SECTION 23 25 00
HVAC WATER TREATMENT

PART 1 - GENERAL

1.1 DESCRIPTION

A. This section specifies cleaning and treatment of circulating HVAC water systems, including the following.
   1. Cleaning compounds.
   2. Chemical treatment for closed loop heat transfer systems.
   3. Chemical treatment for open loop systems.
   4. Glycol-water heat transfer systems.

1.2 RELATED WORK

A. Test requirements and instructions on use of equipment/system: Section 01 00 00, GENERAL REQUIREMENTS.

B. General mechanical requirements and items, which are common to more than one section of Division 23: Section 23 05 11, COMMON WORK RESULTS FOR HVAC and STEAM GENERATION.

C. Piping and valves: Section 23 21 13, HYDRONIC PIPING and Section 23 22 13, STEAM and CONDENSATE HEATING PIPING.

1.3 QUALITY ASSURANCE

A. Refer to paragraph, QUALITY ASSURANCE in Section 23 05 11, COMMON WORK RESULTS FOR HVAC and STEAM GENERATION.

B. Technical Services: Provide the services of an experienced water treatment chemical engineer or technical representative to direct flushing, cleaning, pre-treatment, training, debugging, and acceptance testing operations; direct and perform chemical limit control during construction period and monitor systems for a period of 12 months after acceptance, including not less than 6 service calls and written status reports. Emergency calls are not included. Minimum service during construction/start-up shall be 6 hours.

C. Chemicals: Chemicals shall be non-toxic approved by local authorities and meeting applicable EPA requirements.

1.4 SUBMITTALS

A. Submit in accordance with Section 01 33 23, SHOP DRAWINGS, PRODUCT DATA, and SAMPLES.

B. Manufacturer's Literature and Data including:
   1. Cleaning compounds and recommended procedures for their use.
   2. Chemical treatment for closed systems, including installation and operating instructions.

3. Chemical treatment for open loop systems, including installation and operating instructions.
4. Glycol-water system materials, equipment, and installation.

C. Water analysis verification.

D. Materials Safety Data Sheet for all proposed chemical compounds, based on U.S. Department of Labor Form No. L5B-005-4.

E. Maintenance and operating instructions in accordance with Section 01 00 00, GENERAL REQUIREMENTS.

1.5 APPLICABLE PUBLICATIONS

A. The publication 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. National Fire Protection Association (NFPA):
70-2008.....National Electric Code (NEC)

C. American Society for Testing and Materials (ASTM):
F441/F441M-02 (2008) ... Standard Specification for Chlorinated Poly (Vinyl Chloride) (CPVC) Plastic Pipe, Schedules 40 and 80

PART 2 - PRODUCTS

2.1 CLEANING COMPOUNDS

A. Alkaline phosphate or non-phosphate detergent/surfactant/specific to remove organic soil, hydrocarbons, flux, pipe mill varnish, pipe compounds, iron oxide, and like deleterious substances, with or without inhibitor, suitable for system wetted metals without deleterious effects.

B. All chemicals to be acceptable for discharge to sanitary sewer.

C. Refer to Section 23 21 13, HYDRONIC PIPING and Section 23 22 13, STEAM and CONDENSATE HEATING PIPING, PART 3, for flushing and cleaning procedures.

2.2 CHEMICAL TREATMENT FOR CLOSED LOOP SYSTEMS

A. Inhibitor: Provide sodium nitrite/borate, molybdate-based inhibitor or other approved compound suitable for make-up quality and make-up rate and which will cause or enhance bacteria/corrosion problems or mechanical seal failure due to excessive total dissolved solids. Shot feed manually. Maintain inhibitor residual as determined by water treatment laboratory, taking into consideration residual and temperature effect on pump mechanical seals.

B. pH Control: Inhibitor formulation shall include adequate buffer to maintain pH range of 8.0 to 10.5.

C. Performance: Protect various wetted, coupled, materials of construction including ferrous, and red and yellow metals. Maintain system essentially free of scale, corrosion, and fouling. Corrosion rate of following metals shall not exceed specified mills per year penetration; ferrous, 0-2; brass, 0-1; copper, 0-1. Inhibitor shall be stable at equipment skin surface temperatures and bulk water temperatures of not less than 121 degrees C (250 degrees F) and 52 degrees C (125 degrees Fahrenheit) respectively. Heat exchanger fouling and capacity reduction shall not exceed that allowed by fouling factor 0.0005.

D. Pot Feeder: By-pass type, complete with necessary shut off valves, drain and air release valves, and system connections, for introducing chemicals into system, cast iron or steel tank with funnel or large opening on top for easy chemical addition. Feeders shall be 18.9 L (five gallon) minimum capacity at 860 kPa (125 psig) minimum working pressure.

2.3 GLYCOL-WATER SYSTEM

A. Propylene glycol shall be inhibited with 1.75 percent dipotassium phosphate. Do not use automotive anti-freeze because the inhibitors used are not needed and can cause sludge precipitate that interferes with heat transfer.

B. Provide required amount of glycol to obtain the percent by volume for glycol-water systems as follows and to provide one-half tank reserve supply: 25 percent for run-around coil systems chilled water system.

C. Pot Feeder Make-up Unit: By pass type for chemical treatment, schedule 3.5 mm (10 gauge) heads, 20 mm (3/4-inch) system connections and large neck opening for chemical addition. Feeders shall be 19 Liters (5 gallon) minimum size.

D. Glycol-Water Make-up System:

1. Glycol-Water storage tank: Self supporting polyethylene, minimum 90 mil thickness, with removable cover or black steel with 90 mil polyethylene insert. Capacity shall be 213 L (55 gallons), with approximate diameter of 584 mm (23 inches) and height of 914 mm (36 inches). Reinforced threaded pipe connections shall be provided for all connections. Provide identification for tank showing name of the contents.

2. Glycol-Water make-up pump: Bronze fitted, self-priming, high head type suitable for pumping a 33 percent to 50 percent glycol-water solution in intermittent service. The pump shall be provided with a mechanical shaft seal and be flange connected to a 1750 rpm NEMA type C motor. The pump capacity shall be 11 L/m (3 gpm), 345 kPa (50 psig) discharge pressure with a suction lift capability of 127 mm (5 inches) of mercury, with a 2.5 kW (1/3 horsepower) drip-proof motor. The pump may be a "gear-within-a-gear" positive displacement type with built-in relief valve set for 296 kPa (43 psig), or the pump may be a regenerative turbine type providing self-priming with built-in or external relief valve set for design head of the pump.
3. Back pressure regulating valve: Spring loaded, diaphragm actuated type with bronze or steel body, stainless steel trim with capacity to relieve 100 percent of pump flow with an allowable rise in the regulated pressure of 69 kPa (10 psig) above the set point. Set point shall be 103 kPa (15 psig) above system PRV setting.
4. Low water level control: Steel or plastic float housing, stainless steel or plastic float, positive snap-acting SPST switch mechanism, rated 10 amps-120 volt AC, in General Purpose (NEMA 1) enclosure. The control shall be rated for pressures to 1034 kPa (150 psig) and make alarm circuit on low water level. The alarm circuit shall be wired to an alarm light on the nearest local Temperature Control panel (LTCP). Provide remote output relay to indicate alarm condition at the Building Control System specified under Section 23 09 23, DIRECT-DIGITAL CONTROL SYSTEM FOR HVAC.

2.5 EQUIPMENT AND MATERIALS IDENTIFICATION

A. Refer to Section 23 05 11, COMMON WORK RESULTS FOR HVAC and STEAM GENERATION.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Delivery and Storage: Deliver all chemicals in manufacturer's sealed shipping containers. Store in designated space and protect from deleterious exposure and hazardous spills.
B. Install equipment furnished by the chemical treatment supplier and charge systems according to the manufacturer's instructions and as directed by the Technical Representative.

C. Refer to Section 23 21 13 HYDRONIC PIPING for chemical treatment piping, installed as follows:
   1. Provide a by-pass line around water meters and bleed off piping assembly. Provide ball valves to allow for bypassing, isolation, and servicing of components.
   2. Bleed off water piping with bleed off piping assembly shall be piped from pressure side of circulating water piping to a convenient drain. Bleed off connection to main circulating water piping shall be upstream of chemical injection nozzles.
   3. Provide piping for the flow assembly piping to the main control panel and accessories.
      a. The inlet piping shall connect to the discharge side of the circulating water pump.
      b. The outlet piping shall connect to the water piping serving the cooling tower downstream of the heat source.
      c. Provide inlet Y-strainer and ball valves to isolate and service main control panel and accessories.
   4. Install injection nozzles with corporation stops in the water piping serving the cooling tower downstream of the heat source.
   5. Provide piping for corrosion monitor rack per manufacturer’s installation instructions. Provide ball valves to isolate and service rack.
   6. Provide installation supervision, start-up and operating instruction by manufacturer's technical representative.
D. Before adding cleaning chemical to the closed system, all air handling coils and fan coil units should be isolated by closing the inlet and outlet valves and opening the bypass valves. This is done to prevent dirt and solids from lodging the coils.
E. Do not valve in or operate system pumps until after system has been cleaned.
F. After chemical cleaning is satisfactorily completed, open the inlet and outlet valves to each coil and close the by-pass valves. Also, clean all strainers.
G. Perform tests and report results in accordance with Section 01 00 00, GENERAL REQUIREMENTS.

H. After cleaning is complete, and water PH is acceptable to manufacturer of water treatment chemical, add manufacturer-recommended amount of chemicals to systems.

I. Instruct VA personnel in system maintenance and operation in accordance with Section 01 00 00, GENERAL REQUIREMENTS.

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