

SECTION 23 81 00
DECENTRALIZED UNITARY HVAC EQUIPMENT

PART 1 - GENERAL

1.1 DESCRIPTION

- A. This section specifies split-systems.
- B. Definitions:
 - 1. Energy Efficiency Ratio (EER): The ratio of net cooling capacity is Btu/h to total rate of electricity input in watts under designated operating conditions (Btu hour/Watt).
 - 2. Seasonal Energy Efficiency Ratio (SEER): The ratio of the total cooling output of an air conditioner during its normal annual usage period for cooling in Btu/h divided by total electric energy input in watts during the same period (Btu hour/Watt).
 - 3. Unitary: 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.
 - 4. 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: General mechanical requirements and items, which are common to more than one section of Division 23.
- B. Section 23 05 41, NOISE and VIBRATION CONTROL FOR HVAC PIPING and EQUIPMENT: Requirements for different types of vibration isolators and noise ratings in the occupied areas.
- C. Section 23 07 11, HVAC and BOILER PLANT INSULATION: Requirements for piping insulation.
- D. Section 23 23 00, REFRIGERANT PIPING: Requirements for refrigerant pipes and fittings.
- E. Section 23 08 00 - COMMISSIONING OF HVAC SYSTEMS: Requirements for commissioning, systems readiness checklists, and training.
- F. 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.

- 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.
 - 4. Mounting and flashing of the roof curb to the roofing structure with coordinating requirements for the roof membrane system.
- C. Certification: Submit proof of specified ARI Certification.
- D. 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).
- E. Operating and Maintenance Manual: Submit three copies of Operating and Maintenance manual to COR three weeks prior to final inspection.
- F. Completed System Readiness Checklists provided by the Commissioning Agent and completed by the contractor, signed by a qualified technician and dated on the date of completion, in accordance with the requirements of Section 23 08 00 COMMISSIONING OF HVAC SYSTEMS.

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, Heating, and Refrigeration Institute (AHRI):
 - 210/240-08.....Performance Rating of Unitary Air-Conditioning and Air-Source Heat Pump Equipment
 - 270-08.....Sound Rating of Outdoor Unitary Equipment

- 340/360-07.....Performance Rating of Commercial and Industrial Unitary Air-Conditioning and Heat Pump Equipment
- 520-04.....Performance Rating of Positive Displacement Condensing Units
- E. Air Movement and Control Association (AMCA):
 - 210-07.....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(R2007).....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):
 - 2008 Handbook.....HVAC Systems and Equipment
 - 15-10.....Safety Standard for Refrigeration Systems (ANSI)
- H. American Society of Testing and Materials (ASTM):
 - B117-09.....Standard Practice for Operating Salt Spray (Fog) Apparatus
- I. American Society of Civil Engineers (ASCE)
 - ASCE 7-10.....Minimum Design Loads for Buildings and Other Structures
- J. National Electrical Manufacturer's Association (NEMA):
 - MG 1-09 (R2010).....Motors and Generators (ANSI)
 - ICS 1-00 (R2005, R2008).Industrial Controls and Systems: General Requirements
- K. National Fire Protection Association (NFPA) Publications:
 - 90A-09.....Standard for the Installation of Air-Conditioning and Ventilating Systems

PART 2 - PRODUCTS

2.1 UNITARY AIR CONDITIONERS - GENERAL

- A. Applicable ARI Standards:
 - 1. Cooling Capacity Less Than 39.6 kW (135,000 Btu/h): AHRI 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.

2.2 SELF-CONTAINED AIR CONDITIONERS - NOT USED

2.3 SPLIT-SYSTEM AIR CONDITIONERS

- A. Description: Factory assembled and tested, ceiling hung unit, with an air-cooled remote condensing unit, and field-installed refrigeration piping.
- B. 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 62.1-2007.
 4. Refrigerant Coil: Copper tube, with mechanically bonded aluminum fins, complying with AHRI 210/240, and with thermal-expansion valve.
 5. 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 7 or higher according to ASHRAE 52.2.
- C. 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 scroll with crankcase heater and mounted on vibration isolation. Compressor motor shall have thermal- and current-sensitive overload devices, start capacitor, relay, and contactor.
 3. Compressor motor with manual-reset, high-pressure switch and automatic-reset, low-pressure switch.
 4. Refrigerant: R-410A unless otherwise indicated.
 5. Refrigerant Coil: Copper tube, with mechanically bonded aluminum fins, complying with AHRI 210/240, and with liquid subcooler.
 6. Fan: Aluminum, propeller type, directly connected to motor.

7. Motor: Permanently lubricated, with integral thermal-overload protection.
8. Low Ambient Kit: Permit operation down to minus 18 deg C (0 deg F).
9. Mounting Base: Polyethylene.
10. Minimum Energy Efficiency: Comply with ASHRAE/IESNA 90.1-2004, "Energy Standard for Buildings except Low-Rise Residential Buildings."

2.4 ROOFTOP AIR CONDITIONERS - NOT USED

2.5 ROOM-TYPE AIR CONDITIONERS - NOT USED

2.6 PACKAGED TERMINAL AIR CONDITIONERS - NOT USED

2.7 GAS-FIRED //NON-CONDENSING// CONDENSING // FURNACES - NOT USED

PART 3 EXECUTION

3.1 INSTALLATION

- A. Install wind and seismic restraints according to manufacturer's written instructions. Wind and seismically restrained vibration isolation roof-curb rails are specified in Section 23 05 41, NOISE and VIBRATION CONTROL FOR HVAC PIPING and EQUIPMENT.]
- B. Install units level and plumb maintaining manufacturer's recommended clearances and tolerances.
- C. Install roof-mounting compressor-condenser components on equipment supports as detailed in drawings. Anchor units to supports with removable, cadmium-plated fasteners.
- D. Install and connect refrigerant tubing to component's fittings. Install tubing to allow access to unit.
- E. Install wall sleeves in finished wall assembly and weatherproof. Install and anchor wall sleeves to withstand, without damage seismic forces as required by code.

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. Ground equipment and install power wiring, switches, and controls for split systems.

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.

3.4 INSTRUCTIONS - NOT USED

3.5 STARTUP AND TESTING

- A. The Commissioning Agent will observe startup and contractor testing of selected equipment. Coordinate the startup and contractor testing schedules with the COR and Commissioning Agent. Provide a minimum of 7 days prior notice.

3.6 COMMISSIONING

- A. Provide commissioning documentation in accordance with the requirements of Section 23 08 00 - COMMISSIONING OF HVAC SYSTEMS for all inspection, start up, and contractor testing required above and required by the System Readiness Checklist provided by the Commissioning Agent.

3.7 DEMONSTRATION AND TRAINING

- A. Provide services of manufacturer's technical representative for four hours to instruct VA personnel in operation and maintenance of units.
- B. Submit training plans and instructor qualifications in accordance with the requirements of Section 23 08 00 - COMMISSIONING OF HVAC SYSTEMS.

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