

SECTION 23 05 00 - COMMON WORK RESULTS FOR MECHANICAL

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 describes the common work requirements for the mechanical work included in Division 23 and applies to all sections of Division 23.

1.3 DEFINITIONS

- A. Following are definitions of terms and expressions used in the Mechanical and Electrical Sections:

1. Provide: Furnish and install
2. Directed: Directed by the Architect or Engineer
3. Indicated: Indicated in Contract Documents
4. Concealed: Hidden from normal sight; includes items within furred spaces, pipe and duct shafts, above suspended ceilings and within return air plenums.
5. Exposed: Non concealed - Work within Equipment Rooms shall be considered exposed.
6. Exterior: Items being or situated outside. Items located within a crawl space shall be considered exterior.
7. Conditioned: Heated or cooled space, or both, within a building and, where required, provided with humidification or dehumidification means, so as to be capable of maintaining a space condition falling within the comfort envelope set forth in ASHRAE 55.
8. Piping: Includes pipes, fittings, valves, hangers, and accessories comprising a system.
9. Ductwork: Includes ducts, fittings, housings, dampers, hangers, air devices, and accessories comprising a system.

1.4 CODES, REGULATIONS, AND PERMITS:

- A. References to codes, standards, specifications, and regulations apply to the latest edition adopted by the jurisdiction where the project is located.
- B. All materials furnished and all work installed shall comply with the applicable rules, regulations, and recommendations of the following bodies:
 1. International Building Code
 2. International Existing Building Code
 3. International Mechanical Code

4. International Plumbing Code
 5. International Fire Code
 6. International Energy Code
 7. National Electric Code
 8. National Fire Protection Association Standards
 9. State Fire Marshal Regulations
 10. Local Fire Marshal Regulations
 11. ASHRAE Standards and Handbooks (Latest Editions)
 12. Local Health Department
 13. State Health Department
 14. Local Utility Companies
 15. Underwriters Laboratories
 16. Owner's Insurance Underwriter Standards
 17. Environmental Protection Agency
- C. Give all necessary notices, obtain all permits, and pay all fees and other costs, including those for utility connections or extensions in connection with the work. File all necessary plans, prepare all documents, and obtain all necessary approvals of all governmental departments having jurisdiction. Obtain all required certificates of inspection and deliver same to the Architect before request for acceptance and final payment for the work.

1.5 EQUIPMENT LIST

- A. Provide a spreadsheet list of all equipment provided with the drawing tag number or designation, name, manufacturer, model number, serial number and full electrical characteristics.
- B. This list shall be provided to the TAB agent, Commissioning Agent, BAS providers and to the Owner prior to beginning TAB work and as soon after all equipment is received on site.

1.6 EQUIPMENT START-UP AND INITIAL OPERATION

- A. No equipment shall be operated, for testing or trial use, before full compliance with the equipment manufacturers' specifications and instructions for the lubrication, alignment, direction of rotation, balance, and other applicable considerations.
- B. Particular care shall be taken to see that all equipment is completely assembled, properly lubricated, and all grease and oil cases and reservoirs have been filled to the correct level with the recommended lubricants.
- C. It is the Contractor's responsibility to place each item of equipment, installed by him, in operating condition. This responsibility includes all auxiliaries, piping, wiring, etc., the start-up of each unit, and a check of its performance.

1.7 OPERATING AND MAINTENANCE INSTRUCTIONS

- A. Refer to Section 017900 "Demonstration and Training" for additional information.

- B. Upon completion of all work and all tests, Contractor shall furnish the necessary skilled labor and helpers for operating the systems and equipment.
- C. Contractor shall instruct the Owner's representative fully in the operation, adjustment, and maintenance of all equipment furnished.

1.8 SITE VISIT

- A. Prior to preparing the bid, it is recommended that the Contractor and subcontractors shall visit the site and familiarize themselves with all existing conditions, make all necessary investigations as to locations of utilities, and all other matters which can affect the work.
- B. No additional compensation will be made to the Contractor as a result of his failure to familiarize himself with the existing conditions under which the work must be performed.

1.9 DRAWINGS

- A. The Contract Drawings are diagrammatic and indicate the general arrangement of systems and work included in the Contract. Any offsets, rises, or transitions not shown on the drawings and required to provide a complete system shall be provided at no additional contract cost. Do not scale the drawings. Consult the Architectural and Structural drawings and details for exact location of structure and equipment; where same are not definitely located, obtain this information from the Architect.
- B. In the event of ambiguities within or between parts of the Contract Documents, the contractor shall 1) provide the better quality or greater quantity of work, or 2) comply with the more stringent requirement, either or both in accordance with the Architect's interpretation.

1.10 ELECTRICAL WORK

- A. Under Division 23 MECHANICAL, provide the following items of electrical work which shall conform with the applicable requirements of the Electrical Division:
 - 1. Low voltage temperature control wiring.
 - a. Concealed wiring shall be installed in conduit.
 - b. Exposed wiring shall be installed in conduit.
 - c. Refer to Section 260533 - Raceways and Boxes for Electrical Systems for installation requirements.
 - 2. Interlock wiring for mechanical equipment and devices.
 - 3. IT/network cabling between the BAS and Owner/Agency IT network.
- B. Under Division 26 ELECTRICAL, provide:
 - 1. Power wiring, complete from power source to motor or equipment junction box, including power wiring through motor starters, power factor correction devices, and line reactors. Power factor correction devices shall be provided under Division 23 and installed under Division 26.
 - 2. Motor control centers or motor starter, panelboards.

3. All miscellaneous individual motor starters, unless noted or specified otherwise.

1.11 SINGULAR NUMBER

- A. Where any device or part of equipment is herein referred to in the singular number (such as "valve"), such reference applies to as many such devices as are required to complete the installation as shown on the drawings.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Refer to Section 013300 "Submittal Procedures" for additional information.
- B. All component parts of each items of equipment or device shall bear the manufacturers' name plate; giving name of manufacturer, description, size, type, serial or model number, electrical characteristics, etc., in order to facilitate the maintenance or replacement. The name plate of a sub-contractor or distributor will not be acceptable. Where Underwriters' Laboratories standards apply, material and equipment shall be approved by them and shall bear the UL Label.
- C. In specifying materials, three (3) general procedures are used. The three (3) classifications are as follows:
 1. GROUP 1: When a material or equipment is specified by brand name or other identifying information and three (3) or more brands are named it is considered that any one (1) of the brands so named will perform as desired, and the Contractor shall base his proposal on one (1) of the named brands. The first brand named or identified basis of design shall be used as a standard. The other brands named shall be equal to the specified brand in all respects. If one (1) of the other brands named is used it shall be the Contractor's responsibility to verify proper clearances and fit of the substituted equipment.
 2. GROUP 2: When the material or equipment is specified with the phrase "...or approved equal..." after a brand name and other identifying information, it is intended that the brand name is used for the purpose of establishing a minimum acceptable standard of quality and performance and Contractor may base his bid proposal on any item which is in all respects equal to that specified and presents essentially the same appearance. It shall be the Contractor's responsibility to ensure proper fit and clearances of all substituted equipment.
 3. GROUP 3: When material is specified as complying with the requirements of published "Standard Specification" of trade associations, American Society of Testing and Materials, government specifications, etc. the Contractor shall base his proposal on any item which can be shown to comply in all respects to the referred "Standard Specification".
- D. It is distinctly understood: (1) that the Architect will use his own judgment in determining whether or not any materials, equipment or methods offered in substitution are equal to those specified; (2) that the decision of the Architect on all such questions of equality is final; and (3) that all substitutions will be made at no increase in cost to the Owner.

- E. Upon receipt of written approval from Architect, Contractor may proceed with substitution providing Contractor assumes full responsibility for, and makes, at his own expense, any changes or adjustments in construction or connection with other work that may be required by the substitution of such materials, equipment or methods. In the event of any adverse decisions by the Architect no claim of any sort shall be made or allowed against the Owner.
- F. All pipe and fittings shall be from a domestic manufacturer.

2.2 INSTALLATION AND COORDINATION DRAWINGS

A. General

1. Prior to fabricating or installing work, the contractor shall prepare, submit and use composite installation and coordination drawings to assure proper coordination and installation of work. No installation or construction work shall begin until the coordination drawings are completed, submitted, and approved.
2. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems. Composite coordination drawings shall include new and existing elements, components, and systems.
3. Show relationship and integration of different construction elements that require coordination during fabrication or installation to fit in space provided or to function as intended.
4. Indicate locations where space is limited for installation and access and where sequencing and coordination of installations are important to efficient flow of Work.
5. Consideration shall be made for scheduling, sequencing, movement, and positioning of large equipment into building during construction.
6. Indicate penetrations in floors, walls, and ceilings and their relationship to assembly construction, other penetrations and installations. Identify where additional bracing and offsets are required to comply with Contract Documents.
7. Indicate any required installation sequences to minimize cutting and patching.
8. Indicate all equipment and devices indicated on wiring diagrams and schematics. Where field connections are shown to factory-wired terminals include manufacturer's literature showing internal wiring
9. Coordination Drawing Organization: Organize coordination drawings as follows:
 - a. Floor Plans and Reflected Ceiling Plans: Show architectural and structural elements, and mechanical, plumbing, fire-protection, fire-alarm, and electrical work. Show locations of visible ceiling-mounted devices relative to acoustical ceiling grid. Supplement plan drawings with section drawings where required to adequately represent the work.
 - b. Plenum Space: Indicate subframing for support of ceiling and wall systems, mechanical, electrical, plumbing and fire protection components, and related work. Locate components within ceiling plenum to accommodate architectural ceiling height and layout of light fixtures indicated on Drawings.
10. Systems: Include, but do not necessarily limit to, the following:
 - a. HVAC:
 - 1) All equipment and equipment bases.
 - 2) Size and bottom elevations of horizontal ductwork, including insulation, bracing, flanges, and support systems.
 - 3) Size and horizontal elevations of vertical ductwork, including insulation, bracing, flanges, and support systems.

- 4) Ductwork, grilles, registers, diffusers, dampers, access panels,
 - 5) Maintenance clearances (including tube and filter removal), insulation installation clearances
 - 6) Any item that may impact coordination with other disciplines.
- b. HVAC Piping:
- 1) All equipment and equipment bases.
 - 2) Size and bottom elevations of horizontal piping, including insulation, bracing, flanges, and support systems. Notate code required slope elevations.
 - 3) Size and horizontal elevations of vertical piping, including insulation, bracing, flanges, and support systems.
 - 4) Connections to equipment, valve and trim locations, access panels.
 - 5) Maintenance clearances, valve steam clearances, insulation installation clearances
 - 6) Any item that may impact coordination with other disciplines.
- c. Plumbing:
- 1) All equipment and equipment bases.
 - 2) Size and bottom elevations of horizontal piping, including insulation, bracing, flanges, and support systems. Notate code required slope elevations.
 - 3) Size and horizontal elevations of vertical piping, including insulation, bracing, flanges, and support systems.
 - 4) Connections to equipment, valve and trim locations, access panels.
 - 5) Maintenance clearances, valve steam clearances, insulation installation clearances
 - 6) Any item that may impact coordination with other disciplines.
- d. Electrical and Specialty Systems:
- 1) Runs of vertical and horizontal conduit 1-1/2 inches in diameter and larger and racks of smaller conduit are required.
 - 2) Light fixture, exit light, emergency battery pack, smoke detector, and other fire-alarm locations.
 - 3) Panel board, switch board, switchgear, transformer, busway, generator, and motor control center locations.
 - 4) Location of pull boxes and junction boxes, dimensioned from column center lines.
 - 5) Any item that may affect coordination with other disciplines.
- e. Framing: All king studs, headers, bracing, miscellaneous framing, and any items that may affect coordination with other disciplines.

B. Production of Coordination Drawings

1. Draw plans to a scale not less than 1/4 inch equals one (1) foot in AutoCAD or REVIT format. Include plans, sections, and elevations of proposed work. Dimension all work as specified and as required for coordinated installation.
2. Reproduction of any portion of the mechanical and electrical contract drawings for re-submittal as a shop drawing is strictly prohibited. Shop drawings produced in such a manner will be rejected and returned not reviewed. Installation and coordination drawings shall be to scale reflecting actual equipment sizes purchased for the project.
3. The Construction Manager shall obtain and provide in AutoCAD or REVIT the base background documents to each contractor to establish a common platform for each contractor to use for their design drawings. Coordination will be accomplished by each Contractor superimposing his work on drawings.
4. Contractor coordination meetings shall be held continuously until the coordination drawings are complete and approved by all parties. Meetings shall be scheduled

as required to complete the drawings in a timely manner as to not impact the project schedule. Additional time or compensation shall not be awarded based on the complexity or effort required to complete the coordination drawings.

5. In the event of conflicts involving location and layout of work, unless otherwise directed the Construction Manager shall use the following priority to resolve the conflict:
 - a. Structure and partitions shall have highest priority.
 - b. Equipment locations and access
 - c. Ceiling systems and recessed light fixtures.
 - d. Gravity drainage lines.
 - e. Large pipe mains, valves and devices.
 - f. Low pressure ductwork, diffusers, registers, grilles, dampers
 - g. Small piping, tubing, electrical conduit and devices. Conduits installed in corridors shall be maintained at least 6-9" above finished ceiling and similarly grouped and tightly spaced.
 - h. Access panels.
6. Any conflicts, etc., discovered in the coordination stages prior to Contractor(s) sign-off which cannot be resolved by the Contractor(s) shall be brought to the Architect's attention for resolution.

C. Submittals

1. Submit drawing files using Portable Data File (PDF) format. Include transmittal indicating that each specialty trade has signed-off on each submitted coordination drawing.
2. For each area, submit:
 - a. Composite overlay drawing of each area with all trades shown.
 - b. Individual trade drawing of each area, i.e. Reflected Ceiling Plan, HVAC Ductwork, HVAC Piping, Plumbing, Fire Protection, Electrical.
3. Consultant will review coordination drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are Contractor's responsibility. If Consultant determines that coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, Consultant will so inform Contractor, who shall make changes as directed and resubmit.
4. Review of coordination drawings shall not diminish responsibility under this Contract for final coordination of installation and maintenance clearances of all systems and equipment with architectural, structural, mechanical, electrical and other work.
5. Contractor is responsible for timely updates to the coordination drawings to indicate as-built conditions for their own work. Updates are required to include all changes regardless of the source or reason for the change, including changes initiated by the Owner, Architects or Engineers.

D. Installation

1. Any conflicts, etc., discovered after the created and submission of the coordination and installation drawings and during the installation of the Work will be the responsibility of the Contractor(s) to resolve with the approval of Architect. Any and all costs for these resolutions shall be solely the responsibility of the Contractor(s).
2. Work fabricated/installed prior to the completion of the coordination and installation drawings is performed at the Contractors own risk, and compensation of time/costs for corrections will not be awarded.

3. Any work installed that is not in conformance with final approved coordination and installation drawings shall be required to be removed and relocated, and compensation of time/costs for corrections will not be awarded.

2.3 DRIVES FOR MACHINERY

- A. Equip each motor driven machine with a V-belt drive except those which are specified as direct drive. Where factory designed and assembled belt drives which do not conform to the following are proposed to be furnished, such non-conformity must be noted on the shop drawings submittals and may be cause for rejection of the item.
- B. Provide OSHA approved guards, for all belt drives, constructed in accordance with SMACNA standards. Submit shop drawings for approval.
- C. Select each drive according to the ratings and recommendations of the manufacturer for the service with which used, giving proper allowance for sheave diameter, center distance, and arc of contact less than one hundred eighty degrees. Size the motor driving a pump or fan to have a nameplate rating of not less than ten (10) percent above the total of actual brake horsepower and drive loss at specified capacity.
- D. Belts shall be constructed of endless reinforced cords of long staple cotton, nylon, rayon, or other suitable textile fibers imbedded in rubber. Use belt with correct cross section to fit properly the sheave grooves. Carefully match belts for each drive.
- E. Provide any changes to the sheaves, belts, pulleys or drive package to obtain specified airflow.
- F. Select the motor of a capacity needed to operate the equipment at the specified mid-position operating condition. Where non-overloading motors are specified, select the motor capacity rating at the most closed position of the motor sheave. In no case shall motors be a smaller size than those indicated on the drawings.
- G. Do not select fan sheave smaller in diameter than thirty (30) percent of the fan wheel diameter.
- H. Construct sheaves of cast iron or steel, bored to fit properly on the shafts, and secured with key ways of proper size (not set screws). Key ways may be omitted for sheaves having 1/2 inch or smaller bores where set screws may be used.

PART 3 - EXECUTION

3.1 MATERIAL LIST

- A. Provide a spreadsheet list of all equipment provided with the drawing tag number or designation, name, manufacturer, model number, serial number and full electrical characteristics.
- B. This list shall be provided to the TAB agent, Commissioning Agent, BAS provider and to the Owner prior to beginning TAB work and as soon after all equipment is received on site.

3.2 WORKMANSHIP

- A. The quality of workmanship required, for each trade, in the execution of work shall be the finest and highest obtainable in that trade working with the materials specified. Workmanship shall be satisfactory to the Architect and his decision as to acceptable quality is final.
- B. Workmanship proven to be of poor quality or unsatisfactory in the commissioning phase of the project as deemed by the Architect shall be removed and replaced to the satisfaction of the Architect.

3.3 EQUIPMENT PERFORMANCE

- A. All equipment, devices, controls, and hardware shall be proven to operate successfully throughout the guarantee period. Systems shall be proven during all-weather seasons and be demonstrated to affect the design conditions at times. System components or equipment items that fail to consistently deliver the design conditions shall be removed and replaced as directed by the Architect. The cost of required equipment replacements shall be borne by the Contractor.
- B. All equipment shall be tested after installation and be proven to deliver the manufacturers quoted design capacity. When capacity is in question as deemed by the Architect, the Contractor shall perform a detailed and comprehensive field performance test to certify the equipment capacity. System effect or installed performance factors may not be applied to performance ratings unless they were previously included when the equipment was submitted for approval. Equipment that fails to deliver manufacturers quoted design capacity shall be removed and replaced at the Contractors expense.
- C. Workmanship proven to be of poor quality or unsatisfactory in the commissioning phase of the project as deemed by the Architect shall be removed and replaced to the satisfaction of the Architect.

3.4 EQUIPMENT CONNECTIONS

- A. All equipment shall be installed and connected in accordance with the best engineering practice and in accordance with manufacturer's instructions and recommendations. Auxiliary piping, piping specialties, water seals, valves, and electric connections recommended by the manufacturer, required by code or required for proper operation shall be provided.

3.5 WELDING

- A. Welding shall conform to current standards and recommendations of the National Certified Pipe Welding Bureau, with all South Carolina Occupational Safety and Health Acts, State, City and County Fire Prevention Code Requirements, and NFPA Standard 241 including provision of appropriate portable fire extinguishers.
- B. Before assigning any welders to work covered by this specification, the Contractor shall provide the Architect with the names of pipe welders to be employed for the work, together with each welder's assigned number, letter, or symbol which shall be used to

identify the work of that welder and which shall be affixed immediately upon completion of each weld. Contractor shall also submit, with the list of names, copies of each welder's certified qualification tests prescribed by the National Certified Welding Bureau or by other reputable testing laboratory using procedures covered in the American Society of Mechanical Engineers Building Construction Code, Section IX, "Qualification Standard Welding and Brazing Procedures, Welders, Brazers, and Welding and Brazing Operators". Welders must be certified for all positions.

- C. If requested by the Architect, the Contractor shall submit identifying stenciled test coupons made by any welder in question. The Contractor shall require any welder to retake the tests when, in the opinion of the Architect, the work of the welder creates a reasonable doubt as to his proficiency. Tests, when required, shall be conducted at no additional expense to the Owner; and the welder in question shall not be permitted to work as a welder on this project until he has been recertified. Recertification of the welder shall be made to the Architect only after the welder has taken and passed the required test; welder must pass the test without benefit of retests in order to resume work as a welder on this project.
- D. Welding shall conform to the ANSI Code for Pressure Piping ANSI B31.9, Building Services Piping. The Contractor shall be responsible for the quality of welding and shall repair or replace any work not in accordance with these specifications. Contractor shall, without cost to the Owner, check welds by radiograph, ultrasonic testing, sectioning or a combination of these methods wherever there is a question raised by the Architect as to the quality of a weld. Examination of the questionable weld shall be in addition to other system tests specified. Welds shall have penetration complete to the inside diameter of the pipe. The recommended spacing and levels between ends of pipes prior to welding shall be used in all cases to assure full penetration.
- E. Welders on pressure piping shall be certified and carry their identification stamp with them. Welds on lines with operating pressures above 100 psig shall be stamped.

3.6 HANDLING AND STORAGE OF MATERIAL

- A. Proper and suitable tools, equipment and appliances for the safe and convenient handling and placing of all materials and equipment shall be used. During loading, unloading, and placing, care shall be taken in handling the equipment and materials so that no equipment or materials are damaged.
- B. All equipment delivered to the job site shall be stored on pedestals, above the ground and under roof or other approved covering. All enclosures for equipment shall be weatherproof. All motors, drives, switchgear, panels, etc. which are not totally enclosed, that are involved in the work, shall be stored in a heated, dry, water protected area with a minimum temperature of fifty degrees (50) Fahrenheit. All valves shall be stored under roof on wood pedestals, above ground. All insulation shall be stored under roof or in trailers, adequately protected from the weather. The Contractor shall follow all written instructions and recommendations of the manufacturer and all requirements of the Architect in oiling, protection and maintenance of equipment during storage. It shall be the Contractor's complete responsibility for the storage and care of the equipment and materials.
- C. If any equipment and/or materials are found to be in poor condition at the time of installation the Architect may, at his discretion, order the Contractor to furnish and install new equipment and/or material at no cost to the Owner.

3.7 COOPERATION WITH OTHER TRADES

- A. Mechanical trades shall give full cooperation to other trades and shall furnish in writing, with copies to Architect any information necessary to permit the work of all trades to be installed satisfactorily and with least possible interference or delay. Exact location of all mechanical and equipment, devices, etc. in finished spaces shall be coordinated with Architectural reflected ceiling plans, elevations and details.

3.8 CLEANING AND PAINTING

- A. Thoroughly clean all exposed surfaces of equipment and material and leave in a neat, clean condition.
- B. Restore and touch-up factory finishes which have been damaged during construction.

3.9 ACCESSIBILITY

- A. Equipment shall be installed per manufacturer's recommended clearance guidelines with sufficient space for maintenance personnel service, operate, and maintain equipment.
- B. Locate all above ceiling equipment which must be serviced, operated, or maintained, in fully accessible positions to eliminate the need for access panels and doors. Equipment shall include, but not be limited to, valves, clean-outs, motors, controllers, dampers, drain points, etc.
- C. Where overhead equipment cannot be located above spaces with either no ceilings or removable acoustical ceiling tiles, contractor shall provide, as part of the contract and no expense to the Owner, fourteen (14) gauge painted steel access doors where required and/or where directed (color shall match ceiling).
 - 1. Access doors shall be Milcor or approved equal to suit material in which installed.
 - 2. Access doors installed in fire rated walls or shafts shall be labeled and shall match rating of the construction.
 - 3. Doors shall be of sufficient size to allow access to all components; minimum size shall be eighteen (18) inches by eighteen (18) inches.
 - 4. Doors in Toilet Rooms and Janitor's Closets shall be Type 304 stainless steel.
 - 5. All doors shall have cylinder locks operable from same key.
 - 6. Submit shop drawings for approval. Locations shall be coordinated with the Architect and indicated on the composite installation and coordination drawings
- D. Equipment deemed inaccessible by the Architect shall be reworked by the Contractor at no expense to the Owner.

3.10 EQUIPMENT BASES AND SUPPORTS

- A. Concrete bases, curbs, and supports will be furnished and installed under this Division and shall be in accordance with Division 3.
- B. The Subcontractors shall furnish, to the General Contractor, all required foundation sizes, bolts, washers, sleeves, plates and templates for equipment.

- C. The size of the foundation bolts shall be as recommended by the manufacturer.
- D. All equipment shall be set on the foundations, shimmed level with steel shims, and grouted up under base for uniform bearing by the Subcontractor.
- E. Under this Section, provide all equipment supports; consisting of inertia pads, platforms, gratings, structural members and related materials required for the mechanical and electrical work.
- F. The type and size of the supporting channels and supplementary steel shall be determined by the Subcontractor and shall be of sufficient strength and size to allow only a minimum deflection in conformance with the manufacturer's requirements for loading.

3.11 MOLD AND CONDENSATION PREVENTION DURING CONSTRUCTION

- A. Piping Systems: Cold piping systems shall not be operated prior to insulation and vapor barrier installation in order to prevent condensation on the piping.
- B. Air Systems: Air handling systems shall not be operated prior to insulation and vapor barrier installation in order to prevent condensation on the ductwork. Air systems shall not be operated in portions of the building not yet fully enclosed, where systems can be exposed to warm, humid air conditions.
- C. Room thermostats shall not be set lower than 74 degrees F.
- D. Contractor shall notify the Architect immediately if signs of condensation or mold are discovered.

END OF SECTION 23 05 00

SECTION 23 05 13 - COMMON MOTOR REQUIREMENTS FOR MECHANICAL EQUIPMENT

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. Section includes general requirements for single-phase and polyphase, general-purpose, induction motors for use on alternating-current power systems and installed at equipment manufacturer's factory or shipped separately by equipment manufacturer for field installation.

1.3 COORDINATION

- A. Coordinate features of motors, installed units, and accessory devices to be compatible with the following:
 - 1. Motor controllers.
 - 2. Torque, speed, and horsepower requirements of the load.
 - 3. Ratings and characteristics of supply circuit and required control sequence.
 - 4. Ambient and environmental conditions of installation location.

1.4 SUBMITTALS

- A. Shop Drawings and Product Data: Shop drawings and product data for motors shall be provided with the submittal package for the piece of equipment that it serves. In accordance with Division 01, Section "Submittals" provide the following:
 - 1. Product catalog data: nameplate data and ratings; materials of construction; mounting arrangement, size and location of motor terminal box and conduit entry, grounding lugs and coatings.
- B. Warranties
 - 1. In addition to the warranty requirements of the General Conditions, warranties for each motor shall be covered in the warranty for the entire mechanical assembly (fan & motor, pump and motor, etc).
- C. Manufacturer Seismic Qualification Certification: Submit certification that motors, accessories, and components will withstand seismic forces defined in Division 23, Section "Mechanical Vibration, Sound and Seismic Controls." Include the following:
 - 1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.

- a. The term "withstand" means "the unit will remain in place without separation of any parts from the device when subjected to the seismic forces specified and the unit will be fully operational after the seismic event."
 - 2. Dimensioned Outline Drawings of Equipment Unit: Identify center of gravity and locate and describe mounting and anchorage provisions.
 - 3. Detailed description of equipment anchorage devices on which the certification is based and their installation requirements.
- D. Operation and Maintenance Data: For factory-installed motors to include in emergency, operation, and maintenance manuals.

1.5 QUALITY ASSURANCE

- A. Source Limitations: Obtain factory-installed motors through one source from a single manufacturer.
- 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 NFPA 70, "National Electrical Code."
- D. NRTL Listing: Motors shall be NRTL-listed.
 - 1. Term "Listed": As defined in "National Electrical Code," Article 100.
 - 2. Listing Agency Qualifications: "Nationally Recognized Testing Laboratory" (NRTL) as defined in OSHA Regulation 1910.
- E. Comply with NEMA MG 1, "Motors and Generators."
- F. Comply with UL 1004, "Motors, Electric."
- G. Provide factory test reports in accordance with Part 2 of this Section.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Whenever possible, motor and driven equipment shall be shipped complete as an entire assembly.
- B. Inspect equipment immediately upon arrival and any irregularities or damage shall be reported to the Manufacturer/Supplier immediately.
- C. Store in accordance with manufacturer's recommendations.

1.7 IDENTIFICATION

- A. Nameplates: All motors shall have a stainless steel nameplate attached with stainless steel fasteners on the motor. The nameplate shall be stamped with nameplate markings listed in NEMA MG 1 20.60, plus the following:
 - 1. Manufacturer

2. Model Number
3. Serial Number
4. Nominal efficiency
5. Minimum efficiency
6. Temperature Rise
7. Bearing manufacturer's name and catalog number

PART 2 - PRODUCTS

2.1 GENERAL MOTOR REQUIREMENTS

- A. Comply with NEMA MG 1 unless otherwise indicated.
- B. Motor requirements apply to factory-installed motors except as follows:
 1. Different ratings, performance, or characteristics for motor are specified in another Section.
 2. Motorized-equipment manufacturer requires ratings, performance, or characteristics, other than those specified in this Section, to meet performance specified.
- C. Contractor assumes responsibility for the correct direction of rotation required by the equipment drives. In the event of damage due to reverse rotation, the equipment shall be repaired or replaced at no charge to the Owner.
- D. Motor Bearings: Motor bearings shall be specifically designed for the drive application, and shall be approved by the Engineer. Bearings shall have a minimum bearing life of B-10 or L-10 as defined by the AFBMA. Bearings shall be designed to carry the total hydraulic and static thrust developed by the driven load. Bearings shall be grease or oil lubricated. Oil lubricated motors shall be fitted with gravity-feed oil reservoirs. Grease lubricated bearings shall be regreasable (not sealed) and shall be supplied with grease fittings and drain plugs. Medium voltage and variable frequency controlled motor bearings shall be electrically isolated from the shaft on at least one end to prevent transmission of electric current. Current drain brushes shall be fitted where it is necessary to divert the flow of electrical current from bearings. Bearings, housing and brackets shall be constructed to permit access, removal and replacement of the bearings without disassembly of the motor.
- E. Rotor: The rotor shall be dynamically and statically balanced. Assembled motor shall be tested at the factory in accordance with latest applicable NEMA MG 1 and IEEE 112 methods of testing, and balanced at no more than 0.001 inches total peak-to-peak deflection on the bearing housing and the shaft. Overall vibration readings, including all vibration frequencies, shall be taken and recorded at no load and design speed.
- F. Terminal Box: Motors shall have a watertight cable terminal box. Terminal box shall be oversized, diagonally split, and rotatable in 90° increments to allow conduit and cable entry from top, bottom and sides.
- G. Motor Leads: Motor leads shall be a minimum of 6 inches in length. All motor leads shall be extended from the conduit box. Motors rated over 200 HP or over 600V shall have insulated tin plated copper busbar terminals with bolt holes for compression wire lugs.
- H. Drains and Breathers: Provide drain(s) in the bottom of the motor at the lowest point(s). Enclosed motors shall be fitted with breathers.

- I. Screens: Provide stainless steel screens at motor ventilation openings.
- J. Motor Shaft: The motor shaft shall be ASTM A322 GR140 (AISI 4140) steel and shall be sized to accommodate the required power and torque. Provide shaft end with keyway for connection to coupling with the pump shaft. Coordinate shaft design requirements with driven load.
- K. Stainless Steel Hardware: Provide corrosion resistant hardware for motor components including grease fittings, plugs, nuts, bolts, washers and screws.
- L. Motor Casing and Coating: Housings shall be degreased, primed and painted both inside and outside with a rust inhibitive primer and corrosion resistant polyester paint. Painting shall be performed prior to installing the motor stator windings. The primer and paint materials selected shall be suitable for the environment encountered, both inside and outside of the casing.
- M. Motors connected to Variable Frequency Drives shall be "inverter duty" with additional magnet wire insulation to achieve a minimum motor impulse voltage rating equal to the VFD manufacturer's recommendations for the motor, cable size, and cable length actually installed.
- N. Shaft Grounding Ring: Each motor shaft shall be provided with a Shaft Grounding Ring (SGR) that will provide a reliable low resistance path from the motor shaft to the motor frame to prevent the buildup of destructive high frequency shaft currents that are created by the Pulse Width Modulation of the Variable Frequency Drive units. The SGR shall encircle the shaft and shall be designed to promote efficient discharge of the high frequency shaft currents to the motor frame. The motor frame shall be inherently grounded by design.
- O. Power Factor Correction Capacitors: Provide motor power factor correction capacitors for all motors rated 600V or less (except variable frequency controlled motors) with less than 90% uncorrected power factor. Motor power factor correction capacitors shall be sized as recommended by the motor manufacturer to correct the motor power factor to over 90%. Motor power factor correction capacitor sizes shall not be larger than the maximum size recommended by the motor manufacturer. Enclosure type shall be NEMA 12. Capacitors shall be dry film type with fuses and discharge resistors.
- P. Composite Factor: Each motor, 1 HP or larger, or motor driven equipment, 1 HP or larger shall have a composite power factor (PF) rating of ninety (90) percent to 100 percent when the driven equipment is operating at the design duty defined on the drawings. Power factor correction devices shall be provided to meet the stated criteria.
- Q. Devices such as capacitors, or equipment such as solid state power factor controllers, shall be provided as part of the motor or item of motor driven equipment when required for power factor correction. Devices shall be completely mounted and wired to the motor terminal except as follows:
 - 1. For a motor or motor driven equipment requiring other than across-the-line starting, power factor (PF) correcting capacitors, or other equipment, shall be connected to motor terminals via a contactor (controller) with a 120 volt alternating current (VAC) coil. The 120 volt alternating current (VAC) coil shall be energized via an auxiliary contact on the contactor (controller) used to establish the "run" operating mode for the motor driven equipment.
 - 2. For two (2) speed motors, power factor (PF) shall be corrected at each speed via separate groups of capacitors or other equipment for each speed. Each group of PF correcting components shall be connected to motor terminals via a separate contactor (controller) with a 120 volt alternating current (VAC) coil. Each 120 volt alternating current (VAC) coil shall be energized via an auxiliary contact on the contactor or controller used to establish "run" operations at each speed.

- R. Locked rotor kVA shall not exceed NEMA Code Letter F for motors over 10 horsepower.
- S. Motors shall have the following enclosure types in accordance with NEMA MG 1:
 - 1. For clean dry indoor areas: open drip proof (ODP) fully-guarded
 - 2. For outdoor locations: totally-enclosed fan-cooled for small and medium machines, weather protected type II for large machines
 - 3. Explosion-proof machines shall be provided for hazardous areas classified in accordance with NFPA 70 (National Electrical Code). Explosion proof motors shall be NRTL-listed for the hazardous area classification.

2.2 MOTOR CHARACTERISTICS

- A. Duty: Continuous duty at ambient temperature of 105 deg F and at altitude of 3300 feet above sea level.
- B. Capacity and Torque Characteristics: Sufficient to start, accelerate, and operate connected loads at designated speeds, at installed altitude and environment, with indicated operating sequence, and without exceeding nameplate ratings or considering service factor.
- C. Motors ½ HP and Larger: Three phase, unless otherwise indicated.
- D. Motors Smaller Than ½ HP: Single phase.
- E. Frequency Rating: 60 Hz.
- F. Voltage Rating: NEMA standard voltage selected to operate on nominal circuit voltage to which motor is connected.

2.3 POLYPHASE MOTORS

- A. Description: NEMA MG 1, Design B, medium induction motor.
- B. Efficiency: Premium efficient, as defined in NEMA MG 1.
- C. Service Factor: 1.15.
- D. Stator: Copper windings, unless otherwise indicated.
 - 1. Multispeed Motors: Separate winding for each speed.
- E. Rotor: Random-wound, squirrel cage.
- F. Bearings: Regreasable, shielded, antifriction ball bearings suitable for radial and thrust loading.
- G. Temperature Rise: One temperature rise one class below the insulation rating class; for example, Class B temperature rise with Class F insulation.
- H. Insulation: Class F, unless otherwise indicated.
- I. Code Letter Designation:
 - 1. Motors 15 HP and Larger: NEMA starting Code F or Code G.

2. Motors Smaller Than 15 HP: Manufacturer's standard starting characteristic.

J. Enclosure Material: Cast iron for motor frame sizes 324T and larger; rolled steel for motor frame sizes smaller than 324T.

2.4 ADDITIONAL REQUIREMENTS FOR POLYPHASE MOTORS

A. Motors Used with Reduced-Voltage and Multispeed Controllers: Match wiring connection requirements for controller with required motor leads. Provide terminals in motor terminal box, suited to control method.

B. Motors Used with Variable-Frequency Controllers: Ratings, characteristics, and features coordinated with and approved by controller manufacturer.

1. Windings: Copper magnet wire with moisture-resistant insulation varnish, designed and tested to resist transient spikes, high frequencies, and short time rise pulses produced by pulse-width-modulated inverters.

2. Premium-Efficient Motors: Class B temperature rise; Class F insulation.

3. Inverter-Duty Motors: Class F temperature rise; Class H insulation.

4. Thermal Protection: Comply with NEMA MG 1 requirements for thermally protected motors.

C. Severe-Duty Motors: Comply with IEEE 841, with 1.15 minimum service factor.

2.5 SINGLE-PHASE MOTORS

A. Motors larger than 1/20 hp shall be one of the following, to suit starting torque and requirements of specific motor application:

1. Permanent-split capacitor.

2. Split phase.

3. Capacitor start, inductor run.

4. Capacitor start, capacitor run.

B. Multispeed Motors: Variable-torque, permanent-split-capacitor type.

C. Bearings: Prelubricated, antifriction ball bearings or sleeve bearings suitable for radial and thrust loading.

D. Motors 1/20 HP and Smaller: Shaded-pole type.

E. Thermal Protection: Internal protection to automatically open power supply circuit to motor when winding temperature exceeds a safe value calibrated to temperature rating of motor insulation. Thermal-protection device shall automatically reset when motor temperature returns to normal range.

PART 3 - EXECUTION

3.1 COMMISSIONING

- A. Check operating motors for unusual conditions during normal operation. Coordinate with the commissioning of the equipment for which the motor is a part.
- B. Report unusual conditions.
- C. Correct deficiencies.

END OF SECTION 23 05 13

SECTION 23 74 13 – PACKAGED OUTDOOR AIR HANDLING UNITS

PART 1 - GENERAL

1.1 SUBMITTALS

- A. Submit unit performance data including: capacity, nominal and operating performance.
- B. Submit Mechanical Specifications for unit and accessories describing construction, components and options.
- C. Submit drawings indicating overall dimensions as well as installation, operation and services clearances. Indicate lift points and recommendations and center of gravity. Indicate unit shipping, installation and operating weights including dimensions.
- D. Submit data on electrical requirements and connection points. Include recommended wire and fuse sizes or MCA, sequence of operation, safety and start-up instructions.
- E. Drawings submitted for approval shall be accompanied by a copy of the purchase agreement between the Contractor and an authorized service representative of the manufacturer for check, test and start up and first year service.

1.2 DELIVERY, STORAGE and HANDLING

- A. Comply with manufacturer's installation instructions for rigging, unloading, and transporting units.
- B. Protect units from physical damage. Leave factory shipping covers in place until installation.
- C. Units to be secured via base rail tie-down locations.

1.3 WARRANTY

- A. Provide five (5) year parts and labor warranty for entire unit.

PART 2 - PRODUCTS

2.1 SUMMARY

- A. The contractor shall furnish and install packaged outdoor air unit(s) as shown and scheduled on the contract documents. The unit(s) shall be installed in accordance with this specification and perform at the specified conditions as scheduled.
- B. ACCEPTABLE MANUFACTURERS

1. Manufacturers: The basis of design is a dedicated outdoor air unit by Trane. Subject to compliance with requirements, acceptable manufacturers are: York, Daiken, and Carrier.

2.2 GENERAL UNIT DESCRIPTION

- A. Unit(s) furnished and installed shall be packaged outdoor air unit(s) as scheduled on contract documents and described in these specifications. Unit(s) shall be designed for dehumidification, cooling and/or heating of 100% Outdoor Air. For dehumidification and cooling modes the evaporator temperature shall be monitored, reported at unit controller. Compressor controls shall modulate capacity to maintain evaporator leaving set point. Hot Gas Bypass shall not be used to control compressor capacity. Compressor Hot Gas Reheat (HGRH) shall be factory installed. To prevent rehydration of evaporator condensate the reheat coil face shall be located a minimum of 6" downstream from the leaving face of the evaporator coil. Heating system shall include modulating controls. Compressor on-off only or primary heating on-off only controls shall not be acceptable control strategies.
- B. Unit(s) shall have labels, decals, and/or tags to aid in the service of the unit and indicate caution areas.

2.3 CABINET

- A. Cabinet panels: 2" double-wall foamed panel construction throughout the indoor section of unit to provide nonporous, cleanable interior stainless steel surfaces. All interior seams exposed to airflow shall be sealed.
- B. Insulation: 2" polyisocyanurate foam metal encapsulated with no exposed edges. Initial R value of 6.6 per inch of thickness.
- C. Cabinet base shall be double wall construction designed to prevent trapping or ponding of water within the unit base. Cabinet base pan shall be insulated with 2" thick polyisocyanurate foam. Foam insulation shall be fully enclosed with galvanized steel insulation cover. Insulation shall not be applied to underside of unit base.
- D. Cabinet Base Rails: Side and end base rails shall include openings for forklift and tie-down access. To protect unit base from fork damage side rails shall include removable heavy gauge fork pockets.
- E. Shipping anchors attach to and/or through unit base rails. Straps over unit shall not be used to secure unit for shipping.
- F. Exterior Corrosion Protection: Exterior cabinet panels shall be a base coat of G-90 galvanized steel with exterior surfaces cleaned, phosphatized and finished with a weather-resistant baked enamel finish. Unit's surface shall be in compliance with ASTM B45 salt spray testing at a minimum of 672 hour duration.
- G. Interior Corrosion Protection: Interior surfaces shall be a stainless steel. Cabinet shall include interior liner constructed of Type 304 stainless steel with sealed seams. All Unit Coils shall be coated. See coil coating requirements below.

- H. Cabinet construction shall provide hinged panels providing easy access for all parts requiring routine service.
- I. Cabinet top cover shall be one piece construction or where seams exist, it shall be double-hemmed and gasket-sealed.
- J. Hinged Access Panels: Water- and air-tight hinged access panels shall provide access to all areas requiring routine service including air filters, heating section, electrical and control cabinet sections, supply air fan section, evaporator and reheat coil sections. Insulated doors shall be constructed to allow the hinges to be reversed in the field.
 - 1. Hold-open devices shall be factory installed on all hinged access doors. Chains shall not be used as hold-open devices.
 - 2. Latches with locking hasp or tool operated closure devices shall be factory installed on all hinged access panels.
- K. Drain Pan material shall be Type 430 Stainless steel drain and constructed to sloped in two directions to ensure positive drainage with corners exposed to standing water and drain fittings welded liquid tight to prevent leaks. Pan shall have a minimum depth of 2". Base of drain pan shall be insulated with 1" thick foam insulation.
- L. Provide openings either on side of unit or thru the base for power, control and gas connections.
- M. Unit shall be equipped with a 6" filter rack upstream of the evaporator. Frame shall be field-adjustable to match any filter combination specified in the following section.

2.4 FANS AND MOTORS

- 1. Supply fans shall be high efficiency backward curved impeller.
- 2. All Fan motors shall be an (ECM) electronic commutated motor with integrated power electronics for variable motor speed.
- 3. Outdoor fans shall be direct drive with premium efficiency motors, statically and dynamically balanced, draw through in the vertical discharge position.
- 4. Provide shafts constructed of solid hot rolled steel, ground and polished, with key-way, and protectively coated with lubricating oil.

2.5 AIR FILTERS

- A. Pre-filter:
 - 1. Comply with NFPA 90A.
 - 2. Factory-fabricated, dry, extended-surface, self-supporting type.
 - 3. Thickness: 2 inch.
 - 4. Minimum MERV: 8, according to ASHRAE 52.2.
 - 5. Media: Interlaced glass fibers sprayed with nonflammable adhesive and antimicrobial agent.
- B. Final Filter:
 - 1. Comply with NFPA 90A.

2. Factory-fabricated, dry, extended-surface, self-supporting type.
3. Thickness: 2 inch.
4. Minimum MERV: 14, according to ASHRAE 52.2.
5. Media: Fibrous material coated with an antimicrobial agent and constructed so individual pleats are maintained in tapered form by flexible internal supports under rated-airflow conditions.

C. Mounting Frames:

1. Panel filters arranged for flat or angular orientation, with access doors on both sides of unit. Filters shall be removable from one side or from access plenum.
2. Extended surface filters arranged for flat orientation, removable from access plenum.
3. Galvanized or stainless steel with gaskets and fasteners, suitable for bolting together into built-up filter banks with space for prefilter.

2.6 DAMPERS

- A. Unit shall include a motor operated outdoor air damper constructed of galvanized steel.
- B. Damper blades shall be air foil design with rubber edge seals designed not to exceed a 4 CFM/SQ FT leakage rate exceeding ASHRAE 90.1 damper leakage requirements.
- C. Damper actuator shall be factory mounted and wired sealed spring return and either two-position or fully modulating.

2.7 DEHUMIDIFICATION/COOLING

A. Compressors

1. Provide dual-digital scroll type compressors – minimum 2 digital scrolls.
2. Motor shall be suction gas-cooled and shall have a voltage utilization range of plus or minus 10 percent of unit nameplate voltage.
3. Internal overloads shall be provided with the scroll compressors.
4. Each compressor shall have a crankcase heater to minimize the amount of liquid refrigerant present in the oil sump during off cycles.
5. Each compressor shall be mounted on rubber vibration isolators, to reduce the transmission of noise.
6. Provide each unit with two hermetically sealed independent refrigerant circuits factory-supplied completely piped with liquid line filter-drier, liquid line charging port, suction and liquid line pressure ports, sight glass, and thermal expansion valve.
7. Provide each circuit with automatic reset high and low pressure and high temperature switches for safety control.

B. Coils

1. Evaporator, Condenser and Hot Gas Reheat coils shall be constructed with copper tubes mechanically bonded to configured aluminum plate fins.
2. Coils shall be factory leak tested in accordance ANSI/ASHRAE 15-1992 at a minimum pressure of 500 PSIG.
3. The condenser coil shall have a fin designed for ease of cleaning.

4. Evaporator coil shall include (six / four) rows of cooling interlaced for superior sensible and latent cooling with a maximum of 12 FPI for ease of cleaning.
5. Reheat coil shall be fully integrated into the supply airstream and be capable of delivering design supply air temperature.
6. To prevent re-hydration of condensate from evaporator coil, the evaporator coil face and the hot gas reheat coil face shall be separated by a minimum of six inches.
7. Coil Coating for condenser, evaporator, HGRH coils: Coil will have a flexible epoxy polymer e-coat uniformly applied to all coil surface areas with no material bridging between fins. The coating process will ensure complete coil encapsulation and a uniform dry film thickness from 0.6 – 1.2 mills on all surface areas including fin edges and meet 5b rating cross hatched adhesion per ASTM B3359- 93. Corrosion durability will be confirmed through testing with no less than 5,000 hours salt spray resistance per ASTM B117-90 using scribed aluminum test school coupons.
8. The unit(s) must comply per above - spray coatings not acceptable
9. Condenser coil hail guards shall be factory installed.

C. Condenser Section

1. Outdoor Fans: Shall be direct drive vertical discharge design with low-noise corrosion resistant glass reinforced polypropylene props, powder coated wire discharge guards and electro-plated motor mounting brackets.
2. Fans shall be statically and dynamically balanced.

D. Compressor Capacity Control – DUAL DIGITAL SCROLL COMPRESSORS

1. (Mechanical Control: shall be equipped with Refrigerant Capacity Control (RCC) to modulate compressor capacity during Dehumidification or Cooling modes to maintain evaporator Dehumidification or Cooling setpoint and prevent evaporator frosting or freezing. Hot gas by pass shall not be an acceptable compressor capacity control strategy. The RCC setpoint is factory set, and field adjustable, to maintain desired suction pressure and compressor discharge pressure.

2.8 HEATING

A. Modulating Indirect Gas Fired Heating System

1. Completely assembled and factory installed heating system shall be located in the primary heating position located downstream of the indoor fan assembly and be integral to unit and approved for use downstream from refrigerant cooling coils in units mounted outdoors. Threaded gas connection shall terminate at manual shut-off valve. Provide capability for sidewall or thru-base gas piping.
2. Heaters shall include high turn-down burners firing into individual stainless steel tubular heat exchangers. Heat exchangers shall be constructed of type 439 stainless steel and be a high efficiency dimpled tubular design capable of draining internal condensate. Units with multiple heaters shall include one fully modulating high turndown heater with additional on-off heater sections. Total heater turndown shall be of 10:1.
3. Heater outdoor air inlet shall be hooded and include internal baffle system to prevent rain blow thru. To prevent recirculation of flue gas and to prevent flue gas condensate from draining onto and obstructing the heater air inlet the inlet shall be hooded and shall be located a minimum of 11" beneath the flue outlet. Inlet hood shall include bird screen.

4. Heater flue outlet(s) shall include hooded outlet with wire cloth all constructed of Type 430 stainless steel. Hooded outlet shall be sealed to prevent flue gas recirculation.
5. Gas Burner Safety Controls: Provide safety controls for the proving of combustion air prior to ignition, continuous air proving monitoring following ignition and continuous electronic flame supervision.
6. Unit controls shall monitor heat output and shall discontinue all heating attempts and or unit operation in the event the heating section fails to ignite or fails to maintain programmed supply air temperature/time.
7. Inducer fan shall be direct drive high pressure centrifugal type with two speeds and shall include built- in thermal overload protection.
8. Limit controls: High temperature automatic reset limits shall be located on blower wall and in indoor fan chamber to shut off gas flow in the event of excessive temperatures resulting from restricted indoor airflow, or loss of indoor airflow.
9. Flame roll-out safeties shall provide continuous monitoring of proper burner operation.

2.9 ELECTRICAL RATINGS AND CONNECTIONS

- A. All high voltage power components such as fuses, switches and contactors shall include a service personnel protection barrier or shall be a listed as touch-safe design.
- B. Field wiring access to be provided thru unit base into isolated enclosure with removable cover.
- C. Power wiring to be single point connection.
- D. Wiring internal to the unit shall be colored and numbered for identification.
- E. Unit shall be factory wired to field wiring terminal block mounted in isolated enclosure.
- F. Factory wired main power disconnect and overcurrent device shall be rated for total unit connected power
- G. SCCR rating shall be a minimum of 65kA
- H. Factory wired Voltage/Phase monitor shall be included as standard. In the event of any of the following, the units will be shut down and a fault code will be stored in the monitor for the most recent 25 faults. Upon correction of the fault condition the unit will reset and restart automatically.
 1. Phase Unbalance Protection: Factory set 2%
 2. Over/Under/Brown Out Voltage Protection: +/-10% of nameplate voltage
 3. Phase Loss/Reversal
- I. Factory to mount and wire optional 120 volt convenience outlet. Field wiring of convenience outlet not acceptable.
- J. All low voltage field wiring connections shall be made at factory installed low voltage terminal strip.

2.10 UNIT CONTROLS

- A. Controls and Building Management System Integration: All controls for the variable refrigerant system and ventilation air units shall be provided by the equipment manufacturer. Control wiring will be provided as specified under section 23 09 00. Equipment controls shall utilize BACnet communication protocol and will be compatible with the automation system. Equipment manufacturer shall provide all programming, checkout commissioning and startup of the VRF system and ventilation air systems. A BACnet Network Automation Engine for communication of the VRF system will be provided by the controls contractor as specified under section 23 09 00. VRF and ventilation air equipment manufacturer is responsible for providing BACnet controls. Equipment manufacturer shall provide onsite technical personnel to assist and support controls contractor in integrating the VRF system.
- B. Units shall be configured as follows, depending unit type and application.
 - 1. Dedicated-Outside Air Unit with active dehumidification-reheat for neutral discharge air control with unit conditioning modes to maintain discharge air setpoints.
- C. Additional Operational Modes
 - 1. System Sensors shall include: Factory installed and wired Outdoor Air Temperature, Outdoor Air Humidity and Evaporator Leaving Air Temperature and factory furnished, field installed Discharge Air Temperature.
- D. System controls shall include:
 - 1. Anti-cycle timing.
 - 2. Minimum compressor run/off-times.

2.11 MANUFACTURER'S FIELD SERVICES

- A. Unit start-up shall be completed by an Employee of the Factory and must be a factory-certified technician.
 - 1. Manufacturer must have twenty factory-authorized and factory-trained technicians within a 50 mile radius of job site.
- B. The contractor shall furnish manufacturer complete submittal wiring diagrams of the package unit as applicable for field maintenance and service.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

- B. Examine roughing-in for piping, ducts, and electrical systems to verify actual locations of connections before equipment installation.
- C. Examine roof curbs and equipment supports for suitable conditions where units will be installed.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Comply with manufacturer's rigging and installation instructions for unloading units and moving to final locations.
- B. Curb Support: Install roof curb on roof structure according to "The NRCA Roofing Manual."
 - 1. Install and secure units on curbs and coordinate roof penetrations and flashing with roof construction.
 - 2. Coordinate size, installation, and structural capacity of roof curbs, equipment supports, and roof penetrations. These items are specified in Section 07 72 00 "Roof Accessories."
 - 3. Coordinate size, location, and installation of unit manufacturer's roof curbs and equipment supports with roof Installer.
- C. Restrained Curb Support: Install restrained vibration isolation roof-curb rails on roof structure according to "The NRCA Roofing Manual."
- D. Install wall- and duct-mounted sensors furnished by manufacturer for field installation. Install control wiring and make final connections to control devices and unit control panel.
- E. Comply with requirements for gas-fired furnace installation in NFPA 54, "National Fuel Gas Code."
- F. Install separate devices furnished by manufacturer and not factory installed.
- G. Install new filters at completion of equipment installation and before testing, adjusting, and balancing.
- H. Install drain pipes from unit drain pans to storm drain.
 - 1. Drain Piping: Drawn-temper copper water tubing complying with ASTM B 88, Type L, with soldered joints.
 - 2. Pipe Size: Same size as condensate drain pan connection.

3.3 CONNECTIONS

- A. Where installing piping adjacent to units, allow space for service and maintenance.
- B. Duct Connections:
 - 1. Comply with requirements in Section 23 31 13 "Metal Ducts."

2. Drawings indicate the general arrangement of ducts.
 3. Connect ducts to units with flexible duct connectors. Comply with requirements for flexible duct connectors in Section 23 33 00 "Air Duct Accessories."
- C. Electrical Connections: Comply with requirements for power wiring, switches, and motor controls in electrical Sections.
1. Install electrical devices furnished by unit manufacturer but not factory mounted.
- 3.4 STARTUP SERVICE
- A. Engage a factory-authorized service representative to perform startup service.
1. Complete installation and startup checks according to manufacturer's written instructions.
 2. Inspect units for visible damage to refrigerant compressor, condenser and evaporator coils, and fans.
 3. Start refrigeration system when outdoor-air temperature is within normal operating limits and measure and record the following:
 - a. Cooling coil leaving-air, dry- and wet-bulb temperatures.
 - b. Cooling coil entering-air, dry- and wet-bulb temperatures.
 - c. Condenser coil entering-air dry-bulb temperature.
 - d. Condenser coil leaving-air dry-bulb temperature.
 4. Simulate maximum cooling demand and inspect the following:
 - a. Compressor refrigerant suction and hot-gas pressures.
 - b. Short-circuiting of air through outside coil or from outside coil to outdoor-air intake.
 5. Inspect casing insulation for integrity, moisture content, and adhesion.
 6. Verify that clearances have been provided for servicing.
 7. Verify that controls are connected and operable.
 8. Verify that filters are installed.
 9. Clean coils and inspect for construction debris.
 10. Retain first three subparagraphs below for units with furnace.
 11. Retain first subparagraph below for units with restrained vibration isolation roof-curb rails.
 12. Inspect and adjust vibration isolators and seismic restraints.
 13. Verify bearing lubrication.
 14. Clean fans and inspect fan-wheel rotation for movement in correct direction without vibration and binding.
 15. Adjust fan belts to proper alignment and tension.
 16. Start unit.
 17. Inspect and record performance of interlocks and protective devices including response to smoke detectors by fan controls and fire alarm.
 18. Operate unit for run-in period.
 19. Calibrate controls.
 20. Adjust and inspect high-temperature limits.
 21. Retain first subparagraph below for units designed to operate, at least part-time, with less than 100 percent outdoor air.
 22. Inspect outdoor-air dampers for proper stroke.
 23. Verify operational sequence of controls.
 24. Measure and record the following airflows. Plot fan volumes on fan curve.

- a. Supply-air volume.
 - b. Retain first subparagraph below for units designed to operate, at least part-time, with less than 100 percent outdoor air.
 - c. Outdoor-air flow.
- B. After startup, change filters, verify bearing lubrication, and adjust belt tension.
 - C. Remove and replace components that do not properly operate and repeat startup procedures as specified above.
 - D. Prepare written report of the results of startup services.

3.5 ADJUSTING

- A. Adjust initial temperature and humidity set points.
- B. Set field-adjustable switches and circuit-breaker trip ranges as indicated.
- C. Occupancy Adjustments: When requested within 12 months from date of Substantial Completion, provide on-site assistance in adjusting system to suit actual occupied conditions. Provide up to two 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 units.

END OF SECTION 23 74 13