SECTION 238219 - FAN COIL UNITS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Ductless fan coil units and accessories.
2. Hydronic Unit Heaters

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1. Include rated capacities, operating characteristics, and furnished specialties and accessories.

B. Shop Drawings:

1. Include details of equipment assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.
2. Include diagrams for power, signal, and control wiring.

1.3 INFORMATIONAL SUBMITTALS

A. Coordination Drawings: Floor plans, reflected ceiling plans, and other details, drawn to scale, on which the following items are shown and coordinated with each other, based on input from installers of the items involved:

1. Suspended ceiling components.
2. Method of attaching hangers to building structure.
3. Size and location of initial access modules for acoustical tile.

B. Seismic Qualification Certificates: For fan coil units, accessories, and components, from manufacturer.

1. Basis for Certification: Indicate whether withstand certification is based on actual test of assembled components or on calculation.
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.

C. Field quality-control reports.

D. Sample Warranty: For special warranty.

1.4 CLOSEOUT SUBMITTALS

A. Operation and Maintenance Data: For fan coil units to include in emergency, operation, and maintenance manuals.

1. In addition to items specified in Section 017823 "Operation and Maintenance Data," include the following:

a. Maintenance schedules and repair part lists for motors, coils, integral controls, and filters.

1.5 MAINTENANCE MATERIAL SUBMITTALS

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

1. Fan Coil Unit Filters: Furnish 1 spare filters for each filter installed.

1.6 QUALITY ASSURANCE

A. Comply with NFPA 70.

B. ASHRAE Compliance: Applicable requirements in ASHRAE 62.1, Section 5 - "Systems and Equipment" and Section 7 - "Construction and Startup."

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

1.7 COORDINATION

A. Coordinate layout and installation of fan coil units and suspension system components with other construction that penetrates or is supported by ceilings, including light fixtures, HVAC equipment, fire-suppression-system components, and partition assemblies.

1.8 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of condensing units that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Compressor failure.
b. Condenser coil leak.

2. Warranty Period: Five years from date of Substantial Completion.

3. Warranty Period (Compressor Only): Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 SYSTEM DESCRIPTION

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

B. Factory-packaged and -tested units rated according to AHRI 440, ASHRAE 33, and UL 1995.

2.2 DUCTLESS FAN COIL UNITS

A. Mitsubishi

B. Fan Coil Unit Configurations: Refer to Drawing Schedules

C. Coil Section Insulation: 1/2-inchthick, foil-covered, closed-cell foam complying with ASTM C1071 and attached with adhesive complying with ASTM C916.

1. Surface-Burning Characteristics: Insulation and adhesive shall have a combined maximum flame-spread index of 25 and smoke-developed index of 50 when tested according to ASTM E84 by a qualified testing agency.
2. Airstream Surfaces: Surfaces in contact with the airstream shall comply with requirements in ASHRAE 62.1.

D. Main and Auxiliary Drain Pans: Plastic or Stainless steel. Fabricate pans and drain connections to comply with ASHRAE 62.1.

E. Chassis: Galvanized steel

F. Cabinet: Steel with factory prime coating, ready for field painting

1. Vertical Unit Front Panels: Removable, steel, with integral stamped discharge grille and channel-formed edges, cam fasteners, and insulation on back of panel.
2. Horizontal Unit Bottom Panels: Fastened to unit with cam fasteners and hinge and attached with safety chain; with integral stamped discharge grilles.
3. Steel recessing flanges for recessing fan coil units into ceiling or wall.

G. Filters: Minimum air resistance and a minimum efficiency reporting value (MERV) according to ASHRAE 52.2 and all addendums.

1. MERV Rating: 8 when tested according to ASHRAE 52.2.

H. Indoor Refrigerant Coils: Copper tube with mechanically bonded aluminum fins spaced no closer than 0.1 inch and brazed joints at fittings. Comply with AHRI 210/240, and leak test to minimum 450 psig for a minimum 300-psig working pressure. Include thermal expansion valve.

I. Fan and Motor Board: Removable.

1. Fan: Forward curved, double width, centrifugal; directly connected to motor. Thermoplastic or painted-steel wheels, and aluminum, painted-steel, or galvanized-steel fan scrolls.
2. Motor: Permanently lubricated, multispeed; resiliently mounted on motor board. Comply with requirements in Section 230513 "Common Motor Requirements for HVAC Equipment."
3. Wiring Termination: Connect motor to chassis wiring with plug connection.

J. Control devices are specified in Section 230923 "Direct Digital Control (DDC) System for HVAC".

K. Interface with DDC System for HVAC Requirements:

1. Interface relay for scheduled operation.
2. Interface relay to provide indication of fault at the central workstation.
3. Provide BACnet interface for central DDC system for HVAC workstation for the following functions:

    a. Adjust set points.
    b. Fan coil unit start, stop, and operating status.
    c. Data inquiry, including supply- and room-air temperature.
    d. Occupied and unoccupied schedules.

L. Electrical Connection: Factory wire motors and controls for a single electrical connection.

M. Capacities and Characteristics: Refer to Drawing Schedules

2.3 HYDRONIC UNIT HEATER

A. Assembly including casing, coil, fan, and motor in horizontal discharge configuration with adjustable discharge louvers.

B. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

C. Comply with UL 2021.

D. Finish: Manufacturer's baked enamel applied to factory-assembled and -tested propeller unit heaters before shipping.

E. Discharge Louver: Adjustable fin diffuser for horizontal units and conical diffuser for vertical units.

F. COILS

1. General Coil Requirements: Test and rate hot-water propeller unit-heater coils according to ASHRAE 33.
2. Hot-Water Coil: Cupronickel tube, minimum 0.031-inchwall thickness, with mechanically bonded aluminum fins spaced no closer than 0.1 inch and rated for a

minimum working pressure of 400 psig and a maximum entering-water temperature of 450 deg F, with manual air vent. Test for leaks to 600 psig underwater.

G. FAN AND MOTOR

1. Fan: Propeller type with aluminum wheel directly mounted on motor shaft in the fan venturi.

H. Motor: Permanently lubricated,. Comply with requirements in Section 230513 "Common Motor Requirements for HVAC Equipment."

1. Provide in areas designated as EA or where indicated on drawings, explosion-proof motors internally mounted automatic thermal overloads or thermostats in the winding with manual reset required to restart the motor. The thermostats shall be pilot circuit devices connected to the magnetic starter circuit.
2. Surface temperatures of Explosion-Proof Motors will not exceed the following UL maximums under fault conditions.

a. Class I, Group D listings - Motors with Class F insulation and 1.0 S.F. will not exceed surface temperatures of 280°C.

I. CONTROLS

1. Control Devices:

a. Wall-mounted thermostat.
b. Starter

2. Control devices are specified in Section 230923 "Direct Digital Control (DDC) System for HVAC".

J. Electrical Connection: Factory wire motors and controls for a single electrical connection.

K. Capacities and Characteristics: Refer to Drawing Schedules

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas, with Installer present, to receive fan coil units for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Examine roughing-in for piping and electrical connections to verify actual locations before fan coil unit installation.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

A. Install fan coil units level and plumb.

B. Install fan coil units to comply with NFPA 90A.

C. Suspend fan coil units from structure with elastomeric hangers. Vibration isolators are specified in Section 230548 "Vibration and Seismic Controls for HVAC Piping and Equipment."

D. Verify locations of thermostats, humidistats, and other exposed control sensors with Drawings and room details before installation. Install devices 60inches above finished floor.

E. Install new filters in each fan coil unit within two weeks after Substantial Completion.

3.3 CONNECTIONS

A. Piping installation requirements are specified in other Sections. Drawings indicate general arrangement of piping, fittings, and specialties. Specific connection requirements are as follows:

1. Install piping adjacent to machine to allow service and maintenance.
2. Connect piping to fan coil unit factory hydronic piping package. Install piping package if shipped loose.
3. Connect condensate drain to indirect waste.

    a. Install condensate trap of adequate depth to seal against fan pressure. Install cleanouts in piping at changes of direction.

B. Connect supply-air and return-air ducts to fan coil units with flexible duct connectors specified in Section 233300 "Air Duct Accessories." Comply with safety requirements in UL 1995 for duct connections.

C. Ground equipment according to Section 260526 "Grounding and Bonding for Electrical Systems."

D. Connect wiring according to Section 260519 "Low-Voltage Electrical Power Conductors and Cables."

3.4 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

B. Manufacturer's Field Service: Engage a factory-authorized service representative to test and inspect components, assemblies, and equipment installations, including connections.

C. Perform the following tests and inspections:

1. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation.

D. Remove and replace malfunctioning units and retest as specified above.

E. Prepare test and inspection reports.

3.5 ADJUSTING

A. Adjust initial temperature and humidity set points.

3.6 DEMONSTRATION

A. Train Owner's maintenance personnel to adjust, operate, and maintain fan coil units.

END OF SECTION 238219