

# University of Central Florida Building Automation System Specification

---

*Prepared by the Department of Utilities and Energy Services*

Rev. 000  
Issued May 4, 2015

**Contents**

1. General.....	4
1.1. Products Furnished but Not Installed Under This Specification .....	4
1.2. Products Installed but Not Furnished under This Specification .....	4
1.3. Products Not Furnished or Installed under but Integrated with the Work of This Specification .	4
1.4. Related Documents.....	5
1.5. Description.....	5
1.6. Approved Control System Primary Manufacturers .....	5
1.7. Quality Assurance.....	5
1.8. Codes and Standards.....	5
1.9. System Performance .....	6
1.10. Submittals .....	6
1.11. Warranty .....	7
1.12. Ownership of Proprietary Material.....	8
1.13. Definitions .....	8
2. Product Standards .....	8
2.1. Materials .....	8
2.2. Communication .....	9
2.3. Operator interface.....	9
2.4. General Controller Requirements .....	10
2.5. Building controllers .....	10
2.6. Custom application controllers .....	10
2.7. Application specific controllers.....	10
2.8. Input and output interface.....	10
2.9. Power supplies and line filtering .....	11
2.10. Auxiliary control devices.....	12
2.11. Wiring and Raceways .....	14
2.12. Fiber Optic Cable System.....	15
2.13. Compressed Air Supply—Pneumatic .....	15
3. Execution .....	15
3.1. Examination.....	15
3.2. Protection.....	15

3.3.	Coordination .....	16
3.4.	General Workmanship .....	17
3.5.	Field Quality Control .....	17
3.6.	Existing Equipment .....	17
3.7.	Wiring .....	18
3.8.	Communication Wiring .....	19
3.9.	Fiber Optic Cable.....	19
3.10.	Control Air Tubing .....	19
3.11.	Installation of Sensors .....	19
3.12.	Flow Monitor Installation .....	20
3.13.	Actuators.....	20
3.14.	Warning Labels.....	21
3.15.	Identification of Hardware and Wiring.....	21
3.16.	Controllers .....	21
3.17.	Programming .....	21
3.18.	Control System Checkout and Testing .....	24
3.19.	Control System Demonstration and Acceptance .....	24
3.20.	Cleaning.....	24
3.21.	Training .....	25

## 1. General

### 1.1. Products Furnished but Not Installed Under This Specification

- A. Hydronic Piping
  - 1. Control Valves
  - 2. Flow Switches
  - 3. Temperature Sensor Wells and Sockets
  - 4. Flow Meters
- B. Refrigerant Piping
  - 1. Pressure and Temperature Sensor Wells and Sockets
- C. Ductwork Accessories
  - 1. Automatic Dampers
  - 2. Airflow Stations
  - 3. Terminal Unit Controls

### 1.2. Products Installed but Not Furnished under This Specification

- A. Refrigeration Equipment
  - 1. Refrigerant Leak Detection System
- B. Rooftop Air-Handling Equipment
  - 1. Thermostats
  - 2. Duct Static Pressure Sensors
- C. BTU Utility Meter
  - 1. Chilled water meters furnished under Division 33 will be installed under this division.

### 1.3. Products Not Furnished or Installed under but Integrated with the Work of This Specification

- A. Heat Generation Equipment
  - 1. Boiler Controls
- B. Refrigeration Equipment
  - 1. Chiller Controls
- C. Rooftop Air-Handling Equipment
  - 1. Discharge Air Temperature Control
  - 2. Economizer Control
  - 3. Volume Control
- D. Unit Ventilators and Fan Coil Units
  - 1. Set Point Reset
  - 2. Day and Night Indexing
- E. VAV Terminal Units
  - 1. Cross-Flow Velocity Sensor
- F. Variable Frequency Drives
  - 1. Energy Data
  - 2. Alarms
- G. CRAC Units
  - 1. Status/Alarms
- H. FACP
  - 1. Status/Alarms
- I. Lighting Controls
  - 1. Occupancy

- J. Electric Energy Meters
  - 1. Energy Data

#### 1.4. Related Documents

- A. UCF Design, Construction, and Renovation Standards <http://fp.ucf.edu>
- B. Building Construction and Renovation Requirements  
<http://energy.ucf.edu/forms-and-procedures>
- C. Maintenance and Operations Requirements  
<http://energy.ucf.edu/forms-and-procedures>

#### 1.5. Description

- A. General: The intent of this specification is to maximize building performance and standardize building automation controls.
- B. Communications: All controls systems and devices shall be compliant with ANSI/ASHRAE Standard 135, BACnet.
- C. Platform: The control system shall consist of a web based front end management application. The web interface shall be available on PC, MAC, and mobile platforms without use of additional software.

#### 1.6. Approved Control System Primary Manufacturers

- A. The following are approved control system manufacturers and product lines:

Manufacturer	Product Line
Automated Logic	LGR/ME/SE/ZN Products
Delta Controls	3.40 and enteliBUS Products
Johnson Controls	Metasys Products
Trane	Tracer SC/Tracer UC Products

- B. Newer product lines shall be evaluated for approval by the Department of Utilities and Energy Services. New product lines must comply with ANSI/ASHRAE Standard 135, BACnet, be BTL listed, and comply with the minimum standards set forth in this specification.

#### 1.7. Quality Assurance

- A. The LEED Enhanced Commissioning credit for Building Design and Construction is used in conjunction with ASHRAE Standard 202 and Guideline 1.1 to provide quality assurance for all new renovations and construction projects.

#### 1.8. Codes and Standards

- A. Work, materials, and equipment shall comply with the most restrictive of local, state, and federal authorities' codes and ordinances or these plans and specifications. As a minimum, the installation shall comply with current editions in effect 30 days prior to receipt of bids of the following codes:
  - 1. National Electric Code (NEC)
  - 2. Uniform Building Code (UBC)
    - a. Section 608, Shutoff for Smoke Control
    - b. Section 403.3, Smoke Detection Group B, Office Buildings and Group R, Division 1 Occupancies
    - c. Section 710.5, Wiring in Plenums
    - d. Section 713.10, Smoke Dampers
    - e. Section 1106, Refrigeration Machinery Rooms
    - f. Section 1107, Refrigeration Machinery Room Ventilation

- g. Section 1108, Refrigeration Machinery Room Equipment and Controls
- h. Section 1120, Detection and Alarm Systems
- 3. Uniform Mechanical Code (UMC)
- 4. ANSI/ASHRAE Standard 135, BACnet—A Data Communication Protocol for Building Automation and Control Systems
- 5. ANSI/ASHRAE/IES Standard 90.1, Energy Standard for Buildings Except Low-Rise Residential Buildings
- 6. LEED Reference Guide for Building Design and Construction
  - a. Energy and Atmosphere Credit 3, Enhanced Commissioning
- 7. ASHRAE/IES Standard 202 – Commissioning Process for Buildings and Systems
- 8. ASHRAE Guideline 0 – The Commissioning Process
- 9. ASHRAE Guideline 1.1 – HVAC&R Technical Requirements for the Commissioning Process

### 1.9. System Performance

- A. Systems specified in section 1.6 above are predetermined to meet basic performance requirements.

### 1.10. Submittals

- A. Contractor shall provide shop drawings or other submittals on all hardware, software, and installation to be provided. No work may begin on any segment of this project until submittals have been successfully reviewed for conformity with the design intent.
- B. In addition, Shop Drawings and Submittals must meet the requirements set forth in the Division 1.
- C. When manufacturer's cut sheets apply to a product series rather than a specific product, the data specifically applicable to the project shall be highlighted or clearly indicated by other means. Each submitted piece of literature and drawings shall clearly reference the specification and/or drawing that the submittal is to cover.
- D. Submittals shall include:
  - 1. A complete bill of materials of equipment to be used indicating quantity, manufacturer, model number, and other relevant technical data
  - 2. Manufacturer's description and technical data, such as performance curves, product specification sheets, and installation/maintenance instructions for the items listed below and other relevant items not listed below:
    - a. Direct Digital Controller (controller panels)
    - b. Transducers/Transmitters
    - c. Sensors (including accuracy data)
    - d. Actuators
    - e. Valves
    - f. Relays/Switches
    - g. Control Panels
    - h. Power Supply
    - i. Wiring
  - 3. Wiring diagrams and layouts for each control panel. Show all termination numbers.
  - 4. Schematic diagrams for all field sensors and controllers. Provide floor plans of all sensor locations and control hardware.
  - 5. Riser diagrams showing control network layout, locations, network addresses (TCP/IP and BACnet), and wire types.

6. A schematic diagram of each controlled system. The schematics shall have all control points labeled with point names shown or listed. The schematics shall graphically show the location of all control elements in the system.
7. A schematic wiring diagram for each controlled system. Each schematic shall have all elements labeled. Where a control element is the same as that shown on the control system schematic, it shall be labeled with the same name. All terminals shall be labeled.
8. An instrumentation list for each controlled system. Each element of the controlled system shall be listed in table format. The table shall show element name, type of device, manufacturer, model number, and product data sheet number.
9. A mounting, wiring, and routing plan-view drawing. The design shall take into account HVAC, electrical, and other systems' design and elevation requirements. The drawing shall show the specific location of all concrete pads and bases and any special wall bracing for panels to accommodate this work.
10. A complete description of the operation of the control system, including sequences of operation. The description shall include and reference a schematic diagram of the controlled system.
11. A point list for each system controller including both inputs and outputs (I/O), point naming, point numbering, the controlled device associated with the I/O point, and the location of the I/O device. Software flag points, alarm points, whether it is shown on the graphics, and high/low limits. Point that are trended, need to be indicated with their COV or polling interval.
12. A list of the color graphic screens to be provided. For each screen, provide a conceptual layout of pictures and data and show or explain which other screens can be directly accessed.
13. BACnet PICS (Performance Interoperability Conformance Statement) for each third party device, and plan for integration (integration components detailed on network riser will suffice).

#### 1.11. Warranty

- A. Warrant work as follows:
  1. Warrant labor and materials for specified control system free from defects for a period of 12 months after final acceptance. Control system failures during warranty period shall be adjusted, repaired, or replaced at no additional cost or reduction in service to Owner. Respond during normal business hours within 24 hours of Owner's warranty service request.
  2. Work shall have a single warranty date, even if Owner receives beneficial use due to early system start-up. If specified work is split into multiple contracts or a multi-phase contract, each contract or phase shall have a separate warranty start date and period.
  3. If Engineer determines that equipment and systems operate satisfactorily at the end of final start-up, testing, and commissioning phase, Engineer will certify in writing that control system operation has been tested and accepted in accordance with the terms of this specification. Date of acceptance shall begin warranty period.
  4. Provide updates to operator workstation software, project-specific software, graphic software, database software, and firmware that resolve Contractor-identified software deficiencies at no charge during warranty period. If available, Owner can purchase in-warranty service agreement to receive

- upgrades for functional enhancements associated with above-mentioned items. Do not install updates or upgrades without Owner's written authorization.
5. Exception: Contractor shall not be required to warrant reused devices except those that have been rebuilt or repaired. Installation labor and materials shall be warranted. Demonstrate operable condition of reused devices at time of Engineer's acceptance.

### 1.12. Ownership of Proprietary Material

- A. Project-specific software and documentation shall become Owner's property. This includes, but is not limited to:
  1. Graphics
  2. Record drawings
  3. Database
  4. Application programming code
  5. Documentation
  6. Administrator Access to all controllers and systems

### 1.13. Definitions

- A. **BAS Utility Meter** – Refers to a commodity meter which ties into the BAS to monitor and trend commodity consumption intended for use in conjunction with the M&V Plan.
- B. **Billing Utility Meter** – Refers to a commodity meter used for utility billing, typically connected immediately at the line side of a building. Utility Meters will accommodate the M&V requirements for monitoring and logging commodity data where tied into the **UCF Fixed Network**. See Division 33 for more details
- C. **BACnet Interoperability Building Blocks (BIBB)** – A BIBB defines a small portion of BACnet functionality that is needed to perform a particular task. BIBBS are combined to build the BACnet functional requirements for a device in a specification.
- D. **BACnet/BACnet Standard** – BACnet communication requirements as defined by the latest version of ASHRAE/ANSI 135 and approved addenda.
- E. **BACnet Testing Laboratories (BTL)** – Association of the BACnet International organization which supports compliance testing and interoperability testing activities.
- F. **BTL Listed** – Refers to the approval of a device from the BACnet Testing Laboratories that the device is verified to comply with BACnet and interoperability standards.
- G. **Protocol Implementation Conformance Statement (PICS)** – Protocol Implementation Conformance Statement are a written document that identifies the particular options specified by BACnet that are implemented in a device.
- H. **Primary Equipment – Refers to major building equipment:**
  1. Air Handling Units
  2. Chilled Water Systems
  3. Hot Water Systems
  4. Computer Room Units (CRU, CRAC, etc.)
  5. Rooftop Units (RTU)

## 2. Product Standards

### 2.1. Materials

- A. Use new products that the manufacturer is currently manufacturing and that have been installed in a minimum of 25 installations. Do not use this installation as a product test



site unless explicitly approved in writing by Owner or Owner's representative. Spare parts shall be available for at least five years after completion of this contract.

## 2.2. Communication

- A. Buildings will network into the existing campus IP infrastructure.
- B. All buildings will have at least one point of connection to the IP network, and the only devices allowed at the IP level shall be those that meet or exceed the minimum BIBB requirements of the latest BTL listed B-BC class PICS.
- C. Owner will coordinate with UCF Computer Services & Telecommunications to provide all necessary network connections nearby or inside controls panels. No dedicated IP network switching or routing equipment is permitted to be installed by contractor. If local IP connectivity is required, additional network connections are to be requested at the time of submittal.
- D. All network configuration to be assigned by the Department of Utilities and Energy Services, through Owner, including IP addresses, subnet masks, gateways and broadcast distribution tables.
- E. Control devices on all tiers of the building network must natively support communication a BACnet network. All BACnet devices shall be BTL listed.
- F. Integrated third party devices related to this specification shall be connected to BAS through native BACnet interface.
- G. Contractor will be responsible for providing and configuring a BTL listed BACnet gateway for third party equipment furnished by other trades, which requires integration into BAS, including but not limited to CRAC units, lighting controls, boilers and chillers.
- H. All data points and information required by the sequence of operation, graphics, trends or alarms must be accessible, and command-able where applicable, through BACnet.
- I. BACnet devices must be addressable to the full range of BACnet device instance numbers (1 to 4194303).
- J. MS/TP devices must communicate at a minimum of 76.8kbaud.
  - 1. If exception is given to a lower baud rate device it must not be attached to a network with devices that could otherwise support 76.8kbaud.

## 2.3. Operator interface

- A. Operator Interface must support the latest version of Microsoft Windows which has been publicly released for at least one year.
- B. System software shall be based on server/thin-client architecture, designed around the open standards of web technology. The control system server shall be accessed using a web browser over the control system network, the Owner's local area network, and remotely over the Internet (through the Owner's LAN).
- C. The system must meet all of the feature requirements of a BACnet Advanced Operator Workstation (B-AWS) profile.
- D. Contractor as part of base bid shall include cost to implement the latest version of the server and/or workstation software, including any licensing to add new controllers.
  - 1. If upgrades to the existing BAS software will cause issues with existing controllers, contractor will coordinate with the Department of Utilities and Energy Services, through Owner, to determine phasing in process.
  - 2. System server software will be installed on a Virtual Machine provided by the Department of Utilities and Energy Services, all software must be copied to the server remotely and able to be installed from the remote copy.

- E. New construction projects shall be provided with an allowance of \$3500 for technology system upgrades, or (2) two laptops with all required service tools to install, configure, address, and replace controllers and devices.
  - 1. Hardware specification is to be provided by the Department of Utilities and Energy Services, through Owner, at time of 100% construction documents to ensure latest operating system and equipment specifications.
  - 2. All laptops shall be loaded with a properly licensed copy of required graphical software and service tools needed to view, configure, command, and monitor BAS locally.

#### **2.4. General Controller Requirements**

- A. Controllers must comply with ASHRAE Standard 135 BACnet.
- B. Controller memory must exceed the demand of the project, by at least 25%, to allow for additional logic and programming in the future.
- C. Controllers that perform scheduling shall have a real-time clock with alternate power source.
- D. The building controller shall maintain all BIOS and programming information in the event of a power loss for at least 90 days.
- E. Controller shall be able to operate at 90% to 110% of nominal voltage rating and shall perform an orderly shutdown below 80% nominal voltage. Operation shall be protected against electrical noise of 5 to 120 Hz and from keyed radios up to 5 W at 1m (3 ft).
- F. Controllers shall be powered by 24VAC.
- G. Controllers for primary equipment shall be provided with a UPS system for up to 1 hour of service without building power.
- H. Controllers shall have a service communication port for connection to the portable laptop service tools.

#### **2.5. Building controllers**

- A. Building controllers must meet at minimum the requirements of the BACnet Building Controller (B-BC) profile.
- B. Building controllers may reside on BACnet/IP, MS/TP, or ARCNET LANs.

#### **2.6. Custom application controllers**

- A. Custom application controllers must meet at minimum the requirements of the BACnet Advanced Application Controller (B-AAC) profile.
- B. Custom application controllers may only reside on a BACnet/IP LAN if they control primary equipment, or a sub-network of related equipment, otherwise they shall be on an MS/TP, or ARCNET LAN.

#### **2.7. Application specific controllers**

- A. Application specific controllers must meet at minimum the requirements of the BACnet Application Specific Controller (B-ASC) profile.
- B. Application specific controllers may only reside on a BACnet/IP LAN if they control primary equipment, or a sub-network of related equipment, otherwise they shall be on an MS/TP, or ARCNET LAN.

#### **2.8. Input and output interface**

- A. Controllers must be able to accept input signals from the following:
  - 1. 0-10 VDC
  - 2. 0-20 mA

3. Contact closure
  4. Pulse input
  5. Resistive inputs
- B. Controllers must be able to provide output signals of the following:
1. 0-10 VDC
  2. 4-20 mA (where long distance signaling is necessary)
- C. Binary inputs shall allow the monitoring of On/Off signals from remote devices. The binary inputs shall provide a wetting current of at least 12 mA to be compatible with commonly available control devices and shall be protected against the effects of contact bounce and noise. Binary inputs shall sense “dry contact” closure without external power (other than that provided by the controller) being applied.
- D. Pulse accumulation input objects. This type of object shall conform to all the requirements of binary input objects and also accept up to 10 pulses per second for pulse accumulation.
- E. Analog inputs shall allow the monitoring of low-voltage (0 to 10 VDC), current (4 to 20 mA), or resistance signals (thermistor, RTD). Analog inputs shall be compatible with—and field configurable to—commonly available sensing devices.
- F. Binary outputs shall provide for On/Off operation or a pulsed low-voltage signal for pulse width modulation control. Outputs shall be selectable for either normally open or normally closed operation.
- G. Analog outputs shall provide a modulating signal for the control of end devices. Outputs shall provide a 0 to 10 VDC as required to provide proper control of the output device.
- H. All input points and output points shall be protected such that shorting of the point to itself, to another point, or to ground will cause no damage to the controller. All input and output points shall be protected from voltage up to 24 V of any duration, such that contact with this voltage will cause no damage to the controller.

## 2.9. Power supplies and line filtering

- A. Control transformers shall be UL listed. Furnish Class 2 current-limiting type or furnish over-current protection in both primary and secondary circuits for Class 2 service in accordance with NEC requirements. Limit connected loads to 80% of rated capacity.
1. DC power supply output shall match output current and voltage requirements. Unit shall be full-wave rectifier type with output ripple of 5.0 mV maximum peak-to-peak. Regulation shall be 1.0% line and load combined, with 100-microsecond response time for 50% load changes. Unit shall have built-in over-voltage and over-current protection and shall be able to withstand a 150% current overload for at least three seconds without trip-out or failure.
    - a. Unit shall operate between 0°C and 50°C (32°F and 120°F). EM/RF shall meet FCC Class B and VDE 0871 for Class B and MIL-STD 810C for shock and vibration.
    - b. Line voltage units shall be UL recognized and CSA approved.
- B. Power line filtering.
1. Provide transient voltage and surge suppression for all controllers either internally or as an external component. Surge protection shall have the following at a minimum:
    - a. Dielectric strength of 1000 volts minimum
    - b. Response time of 10 nanoseconds or less
    - c. Transverse mode noise attenuation of 65 dB or greater
    - d. Common mode noise attenuation of 150 dB or better at 40 Hz to 100 Hz

## 2.10. Auxiliary control devices

- A. Laboratory Air Supply and Exhaust Valves
  - 1. Pressure independent Venturi style air valves must be provided with all laboratory HVAC systems for supply air, fume hood exhaust air, and general exhaust air.
  - 2. Pneumatic valves are not permitted.
  - 3. Proprietary valve controllers are not permitted.
  - 4. Valves must be fully integrated into the BACnet network.
- B. Damper/Valve actuators:
  - 1. Electronic actuators shall be used typically, no pneumatic actuators unless required by atypical design.
  - 2. The actuator shall have mechanical or electronic stall protection to prevent damage to the actuator throughout the rotation of the actuator.
  - 3. Where shown, for power-failure/safety applications, an internal mechanical, spring-return mechanism shall be built into the actuator housing.
  - 4. Proportional actuators shall accept a 0 to 10 VDC control signal and provide a 2 to 10 VDC operating range.
  - 5. All 24 VAC/VDC actuators shall operate on Class 2 wiring
  - 6. All non-spring-return actuators shall have an external manual gear release to allow manual positioning of the damper when the actuator is not powered. Spring-return actuators with more than 7 N-m (60 in-lb.) torque capacity shall have a manual crank for this purpose.
- C. Control Valves:
  - 1. Should be modulating two-way pressure-independent control valves where available
- D. Temperature sensors:
  - 1. Accuracy  $\pm 0.4$  °F
  - 2. Temperature sensors shall be Type III thermistor style
  - 3. Duct sensors shall be single point or averaging as shown and abide by the following:
    - a. Single point sensors in duct shall be at least  $\frac{1}{2}$  the depth of the ductwork, up to 12 in
      - i. ACI A/AN-D or equivalent
    - b. Averaging sensors shall be a minimum of 1.5 m (5 ft) in length per 1 m<sup>2</sup> (10 ft<sup>2</sup>) of duct cross section
      - i. ACI A/AN-FA or equivalent
  - 4. Immersion sensors shall be provided with the following:
    - a. Separable stainless steel well
    - b. Pressure rating of well consistent with the system pressure in which it is to be installed
    - c. Well that will withstand the flow velocities in the pipe.
    - d. ACI A/AN-I or equivalent
  - 5. Space sensors:
    - a. Shall be available with any combination of the following options for set point adjustment, occupancy override switch, display, and/or communication port as shown
    - b. ACI A/AN-R2 or equivalent
- E. Low-limit thermostats (freeze protection):
  - 1. Low-limit airstream thermostats shall be UL listed, vapor pressure type, with an element of 6 m (20 ft) minimum length

2. Element shall respond to the lowest temperature sensed by any 30 cm (1 ft) section
  3. Manual reset only
  4. Kele – TSA-DOP or equivalent
- F. Humidity Sensor:
1. Supply power 24VAC
  2. Outputs signal 0-10VDC
  3. Accuracy  $\pm 3\%$  full scale
  4. Typical sensing range of 10% to 90%
  5. Duct sensors shall be provided with a sampling chamber
  6. ACI A/RH2 or equivalent
- G. CO2 Sensors:
1. Supply power 24VAC
  2. Outputs signal 0-10VDC
  3. Accuracy  $\pm 5\%$  full scale
  4. Typical sensing range of 0 ppm to 2000ppm
  5. ACI CO2 or equivalent
- H. Combination Temp/CO2/Humidity
1. Combination sensors allowed and recommended to reduce wall footprint
  2. Combination sensors must comply with the same requirements for the individual sensors accuracies and ranges
  3. Supply power may be of any of the options of the individual sensors
  4. ACI CO2-VEN or equivalent
- I. Flow Meter
1. Supply power 24 VAC
  2. Output signal 4-20mA
  3. Accuracy  $\pm 1\%$  full scale
  4. Pipe Diameter  $< 3''$  – Onicon F-3000 Series or equivalent
  5. Pipe Diameter  $\geq 3''$  – Onicon F-3500 Series or equivalent
- J. Airflow monitoring:
1. Supply power 24 VAC (VA determined by number of sensors)
  2. Outputs signal 0-10 VDC
  3. Accuracy  $\pm 2\%$  full scale
  4. Size, number of probes and number sensors per probe to be provided as prescribed by manufacturer for each application
  5. Diameter  $< 12\text{in}$ : ELF /F Series or equivalent
  6. Diameter  $\geq 12\text{in}$ : Ebtron GTC116-PC or equivalent
- K. Dry Pressure Transducers:
1. Supply power 24 VAC
  2. Outputs signal 0-10 VDC
  3. Accuracy  $\pm 1\%$  full scale
  4. Typical duct static pressure range: 0-5 inH<sub>2</sub>O
  5. Typical filter differential pressure range: 0-1 inH<sub>2</sub>O
  6. Typical building static pressure range: 0-0.25 inH<sub>2</sub>O
  7. Veris PXULX05S or equivalent
- L. Wet Pressure Transducers:
1. Supply power 24 VAC
  2. Outputs signal 0-10 VDC
  3. Accuracy  $\pm 1\%$  full scale
  4. Typical Pressure range (minimum 0-100 psi for chilled water)
  5. Veris PWLX04S or equivalent

- M. Relays:
  - 1. Coil voltage 10-30 VAC/VDC or 120VAC
  - 2. Contact rating beyond 120 VAC
  - 3. Provides LED Status light
  - 4. Shall be UL listed
  - 5. Functional Devices RIBU1C or equivalent
- N. Safety Alarm Logic Board:
  - 1. Supply power 24 VAC
  - 2. Accept up to 6 N/C contacts for safety interlock
  - 3. Functional Devices RIBLB-6 or equivalent
- O. Current Transducers:
  - 1. Outputs signal 0-10 VDC
  - 2. Accuracy  $\pm 2\%$  full scale
  - 3. Range depends on application
  - 4. Split core
  - 5. UL Listed
  - 6. Veris H923 or equivalent
- P. Current Switch:
  - 1. Outputs N.O. contact
  - 2. Range depends on application.
  - 3. Adjustable for loss of belt/mechanical failure detection
  - 4. Split core
  - 5. UL Listed
  - 6. Veris Hx08 series or equivalent
- Q. Electric Energy Meter:
  - 1. Accuracy  $\pm 1\%$  full scale
  - 2. Scale depends on application
  - 3. Must include BACnet communication option
  - 4. Veris E50H5 or equivalent, with appropriate split core or rope style CT's
- R. Thermal Fluid Energy Meter
  - 1. See Division 33 Chilled Water Meter specification.
  - 2. **NOTE: BTU Meter for main service from UCF chilled water district will be provided by UCF, with appropriate MS/TP option for communication with BAS to be integrated by contractor. Contractor responsible only for other Thermal Fluid Energy Meters specified**
- S. Variable Frequency Drives:
  - 1. Analog input signal of 0-10V speed reference
  - 2. Analog output signal of 0-10V for frequency output 0-60Hz
  - 3. Binary input to accept dry contact closure to initiate run command
  - 4. Binary output signal of dry contact of run status
  - 5. A BACnet communication must be integrated into the VFD
  - 6. ABB ACH550 or equivalent integrated controls
  - 7. All other requirements set forth in Division 26 of this document

## 2.11. Wiring and Raceways

- A. The following cable types should be used for their respective purpose:
  - 1. I/O - Yellow Jacket, 18/2awg, Plenum Rated
  - 2. Power, AC - Orange Jacket, 18/2 Plenum Rated
  - 3. Power, DC - White/Orange Stripe Jacket, 18/2 Plenum Rated
  - 4. Comm. MS/TP - Blue Jacket, 24/2 Plenum Rated Shielded Low Capacitance
  - 5. Comm. OTHER - Purple Jacket, 24/2 Plenum Rated Shielded Low Capacitance

- B. Enclosure
  - 1. Controller enclosures shall be mounted indoors whenever possible
  - 2. Enclosures shall be sized to accommodate all devices and cable management with room to work. Typically 24"x24"x9"
  - 3. Size appropriate wire duct shall be used for cable of lengths greater than 1', such that the duct is no more than 50% full.
- C. Cable troughs
  - 1. Each Primary Equipment control enclosure shall be provided with a cable trough for excess cable storage, typically 24"x9"x9", or proportional to the controls enclosure.
- D. Terminal blocks
  - 1. All incoming cables to controls enclosure shall be terminated to din rail mounted blocks at the top of enclosure as follows:
    - a. I/O Common: Gray Terminal Block
    - b. I/O Signal: Yellow Terminal Block
    - c. 24VAC/DC Common: Gray Terminal Block
    - d. 24VAC/DC Power: Orange Terminal Block
    - e. 120VAC Common: Gray Terminal Block
    - f. 120VAC Power: Single Pole, Din Rail Mountable, Low Voltage Circuit Breaker.
  - 2. Terminal Blocks shall be grouped to rows of similar cable (I/O, 24VAC, 24VDC, and 120VAC) and alternating terminal wires (Signal/Common, Power/Common).

#### 2.12. Fiber Optic Cable System

- A. Fiber optics shall not be used in typical applications.

#### 2.13. Compressed Air Supply—Pneumatic

- A. Compressed air systems and pneumatic control equipment shall not be used.

### 3. Execution

#### 3.1. Examination

- A. The project plans shall be thoroughly examined for control device and equipment locations. Any discrepancies, conflicts, or omissions shall be reported to the architect/engineer for resolution before rough-in work is started.
- B. The contractor shall inspect the site to verify that equipment may be installed as shown. Any discrepancies, conflicts, or omissions shall be reported to the engineer for resolution before rough-in work is started.
- C. The contractor shall examine the drawings and specifications for other parts of the work. If head room or space conditions appear inadequate—or if any discrepancies occur between the plans and the contractor's work and the plans and the work of others—the contractor shall report these discrepancies to the engineer and shall obtain written instructions for any changes necessary to accommodate the contractor's work with the work of others. Any changes in the work covered by this specification made necessary by the failure or neglect of the contractor to report such discrepancies shall be made by—and at the expense of—this contractor.

#### 3.2. Protection

- A. The contractor shall protect all work and material from damage by his/her work or employees and shall be liable for all damage thus caused.
- B. The contractor shall be responsible for his/her work and equipment until finally inspected, tested, and accepted. The contractor shall protect any material that is not immediately installed. The contractor shall close all open ends of work with temporary covers or plugs during storage and construction to prevent entry of foreign objects.

### 3.3. Coordination

- A. Site:
  - 1. Where the mechanical work will be installed in close proximity to, or will interfere with, work of other trades, the contractor shall assist in working out space conditions to make a satisfactory adjustment. If the contractor installs his/her work before coordinating with other trades, so as to cause any interference with work of other trades, the contractor shall make the necessary changes in his/her work to correct the condition without extra charge.
  - 2. Coordinate and schedule work with all other work in the same area, or with work that is dependent upon other work, to facilitate mutual progress.
- B. Submittals: Refer to the "Submittals" article in Part 1 of this specification for requirements.
- C. Test and Balance
  - 1. The contractor shall furnish a single set of all tools necessary to interface to the control system for test and balance purposes.
  - 2. The contractor shall provide training in the use of these tools. This training will be planned for a minimum of 4 hours.
  - 3. In addition, the contractor shall provide a qualified technician to assist in the test and balance process, until the first 20 terminal units are balanced.
  - 4. The tools used during the test and balance process will be returned at the completion of the testing and balancing.
- D. Life Safety
  - 1. Duct smoke detectors required for air handler shutdown are supplied under Division 26. The contractor shall interlock fire alarm system to air handlers for shutdown as described in Part 3, "Sequences of Operation." If no fire alarm system is present, duct smoke detector must provide a N/C relay output for air handler shutdown.
  - 2. Smoke dampers and actuators required for duct smoke isolation are provided under this Division. The contractor shall interlock these dampers to the air handler Safety Alarm Logic Board.
- E. Coordination with controls specified in other sections or divisions. Other sections and/or divisions of this specification include controls and control devices that are to be part of or interfaced to the control system specified in this section. These controls shall be integrated into the system and coordinated by the contractor as follows:
  - 1. All communication media and equipment shall be provided as specified in Part 2, "Communication" of this specification.
  - 2. Each supplier of a controls product is responsible for the configuration, programming, start-up, and testing of that product to meet the sequences of operation described in this section.
  - 3. The Contractor shall coordinate and resolve any incompatibility issues that arise between the control products provided under this section and those provided under other sections or divisions of this specification.



4. The contractor is responsible for providing all controls described in the contract documents regardless of where within the contract documents these controls are described.
5. The contractor is responsible for the interface of control products provided by multiple suppliers regardless of where this interface is described within the contract documents.

### **3.4. General Workmanship**

- A. Install equipment, piping, and wiring/raceway parallel to building lines (i.e., horizontal, vertical, and parallel to walls) wherever possible.
- B. Provide sufficient slack and flexible connections to allow for vibration of piping and equipment.
- C. Install all equipment in readily accessible locations as defined by Chapter 1, Article 100, Part A of the National Electrical Code (NEC).
- D. Verify integrity of all wiring to ensure continuity and freedom from shorts and grounds.
- E. All equipment, installation, and wiring shall comply with acceptable industry specifications and standards for performance, reliability, and compatibility and be executed in strict adherence to local codes and standard practices.
- F. All equipment installations shall be square, plumb and level with their supporting structure.

### **3.5. Field Quality Control**

- A. All work, materials, and equipment shall comply with the rules and regulations of applicable local, state, and federal codes and ordinances as identified in Part 1 of this specification.
- B. Contractor shall continually monitor the field installation for code compliance and quality of workmanship.
- C. Contractor shall have work inspected by local and/ or state authorities having jurisdiction over the work.

### **3.6. Existing Equipment**

- A. Materials not reused shall following guidelines to be recycled or salvaged in accordance with Division 1, Special Procedures 01 35 00 – Salvage on Demolition and Renovation Projects
- B. Equipment, sensors, and wiring may not be reused unless otherwise noted.
- C. Temperature Sensor Wells: The contractor may reuse any existing wells in piping for temperature sensors. These wells shall be modified as required for proper fit of new sensors.
- D. Indicator Gauges: Where these devices remain and are not removed, they must be made operational and recalibrated to ensure reasonable accuracy. Maintain the operation of existing pneumatic transmitters and gauges.
- E. Fittings, wells and gauges may be reused if condition is like-new, or will be refurbished to like-new condition, and must meet current standards or project requirements.
- F. Unless otherwise directed, the contractor is not responsible for the repairs or replacement of existing energy equipment and systems, valves, dampers, or actuators. Should the contractor find existing equipment that requires maintenance, the engineer is to be notified immediately.
- G. The mechanical system in occupied buildings must remain in operation between the hours of 6am and 10pm, Monday through Friday. No modifications to the system shall

cause the mechanical system to be shut down for more than 15 minutes or to fail to maintain space comfort conditions during any such period. Perform cut-over of controls that cannot meet these conditions outside of those hours.

- H. The scheduling of fans through existing or temporary time clocks or control system shall be maintained throughout the DDC system installation.
- I. Modify existing starter control circuits, if necessary, to provide hand/off/auto control of each starter controlled. If new starters or starter control packages are required, these shall be included as part of this contract.
- J. Patch holes and finish patches to match existing walls.
- K. Patch holes in existing ductwork where any equipment was removed.

### 3.7. Wiring

- A. All control and interlock wiring shall comply with national and local electrical codes and Division 26. Where the requirements of this section differ from those in Division 26, the requirements of this section shall take precedence.
- B. All NEC Class 1 (line voltage) wiring shall be UL Listed in approved raceway according to NEC and Division 26 requirements.
- C. All low-voltage wiring shall meet NEC Class 2 requirements. (Low-voltage power circuits shall be sub-fused when required to meet Class 2 current limit.)
- D. Where NEC Class 2 (current-limited) wires are in concealed and accessible locations, including ceiling return air plenums, approved cables not in raceway may be used provided that cables are UL Listed for the intended application. For example, cables used in ceiling plenums shall be UL Listed specifically for that purpose.
- E. All wiring in mechanical, electrical, or service rooms—or where subject to mechanical damage— shall be installed in raceway at levels below 3 m (10 ft).
- F. Do not install Class 2 wiring in raceway containing Class 1 wiring. Boxes and panels containing high-voltage wiring and equipment may not be used for low-voltage wiring except for the purpose of interfacing the two (e.g., relays and transformers).
- G. Do not install wiring in raceway containing tubing.
- H. Where Class 2 wiring is run exposed, wiring is to be run parallel along a surface or perpendicular to it and neatly tied at 3 m (10 ft) intervals.
- I. Where plenum cables are used without raceway, they shall be supported from or anchored to structural members. Cables shall not be supported by or anchored to ductwork, electrical raceways, piping, or ceiling suspension systems.
- J. All wiring within enclosures shall be neatly bundled and anchored to permit access and prevent restriction to devices and terminals.
- K. Maximum allowable voltage for control wiring shall be 120 V. If only higher voltages are available, the contractor shall provide step-down transformers.
- L. All wiring shall be installed as continuous lengths, with no splices permitted between termination points.
- M. Install plenum wiring in sleeves where it passes through walls and floors. Maintain fire rating at all penetrations.
- N. Secure raceways with raceway clamps fastened to the structure and spaced according to code requirements. Raceways and pull boxes may not be hung on flexible duct strap or tie rods. Raceways may not be run on or attached to ductwork.
- O. Adhere to the requirements, found in Division 26, for situations where raceway crosses building expansion joints.
- P. Install insulated bushings on all raceway ends and openings to enclosures. Seal top end of all vertical raceways.
- Q. Flexible metal raceways and liquid-tight, flexible metal raceways shall not exceed 1 m (3 ft) in length and shall be supported at each end. Flexible metal raceway less than ½

- in. electrical trade size shall not be used. In areas exposed to moisture, including chiller and boiler rooms, liquid-tight, flexible metal raceways shall be used.
- R. Raceway must be rigidly installed, adequately supported, properly reamed at both ends, and left clean and free of obstructions. Raceway sections shall be joined with couplings (according to code). Terminations must be made with fittings at boxes, and ends not terminating in boxes shall have bushings installed.
  - S. Size of raceway and size and type of wire shall be the responsibility of the contractor, in keeping with the manufacturer's recommendations and NEC requirements, except as noted elsewhere.
  - T. Include one pull string in each raceway 2.5 cm (1 in.) or larger.
  - U. Conduit fill should not exceed 50% at any point in cabling system.
  - V. An additional 2' of cable shall be provided and neatly coiled where a cable trough is provided.
  - W. Cable sheath shall be stripped back no further than 1" from the end of the cable.
    - 1. Exception given when sensor or terminal connections require additional length stripped to reach terminations.
  - X. There shall be no more than ¼" of conductor exposed at the end of cable.

### **3.8. Communication Wiring**

- A. The contractor shall adhere to the items listed in the Wiring article in Part 3 of the specification.
- B. All cabling shall be installed in a neat and workmanlike manner. Follow manufacturer's installation recommendations for all communication cabling.
- C. Do not install communication wiring in raceway and enclosures containing Class 1 wiring.
- D. Maximum pulling, tension, and bend radius for cable installation, as specified by the cable manufacturer, shall not be exceeded during installation.
- E. Contractor shall verify the integrity of the entire network following the cable installation. Use appropriate test measures for each particular cable.
- F. When a cable enters or exits a building, a lightning arrestor must be installed between the lines and ground. The lightning arrestor shall be installed according to the manufacturer's instructions.
- G. All runs of communication wiring shall be unspliced length when that length is commercially available.
- H. All communication wiring shall be labeled to indicate origination and destination data.

### **3.9. Fiber Optic Cable**

- A. Fiber optic systems shall not be used.

### **3.10. Control Air Tubing**

- A. Pneumatic systems shall not be used.

### **3.11. Installation of Sensors**

- A. Install sensors in accordance with the manufacturer's recommendations.
- B. Mount sensors rigidly, square, plumb, level and adequately for the environment within which the sensor operates.
- C. Dissimilar metals shall be appropriately isolated.
- D. Room temperature sensors shall be installed on concealed junction boxes properly supported by the wall framing.
- E. All wires attached to sensors shall be air sealed in their raceways or in the wall to stop air transmitted from other areas affecting sensor readings.

- F. Sensors used in mixing plenums, hot and cold decks, and after any heating and cooling source shall be of the averaging type. Averaging sensors shall be installed in a serpentine manner vertically across the duct. Each bend shall be supported with a capillary clip.
- G. Low-limit sensors used in mixing plenums shall be installed in a serpentine manner horizontally across duct. Each bend shall be supported with a capillary clip. Provide 3 m of sensing element for each 1 m<sup>2</sup> (1 ft of sensing element for each 1 ft<sup>2</sup>) of coil area.
- H. All pipe-mounted temperature sensors shall be installed in wells. Install all liquid temperature sensors with heat-conducting fluid in thermal wells.
- I. Install outdoor air temperature sensors on north wall, complete with sun shield at designated location.
- J. Differential air static pressure:
  - 1. Supply Duct Static Pressure: Pipe the high-pressure tap to the duct using a pitot tube. Pipe the low-pressure port to a tee in the high-pressure tap tubing of the corresponding building static pressure sensor (if applicable) or to the location of the duct high-pressure tap and leave open to the plenum.
  - 2. Return Duct Static Pressure: Pipe the high-pressure tap to the duct using a pitot tube. Pipe the low-pressure port to a tee in the low-pressure tap tubing of the corresponding building static pressure sensor.
  - 3. Building Static Pressure: Pipe the low-pressure port of the pressure sensor to the static pressure port located on the outside of the building through a high-volume accumulator. Pipe the high-pressure port to a location behind a thermostat cover.
  - 4. The piping to the pressure ports on all pressure transducers shall contain a capped test port located adjacent to the transducer.
  - 5. All pressure transducers shall be mounted in a location accessible for service without use of ladders or special equipment.
  - 6. All air and water differential pressure sensors shall have gauge tees mounted adjacent to the taps. Water gauges shall also have shutoff valves installed before the tee.

### 3.12. Flow Monitor Installation

- A. Use correct depth probe for size of duct or pipe.
- B. Install with manufacturers recommended distances of pipe/duct work.

### 3.13. Actuators

- A. Mount and link control damper actuators according to manufacturer's instructions.
  - 1. To compress seals when spring-return actuators are used on normally closed dampers, power actuators to approximately 5° open position, manually close the damper, and then tighten the linkage.
  - 2. Check operation of damper/actuator combination to confirm that actuator modulates damper smoothly throughout stroke to both open and closed positions.
  - 3. Provide all mounting hardware and linkages for actuator installation.
  - 4. Dampers: Actuators shall be direct-mounted on damper shaft or jackshaft unless shown as a linkage installation. For low-leakage dampers with seals, the actuator shall be mounted with a minimum 5° available for tightening the damper seals. Actuators shall be mounted following manufacturer's recommendations.

5. Valves: Actuators shall be connected to valves with adapters approved by the actuator manufacturer. Actuators and adapters shall be mounted following the actuator manufacturer's recommendations.

### 3.14. Warning Labels

- A. Warning labels as described in Division 26

### 3.15. Identification of Hardware and Wiring

- A. All wiring and cabling shall be uniformly labeled at both ends with 1" long label, 0.1" font, center-top aligned, with 3 repeated rows minimum as specified by Cable Name.
- B. Permanently label or code each point of field terminal strips and refer to terminal block interface in as-built drawings.
- C. Identify control panels with minimum 1 cm (½ in.) letters on laminated plastic nameplates: Minimum 4 cm by 10 cm (H by W) (1 ½ in by 4 in.) nameplates.
- D. Identify all other control components with permanent labels. All plug-in components shall be labeled such that removal of the component does not remove the label.
- E. Identify room sensors relating to terminal box or valves with nameplates.
- F. Manufacturers' nameplates and UL or CSA labels are to be visible and legible after equipment is installed.
- G. Identifiers shall match record documents.

### 3.16. Controllers

- A. Provide a separate controller for each AHU or other HVAC system. Points used for area wide control loop reset, such as outside air or space temperature, are exempt from this requirement.
- B. Points shared between lab or life safety equipment must be on the same sub-network.

### 3.17. Programming

- A. Controller Naming
  1. All BACnet devices shall support writing to Object Name property of the device unless otherwise specified by the Department of Utilities and Energy Services.
  2. All BACnet device Object Name properties shall follow the conventions:
    - a. **BLDG-NNN/AAA/EEE** (Primary equipment controllers) <sup>1</sup>
    - b. **BLDG-NNN/AAA/EEE\_RM-RRR** (Zone level equipment) <sup>1</sup>
    - c. Where:
      - i. **NNN** is the final UCF building number. <sup>1</sup>
      - ii. **AAA** is the building abbreviation. <sup>1</sup>
      - iii. **EEE** is the equipment symbol/name <sup>1</sup>
      - iv. **RRR** is the room number primarily serviced by equipment, typically location of the thermostat or equipment. <sup>1</sup>
    - d. Example:
      - i. BLDG-1/MH/AHU-1
      - ii. BLDG-150/UPD/VAV-1-1\_RM-101
- B. BACnet Device Addressing
  1. All BACnet/IP devices will reside on BACnet Network 1, UDP Port 47808/0xBAC0
  2. Sub-network numbers shall be sequentially assigned by contractor, beginning with the 3-digit building number followed by a 2-digit network sequence number.

<sup>1</sup> Note: Length shall not be padded with zeros.

- a. Network #: BBBNN
  - b. Where:
    - i. BBB is the building number
    - ii. NN is the network sequence number
  3. Devices ID's shall be constructed by using the network number, followed by 2-digit device sequence number. Effort should be made to ensure that MS/TP MAC Address dip switches match the 2-digit sequence number of device ID.
    - a. Device ID: BBBNNMM
    - b. Where:
      - i. BBB is the building number
      - ii. NN is the network sequence number
      - iii. MM is the device MAC address
  4. Example:
    - a. Building 123 first building controller will be part of the first network number 12301, and therefore has device ID 1230100. The first MSTP device (or ARCNET), on network 12301 will have device ID 1230101; the fifteenth device will have device ID 1230115, etc.
    - b. The fifth building controller will have network number 12305, and device ID 1230500. The second device attached to its sub-network will be 1230502
  5. Final UCF building number shall be used for the device addressing, and may not match the original design designation. Contact the UCF project manager for final building number, and approval of device addressing. For building numbers greater than 400, submit and RFI for review by the Department of Utilities and Energy Services.
- C. Point Naming:
1. Additional points required for programming shall follow similar formatting and submitted for approval to the Department of Utilities and Energy Services, through Owner.
- D. Alarms:
1. All alarms shall be created using BACnet Event Enrollment objects or through BACnet compliant intrinsic alarming of objects. If additional programming logic is created that signal an alarm, information about the alarms triggers shall be included in the BACnet "object's description".
  2. Use of proprietary language to transitions alarms is not recommended...i.e. creating a binary point that is transitioned based on internal code on the controller that signals alarm/normal.
  3. Notification Classes will be used to direct alarm. The following Notification classes shall be used for the associated alarm types.
    - a. Notification Class 1 - Critical Equipment:
      - i. Critical equipment failures, including, AHU, pump, boiler, lab exhaust fan, and chiller failures, or anything with potential life safety issues
      - ii. Alarm Priority 80
    - b. Notification Class 2 - Critical Notification:
      - i. Status, control, and performance alarms, including, FCU and CRAC failures, or critical environmental conditions.
      - ii. Alarm Priority 110
    - c. Notification Class 3 - Notification:
      - i. Status, control, and performance related alarms, including, but not limited to AHU SAT, PUMP DP and CHW TEMP alarms

- ii. Alarm Priority 150
    - d. Notification Class 4 - Maintenance
      - i. Maintenance or work order related alarms, including, but not limited to Zone Temps, Filter DP, VFD speeds
      - ii. Alarm Priority 230
    - e. Notification Class 5-9 (Vendor Specific) – Archival
      - i. Used for transfer of trends/buffer ready notifications for archival purposes.
      - ii. Alarm Priority 230
  - 4. Priority Assignments shall be established as follows
    - a. Off-Normal Transition shall be assigned associated priority range
    - b. Fault Transitions shall be assigned associated priority 254
    - c. Return to Normal Transitions shall be assigned priority 255
  - 5. All alarms from Class 1 through Class 4 shall be sent to the Broadcast network (65535) and require acknowledgement for Alarm conditions.
  - 6. Class 5- Archival shall be used for buffer ready notifications and shall include the device used for archival by vendor
    - a. Automated Logic – Device 2499
    - b. Delta Controls – Device 996
    - c. Johnson Controls – N/A
    - d. Trane – Device 125
  - 7. Third-Party devices which do not support the creation of the above notification class definitions shall be mapped to alarms on an associated higher tier controller.
- E. Software Programming
  - 1. Provide programming for the system and adhere to the sequences of operation provided. All other system programming necessary for the operation of the system, but not specified in this document, also shall be provided by the contractor. Imbed into the control program sufficient comment statements to clearly describe each section of the program. The comment statements shall reflect the language used in the sequences of operation.
- F. Operator Interface
  - 1. Standard graphics—Provide graphics for all mechanical systems and 2d top-down floor plans of the building. This includes each chilled water system, hot water system, chiller, boiler, air handler, and all terminal equipment. Point information on the graphic displays shall dynamically update. Show on each graphic all points indicated by the sequence of operations.
  - 2. Floor plans shall indicate through static or dynamic colored zones (or other owner approved option), areas served by each VAV box/FCU supply system. Each zone shall also indicate approximate location of controlling sensors (temp, RH, CO2, pressure) and connected terminal equipment. Additionally if divisions are required for the floor plan, each split shall not require view of a different floor plan to view systems, components, or equipment from the previous floor plan.
  - 3. Show primary equipment information on a “graphic” summary table. Provide dynamic information for each point shown.
  - 4. Show terminal equipment information on a “graphic” summary table. Provide dynamic information for each point shown.
  - 5. The contractor shall provide all the labor necessary to install, initialize, start up, and troubleshoot all operator interface software and its functions as described in this section. This includes any operating system software, the operator interface

- database, and any third-party software installation and integration required for successful operation of the operator interface.
- G. Provide sufficient internal memory for the specified sequences of operation and trend logging. There shall be a minimum of 25% of available memory free for future use.

### **3.18. Control System Checkout and Testing**

- A. Start-up Testing: All testing listed in this article shall be performed by the contractor and shall make up part of the necessary verification of an operating control system. This testing, as well as any commissioning checklist provided, shall be completed before the owner's representative is notified of the system demonstration.
1. The contractor shall furnish all labor and test apparatus required to calibrate and prepare for service of all instruments, controls, and accessory equipment furnished under this specification.
  2. Verify that all control wiring is properly connected and free of all shorts and ground faults. Verify that terminations are tight.
  3. Enable the control systems and verify calibration of all input devices individually. Perform calibration procedures according to manufacturers' recommendations.
  4. Verify that all binary output devices (relays, solenoid valves, two-position actuators and control valves, magnetic starters, etc.) operate properly and that the normal positions are correct.
  5. Verify that all analog output devices (VFD, actuators, etc.) are functional, that start and span are correct, and that direction and normal positions are correct. The contractor shall check all control valves and automatic dampers to ensure proper action and closure. The contractor shall make any necessary adjustments to valve stem and damper blade travel.
  6. Verify that the system operation adheres to the sequences of operation. Simulate and observe all modes of operation by overriding and varying inputs and schedules. Tune all DDC loops and optimum start/stop routines.
  7. Alarms and Interlocks:
    - a. Check each alarm separately by including an appropriate signal at a value that will trip the alarm.
    - b. Interlocks shall be tripped using field contacts to check the logic, as well as to ensure that the fail-safe condition for all actuators is in the proper direction.
    - c. Interlock actions shall be tested by simulating alarm conditions to check the initiating value of the variable and interlock action.

### **3.19. Control System Demonstration and Acceptance**

- A. The system shall not be accepted until:
1. All forms and checklists completed as part of the demonstration are submitted and approved as required in Part 1, "Submittals."
  2. All commissioning observation log items have been responded to and addressed as necessary.

### **3.20. Cleaning**

- A. The contractor shall clean up all debris resulting from his/her activities daily. The contractor shall remove all cartons, containers, crates, etc., under his/her control as soon as their contents have been removed. Waste shall be collected and placed in a designated location.



- B. At the completion of work in any area, the contractor shall clean all work, equipment, etc., keeping it free from dust, dirt, and debris, etc.
- C. At the completion of work, all equipment furnished under this section shall be checked for paint damage, and any factory-finished paint that has been damaged shall be repaired to match the adjacent areas. Any cabinet or enclosure that has been deformed shall be replaced with new material and repainted to match the adjacent areas.

### 3.21. Training

- A. Provide a minimum of four on-site or classroom training sessions, three days each, throughout the contract period for personnel designated by the owner.
- B. Provide two additional training sessions at 6 and 12 months following building's turnover. Each session shall be three days in length and must be coordinated with the building owner.
- C. Train the designated staff of owner's representative and owner to enable them to do the following:
  - 1. Day-to-day Operators:
    - a. Proficiently operate the system
    - b. Understand control system architecture and configuration
    - c. Understand DDC system components
    - d. Understand system operation, including DDC system control and optimizing routines (algorithms)
    - e. Operate the workstation and peripherals
    - f. Log on and off the system
    - g. Access graphics, point reports, and logs
    - h. Adjust and change system set points, time schedules, and holiday schedules
    - i. Recognize malfunctions of the system by observation of the printed copy and graphical visual signals
    - j. Understand system drawings and Operation and Maintenance manual
    - k. Understand the job layout and location of control components
    - l. Access data from DDC controllers and ASCs
    - m. Operate portable operator's terminals
  - 2. Advanced Operators:
    - a. Make and change graphics on the workstation
    - b. Create, delete, and modify alarms, including annunciation and routing of these
    - c. Create, delete, and modify point trend logs and graph or print these both on an ad-hoc basis and at user-definable time intervals
    - d. Create, delete, and modify reports
    - e. Add, remove, and modify system's physical points
    - f. Create, modify, and delete programming
    - g. Add panels when required
    - h. Add operator interface stations
    - i. Create, delete, and modify system displays, both graphical and others
    - j. Perform DDC system field checkout procedures
    - k. Perform DDC controller unit operation and maintenance procedures
    - l. Perform workstation and peripheral operation and maintenance procedures
    - m. Perform DDC system diagnostic procedures

- n. Configure hardware including PC boards, switches, communication, and I/O points
- o. Maintain, calibrate, troubleshoot, diagnose, and repair hardware
- p. Adjust, calibrate, and replace system components
- 3. System Managers/Administrators:
  - a. Maintain software and prepare backups
  - b. Interface with job-specific, third-party operator software
  - c. Add new users and understand password security procedures
- D. These objectives will be divided into three logical groupings. Participants may attend one or more of these, depending on level of knowledge required.
- E. Provide course outline and materials in accordance with the “Submittals” article in Part 1 of this specification. The instructor(s) shall provide one copy of training material per student.
- F. The instructor(s) shall be factory-trained instructors experienced in presenting this material.
- G. Classroom training shall be done using a network of working controllers representative of the installed hardware.