

**SECTION 23 81 00**  
**DECENTRALIZED UNITARY HVAC EQUIPMENT**

**PART 1 - GENERAL**

**1.1 DESCRIPTION**

- A. This section specifies split-systems, and air conditioners.
- B. Definitions:
  - 1. Energy Efficiency Ratio (EER): (Btu hour/Watt) is equal to the measured cooling capacity of the unit by its electrical input.
  - 2. Unitary (ARI): A Unitary Air Conditioner consists of one or more factory-made assemblies which normally include an evaporator or cooling coil, a compressor and condenser combination, and may include a heating function as well. Where such equipment is provided in more than one assembly the separated assemblies are to be designed to be used together and the requirements of rating are based upon use of matched assemblies.

**1.2 RELATED WORK**

- A. Section 23 05 11, COMMON WORK RESULTS FOR HVAC AND STEAM GENERATION:  
General mechanical requirements and items, which are common to more than one section of Division 23.
- B. Section 23 07 11, HVAC, PLUMBING, AND BOILER PLANT INSULATION:  
Requirements for piping insulation.
- C. Section 23 23 00, REFRIGERANT PIPING: Requirements for refrigerant pipes and fittings.
- D. Section 23 05 93, TESTING, ADJUSTING, AND BALANCING FOR HVAC:  
Requirements for testing and adjusting air balance.

**1.3 QUALITY ASSURANCE**

- A. Refer to specification Section 23 05 11, COMMON WORK RESULTS FOR HVAC AND STEAM GENERATION.
- B. Safety Standards: ASHRAE Standard 15, Safety Code for Mechanical Refrigeration.

**1.4 SUBMITTALS**

- A. Submit in accordance with specification Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES
- B. Manufacturer's literature and data:
  - 1. Sufficient information, including capacities, pressure drops and piping connections clearly presented, shall be included to determine compliance with drawings and specifications for units noted below:
    - a. Unitary air conditioners:
      - 1) Split systems

2. Unit Dimensions required clearances, operating weights accessories and start-up instructions.
  3. Electrical requirements, wiring diagrams, interlocking and control wiring showing factory installed and portions to be field installed.
- B. Certification: Submit proof of specified ARI Certification.
- C. Performance Rating: Submit catalog selection data showing equipment ratings and compliance with required sensible-to-heat-ratio, energy efficiency ratio (EER), and coefficient of performance (COP).
- D. Operating and Maintenance Manual: Submit three copies of Operating and Maintenance manual to Resident Engineer three weeks prior to final inspection.

#### 1.5 APPLICABLE PUBLICATIONS

- A. The publications listed below form a part of this specification to the extent referenced. The publications are referenced in the text by the basic designation only.
- B. Federal Specifications (Fed. Spec.):  
A-A-50502-90..... Air conditioner (Unitary Heat Pump) Air to Air  
(3000-300,000 Btu)
- C. Military Specifications (Mil. Specs.):  
MIL-PRF-26915D-06.....Primer Coating, for Steel Surfaces
- D. Air-Conditioning and Refrigeration Institute (ARI):  
210/240-06.....Performance Rating of Unitary Air-Conditioning  
and Air-Source Heat Pump Equipment  
270-95.....Sound Rating of Outdoor Unitary Equipment  
310/380-04.....Standard for Packaged Terminal Air-Conditioners  
and Heat Pumps (CSA-C744-04)  
340/360-04.....Commercial and Industrial Unitary Air-  
Conditioning and Heat Pump Equipment  
520-04.....Positive Displacement Condensing Units
- E. Air Movement and Control Association (AMCA):  
210-99.....Laboratory Methods of Testing Fans for  
Aerodynamic Performance Rating (ANSI)  
410-96.....Recommended Safety Practices for Users and  
Installers of Industrial and Commercial Fans
- F. American National Standards Institute (ANSI):  
S12.51-02.....Acoustics - Determination of Sound Power Levels  
of Noise Sources Using Sound Pressure -  
Precision Method for Reverberation Rooms (same  
as ISO 3741:1999)

- G. American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE):
  - 2004 Handbook.....HVAC Systems and Equipment
  - 15-04.....Safety Standard for Refrigeration Systems (ANSI)
- H. American Society of Testing and Materials (ASTM):
  - B117-03.....Standard Practice for Operating Salt Spray (Fog) Apparatus
- I. National Electrical Manufacturer's Association (NEMA):
  - MG 1-06.....Motors and Generators (ANSI)
  - ICS 1-00 (R2005).....Industrial Controls and Systems: General Requirements
- J. National Fire Protection Association (NFPA) Publications:
  - 90A-02.....Standard for the Installation of Air-Conditioning and Ventilating Systems

## **PART 2 - PRODUCTS**

### **2.1 UNITARY AIR CONDITIONERS**

- A. Applicable ARI Standards:
  - 1. Cooling Capacity Less Than 39.6 kW (135,000 Btu/h): ARI 210/240.  
Units shall be listed in the ARI Directory of Certified Unitary Air-Conditioners.
- B. Performance Rating: Cooling capacity of units shall meet the sensible heat and total heat requirements shown in the contract documents. In selecting unit size, make true allowance for "sensible to total heat ratio" to satisfy required sensible cooling capacity.
- C. Machinery Guards: Provide guards as shown in AMCA 410 for belts, chains, couplings, pulleys, sheaves, shafts, gears and other moving parts regardless of height above the floor. Drive guards may be excluded where motors and drives are inside factory fabricated casings.
- D. Corrosion Prevention: Unless specified otherwise, equipment fabricated from ferrous metals that do not have a zinc coating or a duplex coating of zinc and paint shall be treated for prevention of rust with a factory coating or paint system that will withstand 125 hours in a salt-spray fog test, except that equipment located outdoors shall be tested for 500 hours. The salt-spray fog test shall be in accordance with ASTM B117 using a 20 percent sodium chloride solution. Immediately after completion of the test, the coating shall show no signs of blistering, wrinkling or cracking, no loss of adhesion, and the specimen shall show no signs of rust beyond 3 mm (1/8-inch) on both sides from the scratch mark.

## 2.2 SPLIT-SYSTEM AIR CONDITIONERS

- A. Description: Factory assembled and tested, ceiling mounted unit, with an air-cooled remote condensing unit, and field-installed refrigeration piping. Unit shall include electric-resistance heating coil.
- B. Concealed Evaporator Components:
1. Chassis: Galvanized steel with flanged edges, removable panels for servicing, and insulation on back of panel.
  2. Insulation: Factory-applied duct liner.
  3. Drain Pans: Galvanized steel, with connection for drain; insulated and complying with ASHRAE 62.1-2004.
  4. Airstream Surfaces: Surfaces in contact with the airstream shall comply with requirements in ASHRAE 62.1-2004.
  5. Refrigerant Coil: Copper tube, with mechanically bonded aluminum fins, complying with ARI 210/240, and with thermal-expansion valve.
  6. Electric-Resistance Heating Coil: Helical, nickel-chrome, resistance-wire heating elements with refractory ceramic support bushings; automatic-reset thermal cutout; built-in magnetic contactors; manual-reset thermal cutout; airflow proving device; and one-time fuses in terminal box for overcurrent protection.
  7. Fan: Forward-curved, double-width wheel of galvanized steel; directly connected to motor.
  8. Fan Motors: Comply with requirements in Section 23 05 12, GENERAL MOTOR REQUIREMENTS FOR HVAC AND STEAM GENERATION EQUIPMENT for multi-tapped, multi-speed motors with internal thermal protection and permanent lubrication.
  9. Disposable Filters: 25 mm (1 inch) thick, in fiberboard frames // with MERV rating of 6 or higher according to ASHRAE 52.2 //.
  10. Wiring Terminations: Connect motor to chassis wiring with plug connection.
- C. Ceiling-Mounting, Evaporator-Fan Components:
1. Cabinet: Enameled steel with removable panels on front and ends in color selected by Architect, and discharge drain pans with drain connection.
  2. Airstream Surfaces: Surfaces in contact with the airstream shall comply with requirements in ASHRAE 62.1-2004.
  3. Drain Pan and Drain Connection: Comply with ASHRAE 62.1-2004.
  4. Refrigerant Coil: Copper tube, with mechanically bonded aluminum fins, complying with ARI 210/240, and with thermal-expansion valve.
  5. Electric-Resistance Heating Coil: Helical, nickel-chrome, resistance-wire heating elements with refractory ceramic support bushings;

automatic-reset thermal cutout; built-in magnetic contactors; manual-reset thermal cutout; airflow proving device; and one-time fuses in terminal box for overcurrent protection.

6. Fan: Direct drive, centrifugal fan, and integral condensate pump.
7. Fan Motors: Comply with requirements in Section 23 05 12, GENERAL MOTOR REQUIREMENTS FOR HVAC AND STEAM GENERATION EQUIPMENT for multi-tapped, multi-speed motors with internal thermal protection and permanent lubrication.
8. Filters: Disposable, with MERV rating of 6 or higher according to ASHRAE 52.2.

D. Air-Cooled, Compressor-Condenser Components:

1. Casing: Steel, finished with baked enamel in color selected by Architect, with removable panels for access to controls, weep holes for water drainage, and mounting holes in base. Service valves, fittings, and gage ports shall be brass and located outside of the casing.
2. Compressor: Hermetically sealed reciprocating with crankcase heater and mounted on vibration isolation. Compressor motor shall have thermal- and current-sensitive overload devices, start capacitor, relay, and contactor.
3. Refrigerant: R-22 or R-410A unless otherwise indicated.
4. Refrigerant Coil: Copper tube, with mechanically bonded aluminum fins, complying with ARI 210/240, and with liquid subcooler.
5. Fan: Aluminum, propeller type, directly connected to motor.
6. Motor: Permanently lubricated, with integral thermal-overload protection.
7. Low Ambient Kit: Permit operation down to 7 deg C (45 deg F).
8. Mounting Base: Polyethylene.
9. Minimum Energy Efficiency: Comply with ASHRAE/IESNA 90.1-2004, "Energy Standard for Buildings except Low-Rise Residential Buildings."

E. Controls:

1. Basic Unit Controls:
  - a. Control-voltage transformer.
  - b. Wall-mounted thermostat or sensor with heat-cool-off switch.
  - c. Fan on-auto switch.

**PART 3 EXECUTION**

**3.1 INSTALLATION**

- A. Install units level and plumb maintaining manufacturer's recommended clearances and tolerances.

- B. Install ground-mounting, compressor-condenser components on 100 mm (4-inch) thick, reinforced concrete base; 100 mm (4 inches) larger on each side than unit. Concrete, reinforcement, and formwork are specified in Section 03 30 53, CAST-IN-PLACE CONCRETE. Coordinate anchor installation with concrete base.
- C. Install ground-mounting, compressor-condenser components on polyethylene mounting base.
- D. Install and connect precharged refrigerant tubing to component's quick-connect fittings. Install tubing to allow access to unit.

### **3.2 CONNECTIONS**

- A. Verify condensate drainage requirements.
- B. Install condensate drain, minimum connection size, with trap and indirect connection to nearest roof drain or area drain.
- C. Install piping adjacent to units to allow service and maintenance.
- D. Connect supply ducts to units with flexible duct connectors specified in Section 23 31 00, HVAC DUCTS AND CASINGS.
- E. Ground equipment and install power wiring, switches, and controls for self contained and split systems.
- F. Connect refrigerant piping to coils with shutoff valves on the suction and liquid lines at the coil and a union or flange at each connection at the coil and condenser.
- G. Install ducts to the units with flexible duct connections.

### **3.3 FIELD QUALITY CONTROL**

- A. Perform tests and inspections and prepare test reports.
- B. Tests and Inspections: After installing units and after electrical circuitry has been energized, test units for compliance with requirements. Inspect for and remove shipping bolts, blocks, and tie-down straps. After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment. Remove and replace malfunctioning units and retest as specified above.

### **3.7 INSTRUCTIONS**

Provide services of manufacturer's technical representative for four hours to instruct VA personnel in operation and maintenance of units.

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