5. ASHRAE 135 Compliance: Control units shall use ASHRAE 135 protocol and communicate using ISO 8802-3 (Ethernet) datalink/physical layer protocol.
- C. I/O Interface: Hardwired inputs and outputs may tie into system through controllers. Protect points so that shorting will cause no damage to controllers.
1. Binary Inputs: Allow monitoring of on-off signals without external power.
 2. Pulse Accumulation Inputs: Accept up to 10 pulses per second.
 3. Analog Inputs: Allow monitoring of low-voltage (0- to 10-V dc), current (4 to 20 mA), or resistance signals.
 4. Binary Outputs: Provide on-off or pulsed low-voltage signal, selectable for normally open or normally closed operation **with three-position (on-off-auto) override switches and status lights.**
 5. Analog Outputs: Provide modulating signal, either low voltage (0- to 10-V dc) or current (4 to 20 mA) **with status lights, two-position (auto-manual) switch, and manually adjustable potentiometer.**
 6. Tri-State Outputs: Provide two coordinated binary outputs for control of three-point, floating-type electronic actuators.
 7. Universal I/Os: Provide software selectable binary or analog outputs.
- D. Power Supplies: Transformers with Class 2 current-limiting type or overcurrent protection; limit connected loads to 80 percent of rated capacity. DC power supply shall match output current and voltage requirements and be full-wave rectifier type with the following:
1. Output ripple of 5.0 mV maximum peak to peak.
 2. Combined 1 percent line and load regulation with 100-mic.sec. response time for 50 percent load changes.
 3. Built-in overvoltage and overcurrent protection and be able to withstand 150 percent overload for at least 3 seconds without failure.
- E. Power Line Filtering: Internal or external transient voltage and surge suppression for workstations or controllers with the following:
1. Minimum dielectric strength of 1000 V.
 2. Maximum response time of 10 nanoseconds.
 3. Minimum transverse-mode noise attenuation of 65 dB.
 4. Minimum common-mode noise attenuation of 150 dB at 40 to 100 Hz.

2.4 UNITARY CONTROLLERS

- A. Unitized, capable of stand-alone operation with sufficient memory to support its operating system, database, and programming requirements, and with sufficient I/O capacity for the application.
 - 1. Configuration: Local keypad and display; diagnostic LEDs for power, communication, and processor; wiring termination to terminal strip or card connected with ribbon cable; memory with bios; and **72**-hour battery backup.
 - 2. Operating System: Manage I/O communication to allow distributed controllers to share real and virtual object information and allow central monitoring and alarms. **Perform scheduling with real-time clock.** Perform automatic system diagnostics; monitor system and report failures.
 - 3. ASHRAE 135 Compliance: Communicate using read (execute and initiate) and write (execute and initiate) property services defined in ASHRAE 135. Reside on network using MS/TP datalink/physical layer protocol and have service communication port for connection to diagnostic terminal unit.
 - 4. Enclosure: Dustproof rated for operation at 32 to 120 deg F (0 to 50 deg C).
 - 5. Enclosure: Waterproof rated for operation at 40 to 150 deg F (5 to 65 deg C).

2.5 ALARM PANELS

- A. Indicating light for each alarm point, single horn, acknowledge switch, and test switch, mounted on hinged cover.
 - 1. Alarm Condition: Indicating light flashes and horn sounds.
 - 2. Acknowledge Switch: Horn is silent and indicating light is steady.
 - 3. Second Alarm: Horn sounds and indicating light is steady.
 - 4. Alarm Condition Cleared: System is reset and indicating light is extinguished.
 - 5. Contacts in alarm panel allow remote monitoring by independent alarm company.

2.6 ANALOG CONTROLLERS

- A. Step Controllers: 6- or 10-stage type, with heavy-duty switching rated to handle loads and operated by electric motor.
- B. Electric, Outdoor-Reset Controllers: Remote-bulb or bimetal rod-and-tube type, proportioning action with adjustable throttling range, adjustable set point, scale range minus 10 to plus 70 deg F (minus 23 to plus 21 deg C), and single- or double-pole contacts.
- C. Electronic Controllers: Wheatstone-bridge-amplifier type, in steel enclosure with provision for remote-resistance readjustment. Identify adjustments on controllers, including proportional band and authority.
 - 1. Single controllers can be integral with control motor if provided with accessible control readjustment potentiometer.
- D. Fan-Speed Controllers: Solid-state model providing field-adjustable proportional control of motor speed from maximum to minimum of 55 percent and on-off action below minimum fan speed. Controller shall briefly apply full voltage, when motor is started, to rapidly bring motor up to minimum speed. Equip with filtered circuit to eliminate radio interference.

- E. Receiver Controllers: Single- or multiple-input models with control-point adjustment, direct or reverse acting with mechanical set-point adjustment with locking device, proportional band adjustment, authority adjustment, and proportional control mode.
 - 1. Remote-control-point adjustment shall be plus or minus 20 percent of sensor span, input signal of 3 to 13 psig (21 to 90 kPa).
 - 2. Proportional band shall extend from 2 to 20 percent for 5 psig (35 kPa).
 - 3. Authority shall be 20 to 200 percent.
 - 4. Air-supply pressure of 18 psig (124 kPa), input signal of 3 to 15 psig (21 to 103 kPa), and output signal of zero to supply pressure.
 - 5. Gages: **3-1/2 inches (89 mm)** in diameter, 2.5 percent wide-scale accuracy, and range to match transmitter input or output pressure.

2.7 TIME CLOCKS

- A. **Available Manufacturers:**
 - 1. ATC-Diversified Electronics.
 - 2. Grasslin Controls Corporation.
 - 3. Paragon Electric Co., Inc.
 - 4. Precision Multiple Controls, Inc.
 - 5. SSAC Inc.; ABB USA.
 - 6. TCS/Basys Controls.
 - 7. Theben AG - Lumilite Control Technology, Inc.
 - 8. Time Mark Corporation.

2.8 ELECTRONIC SENSORS

- A. Description: Vibration and corrosion resistant; for wall, immersion, or duct mounting as required.
- B. Thermistor Temperature Sensors and Transmitters:
 - 1. **Available Manufacturers:**
 - a. BEC Controls Corporation.
 - b. Ebtron, Inc.
 - c. Heat-Timer Corporation.
 - d. I.T.M. Instruments Inc.
 - e. MAMAC Systems, Inc.
 - f. RDF Corporation.
 - 2. Accuracy: Plus or minus **0.5 deg F (0.3 deg C)** at calibration point.
 - 3. Wire: Twisted, shielded-pair cable.
 - 4. Insertion Elements in Ducts: Single point, **18 inches (460 mm)** long; use where not affected by temperature stratification or where ducts are smaller than 9 sq. ft. (0.84 sq. m).
 - 5. Averaging Elements in Ducts: **72 inches (1830 mm) long, flexible**; use where prone to temperature stratification or where ducts are larger than 10 sq. ft. (1 sq. m).
 - 6. Insertion Elements for Liquids: Brass or stainless-steel socket with minimum insertion length of 2-1/2 inches (64 mm).

7. Room Sensor Cover Construction: Manufacturer's standard locking covers.
8. Outside-Air Sensors: Watertight inlet fitting, shielded from direct sunlight.
9. Room Security Sensors: Stainless-steel cover plate with insulated back and security screws.

C. RTDs and Transmitters:

1. **Available Manufacturers:**
 - a. BEC Controls Corporation.
 - b. MAMAC Systems, Inc.
 - c. RDF Corporation.
2. Accuracy: Plus or minus 0.2 percent at calibration point.
3. Wire: Twisted, shielded-pair cable.
4. Insertion Elements in Ducts: Single point, **18 inches (460 mm)** long; use where not affected by temperature stratification or where ducts are smaller than 9 sq. ft. (0.84 sq. m).
5. Averaging Elements in Ducts: **48 inches (1200 mm) long, rigid**; use where prone to temperature stratification or where ducts are larger than 9 sq. ft. (0.84 sq. m); length as required.
6. Insertion Elements for Liquids: Brass socket with minimum insertion length of 2-1/2 inches (64 mm).
7. Room Sensor Cover Construction: Manufacturer's standard locking covers.
8. Outside-Air Sensors: Watertight inlet fitting, shielded from direct sunlight.
9. Room Security Sensors: Stainless-steel cover plate with insulated back and security screws.

D. Humidity Sensors: Bulk polymer sensor element.

1. **Available Manufacturers:**
 - a. BEC Controls Corporation.
 - b. General Eastern Instruments.
 - c. MAMAC Systems, Inc.
 - d. ROTRONIC Instrument Corp.
 - e. TCS/Basys Controls.
 - f. Vaisala.
2. Accuracy: **2** percent full range with linear output.
3. Room Sensor Range: 20 to 80 percent relative humidity.
4. Room Sensor Cover Construction: Manufacturer's standard locking covers.
5. Duct Sensor: 20 to 80 percent relative humidity range with element guard and mounting plate.
6. Outside-Air Sensor: 20 to 80 percent relative humidity range with mounting enclosure, suitable for operation at outdoor temperatures of **minus 22 to plus 185 deg F (minus 30 to plus 85 deg C)**.
7. Duct and Sensors: With element guard and mounting plate, range of 0 to 100 percent relative humidity.

E. Pressure Transmitters/Transducers:

1. **Available Manufacturers:**

- a. BEC Controls Corporation.
- b. General Eastern Instruments.
- c. MAMAC Systems, Inc.
- d. ROTRONIC Instrument Corp.
- e. TCS/Basys Controls.
- f. Vaisala.

2. Static-Pressure Transmitter: Nondirectional sensor with suitable range for expected input, and temperature compensated.

- a. Accuracy: 2 percent of full scale with repeatability of 0.5 percent.
- b. Output: 4 to 20 mA.
- c. Building Static-Pressure Range: 0- to 0.25-inch wg (0 to 62 Pa).
- d. Duct Static-Pressure Range: 0- to 5-inch wg (0 to 1240 Pa).

3. Water Pressure Transducers: Stainless-steel diaphragm construction, suitable for service; minimum 150-psig (1034-kPa) operating pressure; linear output 4 to 20 mA.

4. Water Differential-Pressure Transducers: Stainless-steel diaphragm construction, suitable for service; minimum 150-psig (1034-kPa) operating pressure and tested to 300-psig (2070-kPa); linear output 4 to 20 mA.

5. Differential-Pressure Switch (Air or Water): Snap acting, with pilot-duty rating and with suitable scale range and differential.

6. Pressure Transmitters: Direct acting for gas, liquid, or steam service; range suitable for system; linear output 4 to 20 mA.

F. Room Sensor Cover Construction: Manufacturer's standard locking covers.

G. Room sensor accessories include the following:

2.9 STATUS SENSORS

A. Status Inputs for Fans: Differential-pressure switch with pilot-duty rating and with adjustable range of 0- to 5-inch wg (0 to 1240 Pa).

B. Status Inputs for Pumps: Differential-pressure switch with pilot-duty rating and with adjustable pressure-differential range of 8 to 60 psig (55 to 414 kPa), piped across pump.

C. Status Inputs for Electric Motors: Comply with ISA 50.00.01, current-sensing fixed- or split-core transformers with self-powered transmitter, adjustable and suitable for 175 percent of rated motor current.

D. Voltage Transmitter (100- to 600-V ac): Comply with ISA 50.00.01, single-loop, self-powered transmitter, adjustable, with suitable range and 1 percent full-scale accuracy.

E. Power Monitor: 3-phase type with disconnect/shorting switch assembly, listed voltage and current transformers, with pulse kilowatt hour output and 4- to 20-mA kW output, with maximum 2 percent error at 1.0 power factor and 2.5 percent error at 0.5 power factor.

- F. Current Switches: Self-powered, solid-state with adjustable trip current, selected to match current and system output requirements.
- G. Electronic Valve/Damper Position Indicator: Visual scale indicating percent of travel and 2- to 10-V dc, feedback signal.
- H. Water-Flow Switches: Bellows-actuated mercury or snap-acting type with pilot-duty rating, stainless-steel or bronze paddle, with appropriate range and differential adjustment, in NEMA 250, Type 1 enclosure.
 - 1. **Available Manufacturers:**
 - a. BEC Controls Corporation.
 - b. I.T.M. Instruments Inc.

2.10 GAS DETECTION EQUIPMENT

- A. **Available Manufacturers:**
 - 1. B. W. Technologies.
 - 2. CEA Instruments, Inc.
 - 3. Ebtron, Inc.
 - 4. Gems Sensors Inc.
 - 5. Greystone Energy Systems Inc.
 - 6. Honeywell International Inc.; Home & Building Control.
 - 7. INTEC Controls, Inc.
 - 8. I.T.M. Instruments Inc.
 - 9. MSA Canada Inc.
 - 10. QEL/Quatrosense Environmental Limited.
 - 11. Sauter Controls Corporation.
 - 12. Sensidyne, Inc.
 - 13. TSI Incorporated.
 - 14. Vaisala.
 - 15. Vulcain Inc.
- B. Carbon Monoxide Detectors: Single or multichannel, dual-level detectors using solid-state plug-in sensors with a 3-year minimum life; suitable over a temperature range of 32 to 104 deg F (0 to 40 deg C); with 2 factory-calibrated alarm levels at **50 and 100** ppm.
- C. Carbon Dioxide Sensor and Transmitter: Single detectors using solid-state infrared sensors; suitable over a temperature range of 23 to 130 deg F (minus 5 to plus 55 deg C) and calibrated for 0 to 2 percent, with continuous or averaged reading, 4- to 20-mA output, for wall mounting.
- D. Oxygen Sensor and Transmitter: Single detectors using solid-state zircon cell sensing; suitable over a temperature range of minus 32 to plus 1100 deg F (0 to 593 deg C) and calibrated for 0 to 5 percent, with continuous or averaged reading, 4- to 20-mA output; for wall mounting.
- E. Occupancy Sensor: Passive infrared, with time delay, daylight sensor lockout, sensitivity control, and 180-degree field of view with vertical sensing adjustment; for flush mounting.

2.11 FLOW MEASURING STATIONS

- A. Duct Airflow Station: Combination of air straightener and multiport, self-averaging pitot tube station.
 - 1. **Available Manufacturers:**
 - a. Air Monitor Corporation.
 - b. Wetmaster Co., Ltd.
 - 2. Casing: Galvanized-steel frame.
 - 3. Flow Straightener: Aluminum honeycomb, 3/4-inch (20-mm) parallel cell, 3 inches (75 mm) deep.
 - 4. Sensing Manifold: Copper manifold with bullet-nosed static pressure sensors positioned on equal area basis.

2.12 THERMOSTATS

- A. **Available Manufacturers:**
 - 1. Erie Controls.
 - 2. Danfoss Inc.; Air-Conditioning and Refrigeration Div.
 - 3. Heat-Timer Corporation.
 - 4. Sauter Controls Corporation.
 - 5. tekmar Control Systems, Inc.
 - 6. Theben AG - Lumilite Control Technology, Inc.
- B. Combination Thermostat and Fan Switches: Line-voltage thermostat with push-button or lever-operated fan switch.
 - 1. Mount on single electric switch box.
- C. Electric, solid-state, microcomputer-based room thermostat with remote sensor.
 - 1. Automatic switching from heating to cooling.
 - 2. Preferential rate control to minimize overshoot and deviation from set point.
 - 3. Set up for four separate temperatures per day.
 - 4. Instant override of set point for continuous or timed period from 1 hour to 31 days.
 - 5. Short-cycle protection.
 - 6. Programming based on **every day of week**.
 - 7. Selection features include degree F or degree C display, 12- or 24-hour clock, keyboard disable, remote sensor, and fan on-auto.
 - 8. Battery replacement without program loss.
 - 9. Thermostat display features include the following:
 - a. Time of day.
 - b. Actual room temperature.
 - c. Programmed temperature.
 - d. Programmed time.
 - e. Duration of timed override.
 - f. Day of week.
 - g. System mode indications include "heating," "off," "fan auto," and "fan on."

- D. Low-Voltage, On-Off Thermostats: NEMA DC 3, 24-V, bimetal-operated, mercury-switch type, with adjustable or fixed anticipation heater, concealed set-point adjustment, 55 to 85 deg F (13 to 30 deg C) set-point range, and 2 deg F (1 deg C) maximum differential.
- E. Line-Voltage, On-Off Thermostats: Bimetal-actuated, open contact or bellows-actuated, enclosed, snap-switch or equivalent solid-state type, with heat anticipator; listed for electrical rating; with concealed set-point adjustment, 55 to 85 deg F (13 to 30 deg C) set-point range, and 2 deg F (1 deg C) maximum differential.
 - 1. Electric Heating Thermostats: Equip with off position on dial wired to break ungrounded conductors.
 - 2. Selector Switch: Integral, manual on-off-auto.
- F. Remote-Bulb Thermostats: On-off or modulating type, liquid filled to compensate for changes in ambient temperature; with copper capillary and bulb, unless otherwise indicated.
 - 1. Bulbs in water lines with separate wells of same material as bulb.
 - 2. Bulbs in air ducts with flanges and shields.
 - 3. Averaging Elements: Copper tubing with either single- or multiple-unit elements, extended to cover full width of duct or unit; adequately supported.
 - 4. Scale settings and differential settings are clearly visible and adjustable from front of instrument.
 - 5. On-Off Thermostat: With precision snap switches and with electrical ratings required by application.
 - 6. Modulating Thermostats: Construct so complete potentiometer coil and wiper assembly is removable for inspection or replacement without disturbing calibration of instrument.
- G. Fire-Protection Thermostats: Listed and labeled by an NRTL acceptable to authorities having jurisdiction; with fixed or adjustable settings to operate at not less than 75 deg F (24 deg C) above normal maximum operating temperature, and the following:
 - 1. Reset: Manual.
 - 2. Reset: Automatic, with control circuit arranged to require manual reset at central control panel; with pilot light and reset switch on panel labeled to indicate operation.
- H. Immersion Thermostat: Remote-bulb or bimetal rod-and-tube type, proportioning action with adjustable throttling range and adjustable set point.
- I. Airstream Thermostats: Two-pipe, fully proportional, single-temperature type; with adjustable set point in middle of range, adjustable throttling range, plug-in test fitting or permanent pressure gage, remote bulb, bimetal rod and tube, or averaging element.
- J. Electric, Low-Limit Duct Thermostat: Snap-acting, single-pole, single-throw, manual- **or automatic**- reset switch that trips if temperature sensed across any 12 inches (300 mm) of bulb length is equal to or below set point.
 - 1. Bulb Length: Minimum 20 feet (6 m).
 - 2. Quantity: One thermostat for every 20 sq. ft. (2 sq. m) of coil surface.
- K. Electric, High-Limit Duct Thermostat: Snap-acting, single-pole, single-throw, manual- **or automatic**- reset switch that trips if temperature sensed across any 12 inches (300 mm) of bulb length is equal to or above set point.

1. Bulb Length: Minimum 20 feet (6 m).
2. Quantity: One thermostat for every 20 sq. ft. (2 sq. m) of coil surface.

- L. Heating/Cooling Valve-Top Thermostats: Proportional acting for proportional flow, with molded-rubber diaphragm, remote-bulb liquid-filled element, direct and reverse acting at minimum shutoff pressure of 25 psig (172 kPa), and cast housing with position indicator and adjusting knob.

2.13 HUMIDISTATS

- A. **Available** Manufacturers:

1. MAMAC Systems, Inc.
2. ROTRONIC Instrument Corp.

- B. Duct-Mounting Humidistats: Electric insertion, 2-position type with adjustable, 2 percent throttling range, 20 to 80 percent operating range, and single- or double-pole contacts.

2.14 ACTUATORS

- A. Electric Motors: Size to operate with sufficient reserve power to provide smooth modulating action or two-position action.

1. Comply with requirements in Division 23 Section "Common Motor Requirements for HVAC Equipment."
2. Permanent Split-Capacitor or Shaded-Pole Type: Gear trains completely oil immersed and sealed. Equip spring-return motors with integral spiral-spring mechanism in housings designed for easy removal for service or adjustment of limit switches, auxiliary switches, or feedback potentiometer.
3. Nonspring-Return Motors for Valves Larger Than NPS 2-1/2 (DN 65): Size for running torque of 150 in. x lbf (16.9 N x m) and breakaway torque of 300 in. x lbf (33.9 N x m).
4. Spring-Return Motors for Valves Larger Than NPS 2-1/2 (DN 65): Size for running and breakaway torque of 150 in. x lbf (16.9 N x m).
5. Nonspring-Return Motors for Dampers Larger Than 25 Sq. Ft. (2.3 sq. m): Size for running torque of 150 in. x lbf (16.9 N x m) and breakaway torque of 300 in. x lbf (33.9 N x m).
6. Spring-Return Motors for Dampers Larger Than 25 Sq. Ft. (2.3 sq. m): Size for running and breakaway torque of 150 in. x lbf (16.9 N x m).

- B. Electronic Actuators: Direct-coupled type designed for minimum 60,000 full-stroke cycles at rated torque.

1. **Available** Manufacturers:

- a. Belimo Aircontrols (USA), Inc.

2. Valves: Size for torque required for valve close off at maximum pump differential pressure.
3. Dampers: Size for running torque calculated as follows:

- a. Parallel-Blade Damper with Edge Seals: 7 inch-lb/sq. ft. (86.8 kg-cm/sq. m) of damper.
 - b. Opposed-Blade Damper with Edge Seals: 5 inch-lb/sq. ft. (62 kg-cm/sq. m) of damper.
 - c. Parallel-Blade Damper without Edge Seals: 4 inch-lb/sq. ft. (49.6 kg-cm/sq. m) of damper.
 - d. Opposed-Blade Damper without Edge Seals: 3 inch-lb/sq. ft. (37.2 kg-cm/sq. m) of damper.
 - e. Dampers with 2- to 3-Inch wg (500 to 750 Pa) of Pressure Drop or Face Velocities of 1000 to 2500 fpm (5 to 13 m/s): Increase running torque by 1.5.
 - f. Dampers with 3- to 4-Inch wg (750 to 1000 Pa) of Pressure Drop or Face Velocities of 2500 to 3000 fpm (13 to 15 m/s): Increase running torque by 2.0.
4. Coupling: V-bolt and V-shaped, toothed cradle.
 5. Overload Protection: Electronic overload or digital rotation-sensing circuitry.
 6. Fail-Safe Operation: Mechanical, spring-return mechanism. Provide external, manual gear release on nonspring-return actuators.
 7. Power Requirements (Two-Position Spring Return): **120-V ac**.
 8. Power Requirements (Modulating): Maximum 10 VA at 24-V ac or 8 W at 24-V dc.
 9. Proportional Signal: 2- to 10-V dc or 4 to 20 mA, and 2- to 10-V dc position feedback signal.
 10. Temperature Rating: **Minus 22 to plus 122 deg F (Minus 30 to plus 50 deg C)**.
 11. Temperature Rating (Smoke Dampers): Minus 22 to plus 250 deg F (Minus 30 to plus 121 deg C).
 12. Run Time: **12 seconds open, 5 seconds closed**.
 13. Pilot Positioners: With the following characteristics:
 - a. Start Point: Adjustable from 2 to 12 psig (14 to 83 kPa).
 - b. Operating Span: Adjustable from 5 to 13 psig (35 to 90 kPa).
 - c. Linearity: Plus or minus 10 percent of output signal span.
 - d. Hysteresis: 3 percent of span.
 - e. Response: 0.25-psig (1723-Pa) input change.
 - f. Maximum Pilot Signal Pressure: 20 psig (140 kPa).
 - g. Maximum Control Air-Supply Pressure: 60 psig (410 kPa).
 14. Actuator Housing: Molded or die-cast zinc or aluminum.
 15. Inlet-Vane Operators: High pressure, with pilot positioners.

2.15 CONTROL VALVES

A. Available Manufacturers:

1. Danfoss Inc.; Air Conditioning & Refrigeration Div.
2. Erie Controls.
3. Hayward Industrial Products, Inc.
4. Magnatrol Valve Corporation.
5. Neles-Jamesbury.
6. Parker Hannifin Corporation; Skinner Valve Division.
7. Pneuline Controls.
8. Sauter Controls Corporation.

- B. Control Valves: Factory fabricated, of type, body material, and pressure class based on maximum pressure and temperature rating of piping system, unless otherwise indicated.
- C. Hydronic system globe valves shall have the following characteristics:
1. NPS 2 (DN 50) and Smaller: Class **250** bronze body, bronze trim, rising stem, renewable composition disc, and screwed ends with backseating capacity repackable under pressure.
 2. NPS 2-1/2 (DN 65) and Larger: Class 125 iron body, bronze trim, rising stem, plug-type disc, flanged ends, and renewable seat and disc.
 3. Internal Construction: Replaceable plugs and stainless-steel or brass seats.
 - a. Single-Seated Valves: Cage trim provides seating and guiding surfaces for plug on top and bottom.
 - b. Double-Seated Valves: Balanced plug; cage trim provides seating and guiding surfaces for plugs on top and bottom.
 4. Sizing: **5-psig (35-kPa)** maximum pressure drop at design flow rate or the following:
 - a. Two Position: Line size.
 - b. Two-Way Modulating: Either the value specified above or twice the load pressure drop, whichever is more.
 - c. Three-Way Modulating: Twice the load pressure drop, but not more than value specified above.
 5. Flow Characteristics: Two-way valves shall have equal percentage characteristics; three-way valves shall have linear characteristics.
 6. Close-Off (Differential) Pressure Rating: Combination of actuator and trim shall provide minimum close-off pressure rating of 150 percent of total system (pump) head for two-way valves and 100 percent of pressure differential across valve or 100 percent of total system (pump) head.
- D. Butterfly Valves: 200-psig (1380-kPa), 150-psig (1034-kPa) maximum pressure differential, ASTM A 126 cast-iron or ASTM A 536 ductile-iron body and bonnet, extended neck, stainless-steel stem, field-replaceable EPDM or Buna N sleeve and stem seals.
1. Body Style: **Lug**.
 2. Disc Type: **Epoxy-coated ductile iron**.
 3. Sizing: 1-psig (7-kPa) maximum pressure drop at design flow rate.
- E. Terminal Unit Control Valves: Bronze body, bronze trim, two or three ports as indicated, replaceable plugs and seats, and union and threaded ends.
1. Rating: Class 125 for service at 125 psig (860 kPa) and 250 deg F (121 deg C) operating conditions.
 2. Sizing: 3-psig (21-kPa) maximum pressure drop at design flow rate, to close against pump shutoff head.
 3. Flow Characteristics: Two-way valves shall have equal percentage characteristics; three-way valves shall have linear characteristics.
- F. Self-Contained Control Valves: Bronze body, bronze trim, two or three ports as indicated, replaceable plugs and seats, and union and threaded ends.

1. Rating: Class 125 for service at 125 psig (860 kPa) and 250 deg F (121 deg C) operating conditions.
2. Thermostatic Operator: **Liquid-filled remote** sensor with **remote** adjustable dial.

2.16 DAMPERS

A. Available Manufacturers:

1. Air Balance Inc.
2. Don Park Inc.; Autodamp Div.
3. TAMCO (T. A. Morrison & Co. Inc.).
4. United Enertech Corp.
5. Vent Products Company, Inc.

B. Dampers: AMCA-rated, **opposed**-blade design; 0.108-inch- (2.8-mm-) minimum thick, galvanized-steel or 0.125-inch- (3.2-mm-) minimum thick, extruded-aluminum frames with holes for duct mounting; damper blades shall not be less than 0.064-inch- (1.6-mm-) thick galvanized steel with maximum blade width of 8 inches (200 mm) and length of 48 inches (1220 mm).

1. Secure blades to 1/2-inch- (13-mm-) diameter, zinc-plated axles using zinc-plated hardware, with **nylon** blade bearings, blade-linkage hardware of zinc-plated steel and brass, ends sealed against spring-stainless-steel blade bearings, and thrust bearings at each end of every blade.
2. Operating Temperature Range: From minus 40 to plus 200 deg F (minus 40 to plus 93 deg C).
3. Edge Seals, Standard Pressure Applications: Closed-cell neoprene.

2.17 CONTROL CABLE

A. Electronic and fiber-optic cables for control wiring are specified in Division 27 Section "Communications Horizontal Cabling."

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that power supply is available to control units and operator workstation.
- B. Verify that pneumatic piping and duct-, pipe-, and equipment-mounted devices are installed before proceeding with installation.

3.2 INSTALLATION

- A. Install software in control units and operator workstation(s). Implement all features of programs to specified requirements and as appropriate to sequence of operation.
- B. Connect and configure equipment and software to achieve sequence of operation specified.

- C. Verify location of thermostats, humidistats, and other exposed control sensors with Drawings and room details before installation. Install devices **48 inches (1220 mm)** above the floor.
 - 1. Install averaging elements in ducts and plenums in crossing or zigzag pattern. Averaging element to cover ductwork side to side and top to bottom. Gaps between are to be no less than 16".
- D. Install guards on thermostats in the following locations:
 - 1. Entrances.
 - 2. Public areas.
 - 3. Where indicated.
- E. Install automatic dampers according to Division 23 Section "Air Duct Accessories."
- F. Install damper motors on outside of duct in warm areas, not in locations exposed to outdoor temperatures.
- G. Install labels and nameplates to identify control components according to Division 23 Section "Identification for HVAC Piping and Equipment."
- H. Install hydronic instrument wells, valves, and other accessories according to Division 23 Section "Hydronic Piping."
- I. Install steam and condensate instrument wells, valves, and other accessories according to Division 23 Section "Steam and Condensate Heating Piping."
- J. Install refrigerant instrument wells, valves, and other accessories according to Division 23 Section "Refrigerant Piping."
- K. Install duct volume-control dampers according to Division 23 Sections specifying air ducts.
- L. Install electronic and fiber-optic cables according to Division 27 Section "Communications Horizontal Cabling."

3.3 ELECTRICAL WIRING AND CONNECTION INSTALLATION

- A. Install raceways, boxes, and cabinets according to Division 26 Section "Raceway and Boxes for Electrical Systems."
- B. Install building wire and cable according to Division 26 Section "Low-Voltage Electrical Power Conductors and Cables."
- C. Install signal and communication cable according to Division 27 Section "Communications Horizontal Cabling."
 - 1. Conceal cable, except in mechanical rooms and areas where other conduit and piping are exposed.
 - 2. Install exposed cable in raceway.
 - 3. Install concealed cable in raceway.
 - 4. Bundle and harness multiconductor instrument cable in place of single cables where several cables follow a common path.

5. Fasten flexible conductors, bridging cabinets and doors, along hinge side; protect against abrasion. Tie and support conductors.
 6. Number-code or color-code conductors for future identification and service of control system, except local individual room control cables.
 7. Install wire and cable with sufficient slack and flexible connections to allow for vibration of piping and equipment.
- D. Connect manual-reset limit controls independent of manual-control switch positions. Automatic duct heater resets may be connected in interlock circuit of power controllers.
- E. Connect hand-off-auto selector switches to override automatic interlock controls when switch is in hand position.

3.4 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, **test, and adjust** field-assembled components and equipment installation, including connections **and to assist in field testing**. Report results in writing.
- B. Perform the following field tests and inspections and prepare test reports:
1. Operational Test: After electrical circuitry has been energized, start units to confirm proper unit operation. Remove and replace malfunctioning units and retest.
 2. Test and adjust controls and safeties.
 3. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
 4. Pressure test control air piping at 30 psig (207 kPa) or 1.5 times the operating pressure for 24 hours, with maximum 5-psig (35-kPa) loss.
 5. Pressure test high-pressure control air piping at 150 psig (1034 kPa) and low-pressure control air piping at 30 psig (207 kPa) for 2 hours, with maximum 1-psig (7-kPa) loss.
 6. Test calibration of **electronic** controllers by disconnecting input sensors and stimulating operation with compatible signal generator.
 7. Test each point through its full operating range to verify that safety and operating control set points are as required.
 8. Test each control loop to verify stable mode of operation and compliance with sequence of operation. Adjust PID actions.
 9. Test each system for compliance with sequence of operation.
 10. Test software and hardware interlocks.
- C. DDC Verification:
1. Verify that instruments are installed before calibration, testing, and loop or leak checks.
 2. Check instruments for proper location and accessibility.
 3. Check instrument installation for direction of flow, elevation, orientation, insertion depth, and other applicable considerations.
 4. Check instrument tubing for proper fittings, slope, material, and support.
 5. Check installation of air supply for each instrument.
 6. Check flow instruments. Inspect tag number and line and bore size, and verify that inlet side is identified and that meters are installed correctly.
 7. Check pressure instruments, piping slope, installation of valve manifold, and self-contained pressure regulators.
 8. Check temperature instruments and material and length of sensing elements.

9. Check control valves. Verify that they are in correct direction.
10. Check air-operated dampers. Verify that pressure gages are provided and that proper blade alignment, either parallel or opposed, has been provided.
11. Check DDC system as follows:
 - a. Verify that DDC controller power supply is from emergency power supply, if applicable.
 - b. Verify that wires at control panels are tagged with their service designation and approved tagging system.
 - c. Verify that spare I/O capacity has been provided.
 - d. Verify that DDC controllers are protected from power supply surges.

D. Replace damaged or malfunctioning controls and equipment and repeat testing procedures.

3.5 ADJUSTING

A. Calibrating and Adjusting:

1. Calibrate instruments.
2. Make three-point calibration test for both linearity and accuracy for each analog instrument.
3. Calibrate equipment and procedures using manufacturer's written recommendations and instruction manuals. Use test equipment with accuracy at least double that of instrument being calibrated.
4. Control System Inputs and Outputs:
 - a. Check analog inputs at 0, 50, and 100 percent of span.
 - b. Check analog outputs using milliampere meter at 0, 50, and 100 percent output.
 - c. Check digital inputs using jumper wire.
 - d. Check digital outputs using ohmmeter to test for contact making or breaking.
 - e. Check resistance temperature inputs at 0, 50, and 100 percent of span using a precision-resistant source.
5. Flow:
 - a. Set differential pressure flow transmitters for 0 and 100 percent values with 3-point calibration accomplished at 50, 90, and 100 percent of span.
 - b. Manually operate flow switches to verify that they make or break contact.
6. Pressure:
 - a. Calibrate pressure transmitters at 0, 50, and 100 percent of span.
 - b. Calibrate pressure switches to make or break contacts, with adjustable differential set at minimum.
7. Temperature:
 - a. Calibrate resistance temperature transmitters at 0, 50, and 100 percent of span using a precision-resistance source.
 - b. Calibrate temperature switches to make or break contacts.

8. Stroke and adjust control valves and dampers without positioners, following the manufacturer's recommended procedure, so that valve or damper is 100 percent open and closed.
 9. Stroke and adjust control valves and dampers with positioners, following manufacturer's recommended procedure, so that valve and damper is 0, 50, and 100 percent closed.
 10. Provide diagnostic and test instruments for calibration and adjustment of system.
 11. Provide written description of procedures and equipment for calibrating each type of instrument. Submit procedures review and approval before initiating startup procedures.
- B. Adjust initial temperature and humidity set points.
- C. Occupancy Adjustments: When requested within 12 months of date of Substantial Completion, provide on-site assistance in adjusting system to suit actual occupied conditions. Provide up to **three** visits to Project during other than normal occupancy hours for this purpose.

3.6 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain HVAC instrumentation and controls. Refer to Division 01 Section "Demonstration and Training."

END OF SECTION