

ITEM 2C - PACKAGED OUTDOOR ROOFTOP UNIT

GENERAL

1.1 This section applies to:

The New Rooftop Units, as defined in Item 2A. Summary of Work.

1.2 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.3 SUMMARY

A. This Section includes packaged, outdoor, central-station air-handling units (rooftop units) with the following components and accessories:

1. Direct-expansion cooling.
2. Economizer outdoor- and return-air damper section.
3. Roof curbs.

1.4 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Plans and other details, drawn to scale, on which the following items are shown and coordinated with each other, using input from installers of the items involved:

1. Structural members to which RTUs will be attached.
2. Roof openings
3. Gas Furnace
4. Roof curbs and flashing.

B. Manufacturer Wind Loading Qualification Certification: Submit certification that specified equipment will withstand wind forces.

C. Field quality-control test reports.

1.5 CLOSEOUT SUBMITTALS

- A. Operation and Maintenance Data: For RTUs to include in emergency, operation, and maintenance manuals.

1.6 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

- 1. Fan Belts: 3 sets for each belt-driven fan.
- 2. Filters: 3 sets of filters for each unit.

1.7 QUALITY ASSURANCE

- A. ARI Compliance:

- 1. Comply with ARI 203/110 and ARI 303/110 for testing and rating energy efficiencies for RTUs.
- 2. Comply with ARI 270 for testing and rating sound performance for RTUs.

- B. ASHRAE Compliance:

- 1. Comply with ASHRAE 15 for refrigeration system safety.
- 2. Comply with ASHRAE 33 for methods of testing cooling and heating coils.
- 3. Comply with applicable requirements in ASHRAE 62.1, Section 5 - "Systems and Equipment" and Section 7 - "Construction and Startup."

- C. ASHRAE/IESNA 90.1 Compliance: Applicable requirements in ASHRAE/IESNA 90.1, Section 6 - "Heating, Ventilating, and Air-Conditioning."

- D. NFPA Compliance: Comply with NFPA 90A and NFPA 90B.

- E. UL Compliance: Comply with UL 1995.

- F. 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.

1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to replace components of RTUs that fail in materials or workmanship within specified warranty period.

- 1. Warranty Period for Compressors: Manufacturer's standard, but not less than five years from date of Substantial Completion.
- 2. Warranty Period for Gas Furnace Heat Exchangers: Manufacturer's standard, but not less than 10 years from date of Substantial Completion.

3. Warranty Period for Solid-State Ignition Modules: Manufacturer's standard, but not less than three years from date of Substantial Completion.
4. Warranty Period for Control Boards: Manufacturer's standard, but not less than three years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
- C. Basis-of-Design Product: Subject to compliance with requirements, provide the product indicated on Drawings:
 1. Refer to Item 2A Summary of Work

2.2 CASING

- A. General Fabrication Requirements for Casings: Formed and reinforced double-wall insulated panels, fabricated to allow removal for access to internal parts and components, with joints between sections sealed.
- B. Exterior Casing Material: Galvanized steel with factory-painted finish, with pitched roof panels and knockouts with grommet seals for electrical and piping connections and lifting lugs.
- C. Inner Casing Fabrication Requirements:
 1. Inside Casing: Galvanized steel.
- D. Casing Insulation and Adhesive: Comply with NFPA 90A or NFPA 90B.
 1. Materials: ASTM C 1071, Type I.
 2. Thickness: 1 inch
 3. Liner materials shall have air-stream surface coated with an erosion- and temperature-resistant coating or faced with a plain or coated fibrous mat or fabric.
 4. Liner Adhesive: Comply with ASTM C 916, Type I.
- E. Condensate Drain Pans: Formed sections of stainless-steel sheet, a minimum of 2 inches deep and complying with ASHRAE 62.1.
 1. Double-Wall Construction: Fill space between walls with foam insulation and seal moisture tight.
 2. Drain Connections: Threaded nipple both sides of drain pan.
 3. Pan-Top Surface Coating: Corrosion-resistant compound.

- F. Airstream Surfaces: Surfaces in contact with the airstream shall comply with requirements in ASHRAE 62.1.

2.3 FANS

- A. Direct-Driven Supply-Air Fans: Double width centrifugal; with permanently lubricated, VFD motor resiliently mounted in the fan inlet. Aluminum or painted-steel wheels, and galvanized-or painted-steel fan scrolls.
- B. Condenser-Coil Fan: Propeller, mounted on shaft of permanently lubricated motor.
- C. Seismic Fabrication Requirements: Fabricate fan section, internal mounting frame and attachment to fans, fan housings, motors, casings, accessories, and other fan section components with reinforcement strong enough to withstand seismic forces when fan-mounted frame and RTU-mounted frame are anchored to building structure.

2.4 COILS

- A. Refrigerant Coil:
 - 1. Aluminum or Copper-plate fin and seamless internally grooved copper tube in steel casing with equalizing-type vertical distributor.
 - 2. Polymer strip shall prevent all copper coil from contacting steel coil frame or condensate pan.
 - 3. Coil Split: Interlaced.
 - 4. Baked phenolic or Cathodic epoxy coating.
 - 5. Condensate Drain Pan: Galvanized steel with corrosion-resistant coating formed with pitch and drain connections complying with ASHRAE 62.1

2.5 REFRIGERANT CIRCUIT COMPONENTS

- A. Number of Refrigerant Circuits: Refer to schedule on drawing HV-3
- B. Compressor: mounted on vibration isolators; with internal overcurrent and high-temperature protection, internal pressure relief and crankcase heater.
- C. Refrigeration Specialties:
 - 1. Refrigerant: R-410A.
 - 2. Expansion valve with replaceable thermostatic element.
 - 3. Refrigerant filter/dryer.
 - 4. Manual-reset high-pressure safety switch.
 - 5. Automatic-reset low-pressure safety switch.
 - 6. Minimum off-time relay.
 - 7. Automatic-reset compressor motor thermal overload.
 - 8. Brass service valves installed in compressor suction and liquid lines.
 - 9. Low-ambient kit high-pressure sensor.
 - 10. Hot-gas reheat solenoid valve with a replaceable magnetic coil.

11. Four-way reversing valve with a replaceable magnetic coil, thermostatic expansion valves with bypass check valves, and a suction line accumulator.

2.6 AIR FILTRATION

- A. Minimum arrestance according to ASHRAE 52.1, and a minimum efficiency reporting value (MERV) according to ASHRAE 52.2.

2.7 GAS FURNACE

- A. Description: Factory assembled, piped, and wired; complying with ANSI Z21.47 and NFPA 54.
 1. CSA Approval: Designed and certified by and bearing label of CSA.
- B. Burners: Stainless steel.
 1. Fuel: Natural gas.
 2. Ignition: Electronically controlled electric spark or hot-surface igniter with flame sensor.
- C. Heat-Exchanger and Drain Pan: Stainless steel.
- D. Venting: Gravity vented.
- E. Safety Controls:
 1. Gas Control Valve: Modulating.
 2. Gas Train: Single-body, regulated, redundant, 24-V ac gas valve assembly containing pilot solenoid valve, pilot filter, pressure regulator, pilot shutoff, and manual shutoff.

2.8 DAMPERS

- A. Outdoor-Air Damper: Linked damper blades, for 0 to 25 percent outdoor air, with motorized damper filter.
- B. Outdoor- and Return-Air Mixing Dampers: Parallel- or opposed-blade galvanized-steel dampers mechanically fastened to cadmium plated for galvanized-steel operating rod in reinforced cabinet. Connect operating rods with common linkage and interconnect linkages so dampers operate simultaneously.
 1. Damper Motor: Modulating with adjustable minimum position.
 2. Relief-Air Damper: Gravity actuated or motorized, as required by ASHRAE/IESNA 90.1, with bird screen and hood.

2.9 ELECTRICAL POWER CONNECTION

- A. Provide for single connection of power to unit with unit-mounted disconnect switch accessible from outside unit and control-circuit transformer with built-in overcurrent protection.

2.10 CONTROLS

- A. Control equipment and sequence of operation are specified in Section 230900 "Instrumentation and Control for HVAC."

2.11 ACCESSORIES

- A. Electric heater with integral thermostat maintains minimum 50 deg F temperature in gas burner compartment.
- B. Duplex, 115-V, ground-fault-interrupter outlet with 15-A overcurrent protection. Include transformer if required. Outlet shall be energized even if the unit main disconnect is open.
- C. Low-ambient kit using variable-speed condenser fans for operation down to 35 deg F.
- D. Filter differential pressure switch with sensor tubing on either side of filter. Set for final filter pressure loss.
- E. Coil guards of painted, galvanized-steel wire.
- F. Hail guards of galvanized steel, painted to match casing.
- G. Concentric diffuser with white louvers and polished aluminum return grilles, insulated diffuser box with mounting flanges, and interior transition.

2.12 ROOF ADAPTOR CURBS

- A. Roof Adaptor Curbs shall be ordered .
- B. Manufacturer: Based on Custom Curb Adaptors.
- C. Materials: Galvanized steel with corrosion-protection coating, watertight gaskets, and factory-installed wood nailer; complying with NRCA standards.
 - 1. Curb Insulation and Adhesive: Comply with NFPA 90A or NFPA 90B.
 - a. Materials: ASTM C 1071, Type I or II.
 - b. Thickness: 2 inches.
 - 2. Application: Factory applied with adhesive and mechanical fasteners to the internal surface of curb.
 - a. Liner Adhesive: Comply with ASTM C 916, Type I.

- b. Mechanical Fasteners: Galvanized steel, suitable for adhesive attachment, mechanical attachment, or welding attachment to duct without damaging liner when applied as recommended by manufacturer and without causing leakage in cabinet.
- c. Liner materials applied in this location shall have air-stream surface coated with a temperature-resistant coating or faced with a plain or coated fibrous mat or fabric depending on service air velocity.
- d. Liner Adhesive: Comply with ASTM C 916, Type I.

D. Curb Height: 14 inches

E. Wind and Seismic Restraints: Metal brackets compatible with the curb and casing, painted to match RTU, used to anchor unit to the curb, and designed for loads at Project site.

2.13 CAPACITIES AND CHARACTERISTICS

A. Shall match existing

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 RTUs.
- B. Examine roughing-in for RTUs to verify actual locations of piping and duct connections before equipment installation.
- C. Examine roofs for suitable conditions where RTUs will be installed.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Roof Curb: Install on roof structure, level and secure, according to NRCA's "Low-Slope Membrane Roofing Construction Details Manual," Illustration "Raised Curb Detail for Rooftop Air Handling Units and Ducts." Install RTUs on curbs and coordinate roof penetrations and flashing with roof construction. Secure RTUs to upper curb rail, and secure curb base to roof framing or concrete base with anchor bolts.
- B. Install wind and seismic restraints according to manufacturer's written instructions.

3.3 CONNECTIONS

- A. Install condensate drain, minimum connection size, with trap and indirect connection to nearest roof drain or area drain.

- B. Install/reutilize existing piping adjacent to RTUs to allow service and maintenance.
 - 1. Gas Piping: Comply with applicable requirements. Connect gas piping to burner, full size of gas train inlet, and connect with union and shutoff valve with sufficient clearance for burner removal and service.
- C. Reutilize Existing Duct The following are specific connection requirements:
 - 1. Install ducts to termination at top of roof curb.
 - 2. Remove roof decking only as required for passage of ducts. Do not cut out decking under entire roof curb.
 - 3. Connect supply ducts to RTUs with flexible duct connectors.
 - 4. Install return-air duct continuously through roof structure.

3.4 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect, test, and adjust components, assemblies, and equipment installations, including connections. Report results in writing.
- B. Perform tests and inspections and prepare test reports.
 - 1. Manufacturer's Field Service: Engage a factory-authorized service representative to inspect components, assemblies, and equipment installations, including connections, and to assist in testing. Report results in writing.
- C. Tests and Inspections:
 - 1. After installing RTUs and after electrical circuitry has been energized, test units for compliance with requirements.
 - 2. Inspect for and remove shipping bolts, blocks, and tie-down straps.
 - 3. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation.
 - 4. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- D. Remove and replace malfunctioning units and retest as specified above.

3.5 STARTUP SERVICE

- A. Engage a factory-authorized service representative to perform startup service.
- B. Complete installation and startup checks according to manufacturer's written instructions and do the following:
 - 1. Inspect for visible damage to unit casing.
 - 2. Inspect for visible damage to furnace combustion chamber.
 - 3. Inspect for visible damage to compressor, coils, and fans.

4. Inspect internal insulation.
5. Verify that labels are clearly visible.
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 condenser coil and inspect for construction debris.
10. Clean furnace flue and inspect for construction debris.
11. Connect and purge gas line.
12. Remove packing from vibration isolators.
13. Inspect operation of barometric relief dampers.
14. Verify lubrication on fan and motor bearings.
15. Inspect fan-wheel rotation for movement in correct direction without vibration and binding.
16. Adjust fan belts to proper alignment and tension.
17. Start unit according to manufacturer's written instructions.
 - a. Start refrigeration system.
 - b. Do not operate below recommended low-ambient temperature.
 - c. Complete startup sheets and attach copy with Contractor's startup report.
18. Inspect and record performance of interlocks and protective devices; verify sequences.
19. Operate unit for an initial period as recommended or required by manufacturer.
20. Perform the following operations for both minimum and maximum firing. Adjust burner for peak efficiency.
 - a. Measure gas pressure on manifold.
 - b. Inspect operation of power vents.
 - c. Measure combustion-air temperature at inlet to combustion chamber.
 - d. Measure flue-gas temperature at furnace discharge.
 - e. Perform flue-gas analysis. Measure and record flue-gas carbon dioxide and oxygen concentration.
 - f. Measure supply-air temperature and volume when burner is at maximum firing rate and when burner is off. Calculate useful heat to supply air.
21. Calibrate thermostats.
22. Adjust and inspect high-temperature limits.
23. Inspect outdoor-air dampers for proper stroke and interlock with return-air dampers.
24. Start refrigeration system and measure and record the following when ambient is a minimum of 15 deg F above return-air temperature:
 - a. Coil leaving-air, dry- and wet-bulb temperatures.
 - b. Coil entering-air, dry- and wet-bulb temperatures.
 - c. Outdoor-air, dry-bulb temperature.
 - d. Outdoor-air-coil, discharge-air, dry-bulb temperature.
25. Inspect controls for correct sequencing of heating, mixing dampers, refrigeration, and normal and emergency shutdown.
26. Measure and record the following minimum and maximum airflows. Plot fan volumes on fan curve.
 - a. Supply-air volume.

- b. Return-air volume.
 - c. Relief-air volume.
 - d. Outdoor-air intake volume.
27. Simulate maximum cooling demand and inspect the following:
- a. Compressor refrigerant suction and hot-gas pressures.
 - b. Short circuiting of air through condenser coil or from condenser fans to outdoor-air intake.
28. Verify operation of remote panel including pilot-light operation and failure modes. Inspect the following:
- a. High-temperature limit on gas-fired heat exchanger.
 - b. Low-temperature safety operation.
 - c. Filter high-pressure differential alarm.
 - d. Economizer to minimum outdoor-air changeover.
 - e. Relief-air fan operation.
 - f. Smoke and firestat alarms.
29. After startup and performance testing and prior to Substantial Completion, replace existing filters with new filters.

3.6 CLEANING AND ADJUSTING

- A. Occupancy Adjustments: When requested within 12 months of date of Substantial Completion, provide on-site assistance in adjusting system to suit actual occupied conditions. Provide up to two visits to site during other-than-normal occupancy hours for this purpose.
- B. After completing system installation and testing, adjusting, and balancing RTU and air-distribution systems, clean filter housings and install new filters.

3.7 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain RTUs.

MEASUREMENT AND PAYMENT:
See Item 2A. Summary of Work

END OF SECTION