

SECTION 23 74 13

PACKAGED OUTDOOR CENTRAL-STATION AIR-HANDLING UNITS

PART 1 GENERAL

1.01 RELATED DOCUMENTS

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

1.02 SECTION INCLUDES

- A. Packaged roof top unit.
- B. Unit controls.
- C. Remote panel.
- D. Roof mounting curb and base.
- E. Maintenance service.

1.03 RELATED REQUIREMENTS

- A. Section 23 09 13 - Instrumentation and Control Devices for HVAC: Control components, time clocks.

1.04 REFERENCE STANDARDS

- A. AHRI 210/240 - Performance Rating of Unitary Air-Conditioning and Air-Source Heat Pump Equipment; 2023.
- B. ASHRAE Std 135 - A Data Communication Protocol for Building Automation and Control Networks; 2020, with Addendum (2024).
- C. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; 2024.

1.05 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide capacity and dimensions of manufactured products and assemblies required for this project. Indicate electrical service with electrical characteristics and connection requirements, and duct connections.
- C. Shop Drawings: Indicate capacity and dimensions of manufactured products and assemblies required for this project. Indicate electrical service with electrical characteristics and connection requirements, and duct connections.
- D. Manufacturer's Instructions: Indicate assembly, support details, connection requirements, and include start-up instructions.
- E. Operation and Maintenance Data: Include manufacturer's descriptive literature, operating instructions, installation instructions, maintenance and repair data, and parts listing.
- F. Warranty: Submit manufacturer's warranty and ensure forms have been filled out in Owner's name and registered with manufacturer.

1.06 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with minimum three years of documented experience.
- B. Products Requiring Electrical Connection: Listed and classified by Underwriters Laboratories Inc. as suitable for the purpose specified and indicated.

1.07 DELIVERY, STORAGE, AND HANDLING

- A. Protect units from physical damage by storing off site until roof mounting curbs are in place, ready for immediate installation of units.

1.08 WARRANTY

- A. See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.
- B. Provide a five year warranty to include coverage for refrigeration compressors.

PART 2 PRODUCTS

2.01 MANUFACTURED UNITS

- A. General: Roof mounted units having electric heating elements and electric refrigeration.
- B. Description: Self-contained, packaged, factory assembled and prewired, consisting of cabinet and frame, supply fan, electric heating elements, heat recovery coil, controls, air filters, refrigerant cooling coil and compressor, condenser coil and condenser fan.

2.02 FABRICATION

- A. Cabinet: Steel with baked enamel finish, including access panels with screwdriver operated flush cam type fasteners. Structural members shall be minimum 18 gage, 0.0478 inch (1.21 mm), with access doors or panels of minimum 20 gage, 0.0359 inch (0.91 mm).
- B. Insulation: one inch (25 mm) thick foil faced glass fiber with edges protected from erosion.
- C. Supply Fan: Backward inclined, centrifugal type, direct drive, and rubber isolated hinge mounted high efficiency motor.
- D. Air Filters:
 - 1. 2 inch (50 mm) thick MERV-8 glass fiber disposable media in metal frames.

2.03 ELECTRIC HEATING COIL

- A. Helical nickel-chrome resistance wire coil heating elements with refractory ceramic support bushings easily accessible with automatic reset thermal cut-out, built-in magnetic contactors, galvanized steel frame, control circuit transformer and fuse, manual reset thermal cut-out, airflow proving device, load fuses.
- B. Controls: Start supply fan before electric elements are energized and continue operating until air temperature reaches minimum setting, with switch for continuous fan operation.

2.04 EVAPORATOR COIL

- A. Provide copper tube aluminum fin coil assembly with galvanized drain pan and connection.
- B. Provide capillary tubes or thermostatic expansion valves for units of 6 tons (21 kw) capacity and less, and thermostatic expansion valves and alternate row circuiting for units 7.5 tons (26 kw) cooling capacity and larger.

2.05 DRAIN PANS

- A. All cooling coil sections shall be provided with an insulated, stainless drain pan.
- B. The drain pan shall be designed to collect all condensation produced from the coil and sloped in two planes, pitched toward drain connections, promoting positive drainage to eliminate stagnant water conditions when unit is installed level and trapped per manufacturer's requirements.
- C. The outlet shall be located at the lowest point of the pan and shall be sufficient diameter to preclude drain pan overflow under any normally expected operating condition.
- D. All drain pan threaded connections shall be visible external to the unit. Threaded connections under the unit floor shall not be accepted.

2.06 COMPRESSOR

- A. Provide hermetic digital scroll compressors, 3600 rpm maximum, resiliently mounted with positive lubrication, crankcase heater, high and low pressure safety controls, motor overload protection, suction and discharge service valves and gage ports, and filter drier.
- B. Five minute timed off circuit to delay compressor start.
- C. Outdoor thermostat to energize compressor above 35 degrees F (2 degrees C) ambient.

- D. For heat pump units, provide reversing valve, suction line accumulator, discharge muffler, flow control check valve, and solid-state defrost control utilizing thermistors.

2.07 CONDENSER COIL

- A. Provide copper tube aluminum fin coil assembly with subcooling rows and coil guard.
- B. Provide direct drive propeller fans, resiliently mounted with fan guard, motor overload protection, wired to operate with compressor. Provide high efficiency fan motors.

2.08 MIXED AIR CASING

- A. Dampers: Provide manual outside and return air dampers for fixed outside air quantity.
- B. Gaskets: Provide tight fitting dampers with edge gaskets.
- C. Damper Operator: 24 volt with gear train sealed in oil.
- D. Mixed Air Controls: Maintain selected supply air temperature and return dampers to minimum position on call for heating and above 75 degrees F (24 degrees C) ambient, or when ambient air temperature exceeds return air temperature.

2.09 OPERATING CONTROLS

- A. Provide terminal strip on unit for connection of operating controls to remote panel by others. Control shall allow for two stages of heating and two stages cooling.
- B. BAS, SCADA, or other Integrated Automation Link: ASHRAE Std 135, BACnet MS/TP.

2.10 OPERATING CONTROLS - SINGLE ZONE UNITS

- A. Unit shall be provided with control terminal for integration into owner provided controls. Alerton BACnet controls shall be provided by the owner under separate contract.

2.11 HEAT RECOVERY COIL

- A. Provide copper tube aluminum fin coil assembly with multiple circuits arranged to provide heat recovery.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that roof is ready to receive work and opening dimensions are as indicated on shop drawings.
- B. Verify that proper power supply is available.

3.02 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install in accordance with NFPA 90A.

3.03 SYSTEM STARTUP

- A. Prepare and start equipment. Adjust for proper operation.

3.04 CLOSEOUT ACTIVITIES

- A. Demonstrate operation to Owner's maintenance personnel.

3.05 MAINTENANCE

- A. Provide service and maintenance of packaged roof top units for one year year from Date of Substantial Completion.
- B. Provide routine maintenance service with a two month interval as maximum time period between calls.
- C. Include maintenance items as outlined in manufacturer's operating and maintenance data, including minimum of six filter replacements, minimum of one fan belt replacement, and controls check-out, adjustments, and recalibration.

- D. After each service call, submit copy of service call work order or report that includes description of work performed.

END OF SECTION