STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

**Division of Facilities Construction and Management**

**DFCM**

# STANDARD LOW BID PROJECT – INVITATIONAL

**August 12, 2010**

# MS BUILDING CHILLER REPLACEMENT

# UTAH STATE HOSPITAL

# PROVO, UTAH

DFCM Project Number 10223420

Van Boerum & Frank Assoc., Inc.

# TABLE OF CONTENTS


| | Page Numbers |
|---|---|
| Title Sheet | 1 |
| Table of Contents | 2 |
| Invitation to Bid | 3 |
| Project Description | 4 |
| Project Schedule | 5 |
| Bid Form | 6 |
| Instructions to Bidders | 8 |
| Bid Bond | 12 |
| Instructions and Subcontractors List Form | 13 |
| Contractor's Agreement | 16 |
| Performance Bond | 21 |
| Payment Bond | 22 |
| Certificate of Substantial Completion | 23 |
| General Contractor Past Performance Rating Form | |
| | |
| Technical Specifications: | |
| Drawings: | |


Current copies of the following documents are hereby made part of these contract documents by reference These documents are available on the DFCM web site at http://dfcm.utah.gov/StdDocs/index.html "Standard Documents" – "Reference Documents I" – "Item 7. Supplemental General Conditions" or are available upon request from DFCM:

DFCM Supplemental General Conditions dated July 1, 2010 *
DFCM Supplemental General Conditions revised May 11, 2010 *
DFCM Supplemental General Conditions dated July 1, 2009 *
DFCM Supplemental General Conditions dated July 15, 2008
DFCM General Conditions dated May 25, 2005
DFCM Application and Certification for Payment dated May 25, 2005.

*** NOTE: THE NEW SUPPLEMENTAL GENERAL CONDITIONS EFFECTIVE JULY 1, 2010 ADDRESSING DRUG AND ALCOHOL TESTING ARE REFERENCED AT THE LINK ABOVE.**

The Agreement and General Conditions dated May 25, 2005 have been updated from versions that were formally adopted and in use prior to this date. The changes made to the General Conditions are identified in a document entitled Revisions to General Conditions that is available on DFCM's web site at http://dfcm.utah.gov

# INVITATION TO BID

Only firms that have been invited to submit bids on this project are allowed to bid on this project.

Sealed bids will be received by the Division of Facilities Construction and Management (DFCM) for:

**MS BUILDING CHILLER REPLACEMENT**
**UTAH STATE HOSPITAL – PROVO UTAH**
**DFCM PROJECT NO: 10223420**

| Company | Contact | Fax |
|---|---|---|
| Carrier Commercial Services | Sam Henstra | 860 353-5638 |
| KOH Mechanical Contractors | Lynn Hansen | 801 254-6374 |
| MSS Inc. | Eric Worley | 801 561-4673 |
| Ralph Tye & Sons | Doug Tye | 801 262-1391 |

Bids will be in accordance with the Contract Documents that will be available on Thursday August 12, 2010, and distributed in electronic format only on CDs from DFCM, 4110 State Office Building, Salt Lake City, Utah and on the DFCM web page at http://dfcm.utah.gov. For questions regarding this project, please contact Craig Wessman, DFCM, at 801-673-2107. No others are to be contacted regarding this bidding process. The construction estimate for this project is $67,000.

A **mandatory** pre-bid meeting will be held at **10:30 AM on Monday August 16, 2010** at the Utah State Hospital, 1300 East Center Street, Provo, Utah, MS Building main entrance. All bidders wishing to bid on this project are required to attend this meeting.

Bids will be received until the hour of **2:30 PM on Monday August 23, 2010** at DFCM, 4ll0 State Office Building, Salt Lake City, Utah 84114. Bids will be opened and read aloud in the DFCM Conference Room, 4110 State Office Building, Salt Lake City, Utah. NOTE: Bids must be received at 4110 State Office Building by the specified time.

A bid bond in the amount of five percent (5%) of the bid amount, made payable to the Division of Facilities Construction and Management on DFCM's bid bond form, shall accompany the bid.

The Division of Facilities Construction and Management reserves the right to reject any or all bids or to waive any formality or technicality in any bid in the interest of DFCM.

DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
Joanna Reese, Contract Coordinator
4110 State Office Building, Salt Lake City, Utah 84114

# PROJECT DESCRIPTION

Replacement of the existing air cooled chiller with a new in stock air cooled chiller. The chiller is located on a concrete pad outside the MS Building. The project is the removal of the existing chiller and connecting the new chiller to the chilled water piping system and modification to the electrical service for the new chiller. Start-up and adjustment of the chiller is required to meet the existing conditions at the site.

# PROJECT SCHEDULE

**PROJECT NAME:** **MS BUILDING CHILLER REPLACMENT**
**UTAH STATE HOSPITAL – PROVO, UTAH**
**DFCM PROJECT NO. 10223420**

| Event | Day | Date | Time | Place |
|---|---|---|---|---|
| Bidding Documents Available | Thursday | August 12, 2010 | 5:00 PM | DFCM<br>4110 State Office Bldg<br>SLC, UT and the DFCM web site * |
| **Mandatory** Pre-bid Site Meeting | Monday | August 16, 2010 | 10:30 AM | State Hospital MS Bldg.,<br>1300 East Center Street,<br>Provo, Utah |
| Last Day to Submit Questions | Wednesday | August 18, 2010 | 3:00 PM | Craig Wessman – DFCM<br>E-mail:cwessman@utah.gov<br>Fax 801-538-3267 |
| Addendum Deadline (exception for bid delays) | Thursday | August 19, 2010 | 5:00 PM | DFCM web site * |
| Prime Contractors Turn In Bid and Bid Bond | Monday | August 23, 2010 | 2:30 PM | DFCM<br>4110 State Office Bldg<br>SLC, UT |
| Sub-contractor List Due | Tuesday | August 24, 2010 | 2:30 PM | DFCM<br>4110 State Office Bldg<br>SLC, UT<br>Fax 801-538-3677 |
| Substantial Completion Date | Thursday | September 16, 2010 | 5:00 PM | |

* **NOTE: DFCM's web site address is http://dfcm.utah.gov**

# BID FORM

NAME OF BIDDER _____ DATE _____

To the Division of Facilities Construction and Management
4110 State Office Building
Salt Lake City, Utah 84114

The undersigned, responsive to the "Notice to Contractors" and in accordance with the "Instructions to Bidders", in compliance with your invitation for bids for the **MS Building Chiller Replacement - Utah State Hospital – Provo, Utah DFCM Project No.10223420** and having examined the Contract Documents and the site of the proposed Work and being familiar with all of the conditions surrounding the construction of the proposed Project, including the availability of labor, hereby proposes to furnish all labor, materials and supplies as required for the Work in accordance with the Contract Documents as specified and within the time set forth and at the price stated below. This price is to cover all expenses incurred in performing the Work required under the Contract Documents of which this bid is a part:

I/We acknowledge receipt of the following Addenda: _____

For all work shown on the Drawings and described in the Specifications and Contract Documents, I/we agree to perform for the sum of:

_____ DOLLARS ($_____)
(In case of discrepancy, written amount shall govern)

I/We guarantee that the Work will be Substantially Complete by **September 16, 2010**, should I/we be the successful bidder, and agree to pay liquidated damages in the amount of **$450** per day for each day after expiration of the Contract Time as stated in Article 3 of the Contractor's Agreement.

This bid shall be good for 45 days after bid opening.

Enclosed is a 5% bid bond, as required, in the sum of _____

The undersigned Contractor's License Number for Utah is _____.

Upon receipt of notice of award of this bid, the undersigned agrees to execute the contract within ten (10) days, unless a shorter time is specified in the Contract Documents, and deliver acceptable Performance and Payment bonds in the prescribed form in the amount of 100% of the Contract Sum for faithful performance of the contract.

The Bid Bond attached, in the amount not less than five percent (5%) of the above bid sum, shall become the property of the Division of Facilities Construction and Management as liquidated damages for delay and additional expense caused thereby in the event that the contract is not executed and/or acceptable l00% Performance and Payment bonds are not delivered within the time set forth.

Type of Organization:

_____
(Corporation, Partnership, Individual, etc.)

Any request and information related to Utah Preference Laws:

_____

Respectfully submitted,

_____
Name of Bidder

ADDRESS:

_____

_____

_____
Authorized Signature

# INSTRUCTIONS TO BIDDERS

## 1. Drawings and Specifications, Other Contract Documents

Drawings and Specifications, as well as other available Contract Documents, may be obtained as stated in the Invitation to Bid.

## 2. Bids

Before submitting a bid, each contractor shall carefully examine the Contract Documents, shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the bid the cost of all items required by the Contract Documents. If the bidder observes that portions of the Contract Documents are at variance with applicable laws, building codes, rules, regulations or contain obvious erroneous or uncoordinated information, the bidder shall promptly notify the DFCM Representative and the necessary changes shall be accomplished by Addendum.

The bid, bearing original signatures, must be typed or handwritten in ink on the Bid Form provided in the procurement documents and submitted in a sealed envelope at the location specified by the Invitation to Bid prior to the deadline for submission of bids.

A bid bond properly signed by a qualified surety, as indicated on the DFCM Bid Bond form provided along with this Instruction to Bidders, in the amount of 5% of the bid, shall accompany the bid submission to DFCM. THIS BID BOND MUST BE ON THE DFCM BID BOND FORM PROVIDED WITH THIS INSTRUCTION TO BIDDERS IN ORDER TO BE CONSIDERED AN ACCEPTABLE BID unless only one bid is received by DFCM, or the failure to comply with the bid bond requirements is determined by the Director of DFCM to be nonsubstantial based on the following:

(a) the bid bond is submitted on a form other than DFCM's required Bid Bond form and the bid bond meets all other requirements including being issued by a surety firm authorized to do business in the State of Utah and be listed in the U.S. Department of the Treasury Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies for an amount not less than the amount of the bond to be issued. A co-surety may be utilized to satisfy this requirement; and

(b) the contractor provides a bid bond properly signed by a qualified surety and on the required DFCM Bid Bond form by the close of business of the next succeeding business day after the DFCM notifies the bidder of the defective bid bond.

## 3. Contract and Bond

The Contractor's Agreement will be in the form found in the specifications. The Contract Time will be as indicated in the bid. The successful bidder, simultaneously with the execution of the Contract Agreement, will be required to furnish a performance bond and a payment bond, both bearing original signatures, upon the forms provided in the procurement documents. The performance and payment bonds shall be for an amount equal to one hundred percent (100%) of the contract sum and secured from a company that meets the requirements specified in the requisite forms. Any bonding requirements for subcontractors will be specified in the Supplementary General Conditions.

## 4. Listing of Subcontractors

Listing of Subcontractors shall be as summarized in the "Instructions and Subcontractor's List Form", which are included as part of these Contract Documents. The Subcontractors List shall be delivered to DFCM or faxed to DFCM at 801-538-3677 within 24 hours of the bid opening. Requirements for listing additional subcontractors will be listed in the Contract Documents.

DFCM retains the right to audit or take other steps necessary to confirm compliance with requirements for the listing and changing of subcontractors. Any contractor who is found to not be in compliance with these requirements is subject to a debarment hearing and may be debarred from consideration for award of contracts for a period of up to three years.

## 5. Interpretation of Drawings and Specifications

If any person or entity contemplating submitting a bid is in doubt as to the meaning of any part of the drawings, specifications or other Contract Documents, such person shall submit to the DFCM Project Manager a request for an interpretation thereof. The person or entity submitting the request will be responsible for its prompt delivery. Any interpretation of the proposed documents will be made only by addenda posted on DFCM's web site at http://dfcm.utah.gov. Neither the DFCM nor A/E will be responsible for any other explanations or interpretations of the proposed documents. A/E shall be deemed to refer to the architect or engineer hired by DFCM as the A/E or Consultant for the Project.

## 6. Addenda

Addenda will be posted on DFCM's web site at http://dfcm.utah.gov. Contractors are responsible for obtaining information contained in each addendum from the web site. Addenda issued prior to the submittal deadline shall become part of the bidding process and must be acknowledged on the bid form. Failure to acknowledge addenda may result in disqualification from bidding.

## 7. Award of Contract

The Contract will be awarded as soon as possible to the lowest, responsive and responsible bidder, based on the lowest combination of base bid and acceptable prioritized alternates, provided the bid is reasonable, is in the interests of the State of Utah to accept and after applying the Utah Preference Laws in U.C.A. Title 63, Chapter 56. DFCM reserves the right to waive any technicalities or formalities in any bid or in the bidding. Alternates will be accepted on a prioritized basis with Alternate 1 being highest priority, Alternate 2 having second priority, etc.

## 8. DFCM Contractor Performance Rating

As a contractor completes each DFCM project, DFCM, the architect/engineer and the using agency will evaluate project performance based on the enclosed "DFCM Contractor Performance Rating" form. The ratings issued on this project will not affect this project but may affect the award on future projects.

## 9. Licensure

The Contractor shall comply with and require all of its subcontractors to comply with the license laws as required by the State of Utah.

## 10. Permits

In concurrence with the requirements for permitting in the General Conditions, it is the responsibility of the Contractor to obtain the fugitive dust plan requirements from the Utah Division of Air Quality and the SWPPP requirements from the Utah Department of Environmental Quality and submit the completed forms and pay any permit fee that may be required for this specific project. Failure to obtain the required permit may result in work stoppage and/or fines from the regulating authority that will be the sole responsibility of the Contractor. Any delay to the project as a result of any such failure to obtain the permit or noncompliance with the permit shall not be eligible for any extension in the Contract Time.

## 11. Right to Reject Bids

DFCM reserves the right to reject any or all Bids.

## 12. Time is of the Essence

Time is of the essence in regard to all the requirements of the Contract Documents.

## 13. Withdrawal of Bids

Bids may be withdrawn on written request received from bidder prior to the time fixed for opening. Negligence on the part of the bidder in preparing the bid confers no right for the withdrawal of the bid after it has been opened.

## 14. Product Approvals

Where reference is made to one or more proprietary products in the Contract Documents, but restrictive descriptive materials of one or more manufacturer(s) is referred to in the Contract Documents, the products of other manufacturers will be accepted, provided they equal or exceed the standards set forth in the drawings and specifications and are compatible with the intent and purpose of the design, subject to the written approval of the A/E. Such written approval must occur prior to the deadline established for the last scheduled addenda to be issued. The A/E's written approval will be in an issued addendum. If the descriptive material is not restrictive, the products of other manufacturers specified will be accepted without prior approval provided they are compatible with the intent and purpose of the design as determined by the A/E.

## 15. Financial Responsibility of Contractors, Subcontractors and Sub-subcontractors

Contractors shall respond promptly to any inquiry in writing by DFCM to any concern of financial responsibility of the contractor, subcontractor or sub-subcontractor.

## 16. Debarment

By submitting a bid, the Contractor certifies that neither it nor its principals, including project and site managers, have been, or are under consideration for, debarment or suspension, or any action that would exclude such from participation in a construction contract by any governmental department or agency. If the Contractor cannot certify this statement, attach to the bid a detailed written explanation which must be reviewed and approved by DFCM as part of the requirements for award of the Project.

# BID BOND

(Title 63, Chapter 56, U. C. A. l953, as Amended)

**KNOW ALL PERSONS BY THESE PRESENTS:**

That _____ hereinafter referred to as the "Principal," and_____, a corporation organized and existing under the laws of the State of _____, with its principal office in the City of _____ and authorized to transact business in this State and U. S. Department of the Treasury Listed, (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); hereinafter referred to as the "Surety," are held and firmly bound unto the STATE OF UTAH, hereinafter referred to as the "Obligee," in the amount of $_____ (5% of the accompanying bid), being the sum of this Bond to which payment the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

**THE CONDITION OF THIS OBLIGATION IS SUCH** that whereas the Principal has submitted to Obligee the accompanying bid incorporated by reference herein, dated as shown, to enter into a contract in writing for the_____ _____ Project.

**NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH**, that if the said principal does not execute a contract and give bond to be approved by the Obligee for the faithful performance thereof within ten (10) days after being notified in writing of such contract to the principal, then the sum of the amount stated above will be forfeited to the State of Utah as liquidated damages and not as a penalty; if the said principal shall execute a contract and give bond to be approved by the Obligee for the faithful performance thereof within ten (10) days after being notified in writing of such contract to the Principal, then this obligation shall be null and void. It is expressly understood and agreed that the liability of the Surety for any and all defaults of the Principal hereunder shall be the full penal sum of this Bond. The Surety, for value received, hereby stipulates and agrees that obligations of the Surety under this Bond shall be for a term of sixty (60) days from actual date of the bid opening.

**PROVIDED, HOWEVER,** that this Bond is executed pursuant to provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to same extent as if it were copied at length herein.

**IN WITNESS WHEREOF,** the above bounden parties have executed this instrument under their several seals on the date indicated below, the name and corporate seal of each corporate party being hereto affixed and these presents duly signed by its undersigned representative, pursuant to authority of its governing body.

**DATED** this _____ day of _____, 20_____ .

**Principal's name and address (if other than a corporation):**

_____

_____

By:_____

Title: _____

**Principal's name and address (if a corporation):**

_____

_____

By:_____

Title: _____

(Affix Corporate Seal)

**Surety's name and address:**

_____

_____

By: _____

Attorney-in-Fact (Affix Corporate Seal)

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 20____, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney-in-fact of the above-named Surety Company, and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this _____ day of _____, 20_____.
My Commission Expires: _____
Resides at: _____

_____
NOTARY PUBLIC

**Agency:** _____
**Agent:** _____
**Address:** _____
**Phone:**

Approved As To Form: May 25, 2005
By Alan S. Bachman, Asst Attorney General

# INSTRUCTIONS AND SUBCONTRACTORS LIST FORM

The three low bidders, as well as all other bidders that desire to be considered, are required by law to submit to DFCM within 24 hours of bid opening a list of **ALL** first-tier subcontractors, including the subcontractor's name, bid amount and other information required by Building Board Rule and as stated in these Contract Documents, based on the following:

**DOLLAR AMOUNTS FOR LISTING**

**PROJECTS UNDER $500,000: ALL FIRST-TIER SUBS $20,000 OR OVER MUST BE LISTED**
**PROJECTS $500,000 OR MORE: ALL FIRST-TIER SUBS $35,000 OR OVER MUST BE LISTED**

- Any additional subcontractors identified in the bid documents shall also be listed.
- The DFCM Director may not consider any bid submitted by a bidder if the bidder fails to submit a subcontractor list meeting the requirements of State law.
- List subcontractors for base bid as well as the impact on the list that the selection of any alternate may have.
- Bidder may not list more than one subcontractor to perform the same work.
- If there are no subcontractors for the job that are required to be reported by State law (either because there are no subcontractors that will be used on the project or because there are no first-tier subcontractors over the dollar amounts referred to above), then you do not need to submit a sublist. If you do not submit a sublist, it will be deemed to be a representation by you that there are no subcontractors on the job that are required to be reported under State law. At any time, DFCM reserves the right to inquire, for security purposes, as to the identification of the subcontractors at any tier that will be on the worksite.

## LICENSURE:

The subcontractor's name, the type of work, the subcontractor's bid amount, and the subcontractor's license number as issued by DOPL, if such license is required under Utah Law, shall be listed. Bidder shall certify that all subcontractors, required to be licensed, are licensed as required by State law. A subcontractor includes a trade contractor or specialty contractor and does not include suppliers who provide only materials, equipment, or supplies to a contractor or subcontractor.

## 'SPECIAL EXCEPTION':

A bidder may list 'Special Exception' in place of a subcontractor when the bidder intends to obtain a subcontractor to perform the work at a later date because the bidder was unable to obtain a qualified or reasonable bid under the provisions of U.C.A.Section 63A-5-208(4). The bidder shall insert the term 'Special Exception' for that category of work, and shall provide documentation with the subcontractor list describing the bidder's efforts to obtain a bid of a qualified subcontractor at a reasonable cost and why the bidder was unable to obtain a qualified subcontractor bid. The Director must find that the bidder complied in good faith with State law requirements for any 'Special Exception' designation, in order for the bid to be considered. If awarded the contract, the Director shall supervise the bidder's efforts to obtain a qualified subcontractor bid. The amount of the awarded contract may not be adjusted to reflect the actual amount of the subcontractor's bid. Any listing of 'Special Exception' on the sublist form shall also include amount allocated for that work.

## GROUNDS FOR DISQUALIFICATION:

The Director may not consider any bid submitted by a bidder if the bidder fails to submit a subcontractor list meeting the requirements of State law. Director may withhold awarding the contract to a particular bidder if one or more of the proposed subcontractors are considered by the Director to be unqualified to do the Work or for

such other reason in the best interest of the State of Utah. Notwithstanding any other provision in these instructions, if there is a good faith error on the sublist form, at the sole discretion of the Director, the Director may provide notice to the contractor and the contractor shall have 24 hours to submit the correction to the Director. If such correction is submitted timely, then the sublist requirements shall be considered met.

**CHANGES OF SUBCONTRACTORS SPECIFICALLY IDENTIFIED ON SUBLIST FORM:**

Subsequent to twenty-four hours after the bid opening, the contractor may change its listed subcontractors only after receiving written permission from the Director based on complying with all of the following criteria.

(1) The contractor has established in writing that the change is in the best interest of the State and that the contractor establishes an appropriate reason for the change, which may include, but not is not limited to, the following reasons: the original subcontractor has failed to perform, or is not qualified or capable of performing, and/or the subcontractor has requested in writing to be released.
(2) The circumstances related to the request for the change do not indicate any bad faith in the original listing of the subcontractors.
(3) Any requirement set forth by the Director to ensure that the process used to select a new subcontractor does not give rise to bid shopping.
(4) Any increase in the cost of the subject subcontractor work is borne by the contractor.
(5) Any decrease in the cost of the subject subcontractor work shall result in a deductive change order being issued for the contract for such decreased amount.
(6) The Director will give substantial weight to whether the subcontractor has consented in writing to being removed unless the Contractor establishes that the subcontractor is not qualified for the work.

**EXAMPLE:**

Example of a list where there are only four subcontractors:

| TYPE OF WORK | SUBCONTRACTOR, "SELF" OR "SPECIAL EXCEPTION" | SUBCONTRACTOR BID AMOUNT | CONTRACTOR LICENSE # |
|---|---|---|---|
| ELECTRICAL | ABCD Electric Inc. | $350,000.00 | 123456789000 |
| LANDSCAPING | "Self" * | $300,000.00 | 123456789000 |
| CONCRETE (ALTERNATE #1) | XYZ Concrete Inc | $298,000.00 | 987654321000 |
| MECHANICAL | "Special Exception" (attach documentation) | Fixed at: $350,000.00 | (TO BE PROVIDED AFTER OBTAINING SUBCONTRACTOR) |

* Bidders may list "self", but it is not required.

**PURSUANT TO STATE LAW - SUBCONTRACTOR BID AMOUNTS CONTAINED IN THIS SUBCONTRACTOR LIST SHALL NOT BE DISCLOSED UNTIL THE CONTRACT HAS BEEN AWARDED.**

# SUBCONTRACTORS LIST

**FAX TO 801-538-3677**

**PROJECT TITLE:** _____

**Caution: You must read and comply fully with instructions.**

| TYPE OF WORK | SUBCONTRACTOR, "SELF" OR "SPECIAL EXCEPTION" | SUBCONTRACTOR BID AMOUNT | CONT. LICENSE # |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

We certify that:

1. This list includes all subcontractors as required by the instructions, including those related to the base bid as well as any alternates.
2. We have listed "Self" or "Special Exception" in accordance with the instructions.
3. All subcontractors are appropriately licensed as required by State law.

FIRM: _____

DATE: _____ SIGNED BY: _____

**NOTICE**: FAILURE TO SUBMIT THIS FORM, PROPERLY COMPLETED AND SIGNED, AS REQUIRED IN THESE CONTRACT DOCUMENTS, SHALL BE GROUNDS FOR OWNER'S REFUSAL TO ENTER INTO A WRITTEN CONTRACT WITH BIDDER. ACTION MAY BE TAKEN AGAINST BIDDERS BID BOND AS DEEMED APPROPRIATE BY OWNER. ATTACH A SECOND PAGE IF NECESSARY.

# CONTRACTOR'S AGREEMENT

FOR:

_____
_____
_____

THIS CONTRACTOR'S AGREEMENT, made and entered into this ____ day of _____, 20__, by and between the DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, hereinafter referred to as "DFCM", and _____, incorporated in the State of _____ and authorized to do business in the State of Utah, hereinafter referred to as "Contractor", whose address is _____.

WITNESSETH: WHEREAS, DFCM intends to have Work performed at _____ _____.

WHEREAS, Contractor agrees to perform the Work for the sum stated herein.

NOW, THEREFORE, DFCM and Contractor for the consideration provided in this Contractor's Agreement, agree as follows:

**ARTICLE 1. SCOPE OF WORK.** The Work to be performed shall be in accordance with the Contract Documents prepared by _____ and entitled "_____."

The DFCM General Conditions ("General Conditions") dated May 25, 2005 and all Supplemental General Conditions ("also referred to as General Conditions") on file at the office of DFCM and available on the DFCM website (http://dfcm.utah.gov/StdDocs/index.html), are hereby incorporated by reference as part of this Agreement and are included in the specifications for this Project. All terms used in this Contractor's Agreement shall be as defined in the Contract Documents, and in particular, the General Conditions.

The Contractor Agrees to furnish labor, materials and equipment to complete the Work as required in the Contract Documents which are hereby incorporated by reference. It is understood and agreed by the parties hereto that all Work shall be performed as required in the Contract Documents and shall be subject to inspection and approval of DFCM or its authorized representative. The relationship of the Contractor to the DFCM hereunder is that of an independent Contractor.

**ARTICLE 2. CONTRACT SUM.** The DFCM agrees to pay and the Contractor agrees to accept in full performance of this Contractor's Agreement, the sum of _____ _____ DOLLARS AND NO CENTS ($_____.00), which is the base bid, and which sum also includes the cost of a 100% Performance Bond and a 100%

Payment Bond as well as all insurance requirements of the Contractor. Said bonds have already been posted by the Contractor pursuant to State law. The required proof of insurance certificates have been delivered to DFCM in accordance with the General Conditions before the execution of this Contractor's Agreement.

**ARTICLE 3. TIME OF COMPLETION AND DELAY REMEDY.** The Work shall be Substantially Complete by _____. Contractor agrees to pay liquidated damages in the amount of $_____ per day for each day after expiration of the Contract Time until the Contractor achieves Substantial Completion in accordance with the Contract Documents, if Contractor's delay makes the damages applicable. The provision for liquidated damages is: (a) to compensate the DFCM for delay only; (b) is provided for herein because actual damages can not be readily ascertained at the time of execution of this Contractor's Agreement; (c) is not a penalty; and (d) shall not prevent the DFCM from maintaining Claims for other non-delay damages, such as costs to complete or remedy defective Work.

No action shall be maintained by the Contractor, including its or Subcontractor or suppliers at any tier, against the DFCM or State of Utah for damages or other claims due to losses attributable to hindrances or delays from any cause whatsoever, including acts and omissions of the DFCM or its officers, employees or agents, except as expressly provided in the General Conditions. The Contractor may receive a written extension of time, signed by the DFCM, in which to complete the Work under this Contractor's Agreement in accordance with the General Conditions.

**ARTICLE 4. CONTRACT DOCUMENTS.** The Contract Documents consist of this Contractor's Agreement, the Conditions of the Contract (DFCM General Conditions, Supplementary and other Conditions), the Drawings, Specifications, Addenda and Modifications. The Contract Documents shall also include the bidding documents, including the Invitation to Bid, Instructions to Bidders/ Proposers and the Bid/Proposal, to the extent not in conflict therewith and other documents and oral presentations that are documented as an attachment to the contract.

All such documents are hereby incorporated by reference herein. Any reference in this Contractor's Agreement to certain provisions of the Contract Documents shall in no way be construed as to lessen the importance or applicability of any other provisions of the Contract Documents.

**ARTICLE 5. PAYMENT.** The DFCM agrees to pay the Contractor from time to time as the Work progresses, but not more than once each month after the date of Notice to Proceed, and only upon Certificate of the A/E for Work performed during the preceding calendar month, ninety-five percent (95%) of the value of the labor performed and ninety-five percent (95%) of the value of materials furnished in place or on the site. The Contractor agrees to furnish to the DFCM invoices for materials purchased and on the site but not installed, for which the Contractor requests payment and agrees to

safeguard and protect such equipment or materials and is responsible for safekeeping thereof and if such be stolen, lost or destroyed, to replace same.

Such evidence of labor performed and materials furnished as the DFCM may reasonably require shall be supplied by the Contractor at the time of request for Certificate of Payment on account. Materials for which payment has been made cannot be removed from the job site without DFCM's written approval. Five percent (5%) of the earned amount shall be retained from each monthly payment. The retainage, including any additional retainage imposed and the release of any retainage, shall be in accordance with UCA 13-8-5 as amended. Contractor shall also comply with the requirements of UCA 13-8-5, including restrictions of retainage regarding subcontractors and the distribution of interest earned on the retention proceeds. The DFCM shall not be responsible for enforcing the Contractor's obligations under State law in fulfilling the retention law requirements with subcontractors at any tier.

**ARTICLE 6. INDEBTEDNESS.** Before final payment is made, the Contractor must submit evidence satisfactory to the DFCM that all payrolls, materials bills, subcontracts at any tier and outstanding indebtedness in connection with the Work have been properly paid. Final Payment will be made after receipt of said evidence, final acceptance of the Work by the DFCM as well as compliance with the applicable provisions of the General Conditions.

Contractor shall respond immediately to any inquiry in writing by DFCM as to any concern of financial responsibility and DFCM reserves the right to request any waivers, releases or bonds from Contractor in regard to any rights of Subcontractors (including suppliers) at any tier or any third parties prior to any payment by DFCM to Contractor.

**ARTICLE 7. ADDITIONAL WORK.** It is understood and agreed by the parties hereto that no money will be paid to the Contractor for additional labor or materials furnished unless a new contract in writing or a Modification hereof in accordance with the General Conditions and the Contract Documents for such additional labor or materials has been executed. The DFCM specifically reserves the right to modify or amend this Contractor's Agreement and the total sum due hereunder either by enlarging or restricting the scope of the Work.

**ARTICLE 8. INSPECTIONS.** The Work shall be inspected for acceptance in accordance with the General Conditions.

**ARTICLE 9. DISPUTES.** Any dispute, PRE or Claim between the parties shall be subject to the provisions of Article 7 of the General Conditions. DFCM reserves all rights to pursue its rights and remedies as provided in the General Conditions.

**ARTICLE 10. TERMINATION, SUSPENSION OR ABANDONMENT.** This Contractor's Agreement may be terminated, suspended or abandoned in accordance with the General Conditions.

**ARTICLE 11. DFCM'S RIGHT TO WITHHOLD CERTAIN AMOUNT AND MAKE USE THEREOF.** The DFCM may withhold from payment to the Contractor such amount as, in DFCM's judgment, may be necessary to pay just claims against the Contractor or Subcontractor at any tier for labor and services rendered and materials furnished in and about the Work. The DFCM may apply such withheld amounts for the payment of such claims in DFCM's discretion. In so doing, the DFCM shall be deemed the agent of Contractor and payment so made by the DFCM shall be considered as payment made under this Contractor's Agreement by the DFCM to the Contractor. DFCM shall not be liable to the Contractor for any such payment made in good faith. Such withholdings and payments may be made without prior approval of the Contractor and may be also be prior to any determination as a result of any dispute, PRE, Claim or litigation.

**ARTICLE 12. INDEMNIFICATION.** The Contractor shall comply with the indemnification provisions of the General Conditions.

**ARTICLE 13. SUCCESSORS AND ASSIGNMENT OF CONTRACT.** The DFCM and Contractor, respectively bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement, and to partners, successors, assigns and legal representatives of such other party with respect to all covenants, provisions, rights and responsibilities of this Contractor’s Agreement. The Contractor shall not assign this Contractor’s Agreement without the prior written consent of the DFCM, nor shall the Contractor assign any moneys due or to become due as well as any rights under this Contractor’s Agreement, without prior written consent of the DFCM.

**ARTICLE 14. RELATIONSHIP OF THE PARTIES.** The Contractor accepts the relationship of trust and confidence established by this Contractor's Agreement and covenants with the DFCM to cooperate with the DFCM and A/E and use the Contractor's best skill, efforts and judgment in furthering the interest of the DFCM; to furnish efficient business administration and supervision; to make best efforts to furnish at all times an adequate supply of workers and materials; and to perform the Work in the best and most expeditious and economic manner consistent with the interests of the DFCM.

**ARTICLE 15. AUTHORITY TO EXECUTE AND PERFORM AGREEMENT.** Contractor and DFCM each represent that the execution of this Contractor's Agreement and the performance thereunder is within their respective duly authorized powers.

**ARTICLE 16. ATTORNEY FEES AND COSTS.** Except as otherwise provided in the dispute resolution provisions of the General Conditions, the prevailing party shall be entitled to reasonable attorney fees and costs incurred in any action in the District Court and/or appellate body to enforce this Contractor's Agreement or recover damages or any other action as a result of a breach thereof.

**IN WITNESS WHEREOF**, the parties hereto have executed this Contractor's Agreement on the day and year stated hereinabove.

**CONTRACTOR:** _____

_____
Signature Date

Title: _____

State of _____)
)
County of _____)

_____
Please type/print name clearly

On this ____ day of _____, 20____, personally appeared before me, _____, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say that he (she) is the _____ (title or office) of the firm and that said document was signed by him (her) in behalf of said firm.

_____
**Notary Public**

(SEAL)

My Commission Expires _____

APPROVED AS TO AVAILABILITY OF FUNDS:

_____
David D. Williams, Jr. Date
DFCM Administrative Services Director

**DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT**

_____
Lynn A. Hinrichs Date
Assistant Director Construction Management

APPROVED AS TO FORM:
ATTORNEY GENERAL
July 1, 2009
By: Alan S. Bachman
Asst Attorney General

APPROVED FOR EXPENDITURE:

_____
Division of Finance Date

# PERFORMANCE BOND

(Title 63, Chapter 56, U. C. A. 1953, as Amended)

That _____ hereinafter referred to as the "Principal" and _____, a corporation organized and existing under the laws of the State of _____, with its principal office in the City of _____ and authorized to transact business in this State and U. S. Department of the Treasury Listed (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); hereinafter referred to as the "Surety," are held and firmly bound unto the State of Utah, hereinafter referred to as the "Obligee, " in the amount of _____ _____ DOLLARS ($_____) for the payment whereof, the said Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

**WHEREAS,** the Principal has entered into a certain written Contract with the Obligee, dated the _____ day of _____, 20____, to construct _____ in the County of _____, State of Utah, Project No. _____, for the approximate sum of _____ _____ Dollars ($_____), which Contract is hereby incorporated by reference herein.

**NOW, THEREFORE,** the condition of this obligation is such that if the said Principal shall faithfully perform the Contract in accordance with the Contract Documents including, but not limited to, the Plans, Specifications and conditions thereof, the one year performance warranty, and the terms of the Contract as said Contract may be subject to Modifications or changes, then this obligation shall be void; otherwise it shall remain in full force and effect.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the state named herein or the heirs, executors, administrators or successors of the Owner.

The parties agree that the dispute provisions provided in the Contract Documents apply and shall constitute the sole dispute procedures of the parties.

**PROVIDED, HOWEVER,** that this Bond is executed pursuant to the Provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to the same extent as if it were copied at length herein.

**IN WITNESS WHEREOF,** the said Principal and Surety have signed and sealed this instrument this _____ day of _____, 20_____.

**WITNESS OR ATTESTATION:**

_____

**PRINCIPAL:**

_____

By: _____ (Seal)

Title: _____

**WITNESS OR ATTESTATION:**

_____

**SURETY:**

_____

By: _____ (Seal)

Attorney-in-Fact

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20___, personally appeared before me _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney in-fact of the above-named Surety Company and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this _____ day of _____, 20_____.

My commission expires: _____

Resides at: _____

_____

NOTARY PUBLIC

**Agency:** _____

**Agent:** _____

**Address:** _____

**Phone:** _____

Approved As To Form: May 25, 2005
By Alan S. Bachman, Asst Attorney General

# PAYMENT BOND

(Title 63, Chapter 56, U. C. A. l953, as Amended)

**KNOW ALL PERSONS BY THESE PRESENTS:**

That _____ hereinafter referred to as the "Principal," and _____ _____, a corporation organized and existing under the laws of the State of _____authorized to do business in this State and U. S. Department of the Treasury Listed (Circular 570, Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Reinsuring Companies); with its principal office in the City of _____, hereinafter referred to as the "Surety," are held and firmly bound unto the State of Utah hereinafter referred to as the "Obligee," in the amount of _____ Dollars ($_____) for the payment whereof, the said Principal and Surety bind themselves and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

**WHEREAS,** the Principal has entered into a certain written Contract with the Obligee, dated the _____ day of _____, 20____, to construct _____ in the County of _____, State of Utah, Project No. _____ for the approximate sum of _____ _____ Dollars ($_____), which contract is hereby incorporated by reference herein.

**NOW, THEREFORE,** the condition of this obligation is such that if the said Principal shall pay all claimants supplying labor or materials to Principal or Principal's Subcontractors in compliance with the provisions of Title 63, Chapter 56, of Utah Code Annotated, l953, as amended, and in the prosecution of the Work provided for in said Contract, then, this obligation shall be void; otherwise it shall remain in full force and effect.

That said Surety to this Bond, for value received, hereby stipulates and agrees that no changes, extensions of time, alterations or additions to the terms of the Contract or to the Work to be performed thereunder, or the specifications or drawings accompanying same shall in any way affect its obligation on this Bond, and does hereby waive notice of any such changes, extensions of time, alterations or additions to the terms of the Contract or to the Work or to the specifications or drawings and agrees that they shall become part of the Contract Documents.

**PROVIDED, HOWEVER,** that this Bond is executed pursuant to the provisions of Title 63, Chapter 56, Utah Code Annotated, 1953, as amended, and all liabilities on this Bond shall be determined in accordance with said provisions to the same extent as if it were copied at length herein.

**IN WITNESS WHEREOF,** the said Principal and Surety have signed and sealed this instrument this _____ day of _____, 20____.

**WITNESS OR ATTESTATION:**

_____

**PRINCIPAL:**

_____

By: _____ (Seal)

Title: _____

**WITNESS OR ATTESTATION:**

_____

**SURETY:**

_____

By: _____

Attorney-in-Fact (Seal)

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____ day of _____, 20_____, personally appeared before me _____ _____, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn, did say that he/she is the Attorney-in-fact of the above-named Surety Company, and that he/she is duly authorized to execute the same and has complied in all respects with the laws of Utah in reference to becoming sole surety upon bonds, undertakings and obligations, and that he/she acknowledged to me that as Attorney-in-fact executed the same.

Subscribed and sworn to before me this _____ day of _____, 20_____.

My commission expires: _____

Resides at: _____

_____
NOTARY PUBLIC

**Agency:** _____
**Agent:** _____
**Address:** _____
**Phone:** _____

Approved As To Form: May 25, 2005
By Alan S. Bachman, Asst Attorney General

STATE OF UTAH - DEPARTMENT OF ADMINISTRATIVE SERVICES

**Division of Facilities Construction and Management**

**DFCM**

# CERTIFICATE OF SUBSTANTIAL COMPLETION

PROJECT _____ PROJECT NO: _____

AGENCY/INSTITUTION _____

AREA ACCEPTED _____

The Work performed under the subject Contract has been reviewed on this date and found to be Substantially Completed as defined in the General Conditions; including that the construction is sufficiently completed in accordance with the Contract Documents, as modified by any change orders agreed to by the parties, so that the State of Utah can occupy the Project or specified area of the Project for the use for which it is intended.

The DFCM - (Owner) accepts the Project or specified area of the Project as Substantially Complete and will assume full possession of the Project or specified area of the Project at _____ (time) on _____ (date).

The DFCM accepts the Project for occupancy and agrees to assume full responsibility for maintenance and operation, including utilities and insurance, of the Project subject to the itemized responsibilities and/or exceptions noted below:

_____

_____

The Owner acknowledges receipt of the following closeout and transition materials:

As-built Drawings | O & M Manuals | Warranty Documents | Completion of Training Requirements

A list of items to be completed or corrected (Punch List) is attached hereto. The failure to include an item on it does not alter the responsibility of the Contractor to complete all the Work in accordance with the Contract Documents, including authorized changes thereof. The amount of _____(Twice the value of the punch list work) shall be retained to assure the completion of the punch list work.

The Contractor shall complete or correct the Work on the list of (Punch List) items appended hereto within _____ ____calendar days from the above date of issuance of this Certificate. The amount withheld pending completion of the list of items noted and agreed to shall be: $_____. If the list of items is not completed within the time allotted the Owner has the right to be compensated for the delays and/or complete the work with the help of independent contractor at the expense of the retained project funds. If the retained project funds are insufficient to cover the delay/completion damages, the Owner shall be promptly reimbursed for the balance of the funds needed to compensate the Owner.

_____ by: _____

CONTRACTOR (include name of firm) (Signature) DATE

_____ by: _____

A/E (include name of firm) (Signature) DATE

_____ by: _____

USING INSTITUTION OR AGENCY (Signature) DATE

_____ by: _____

DFCM (Owner) (Signature) DATE

4110 State Office Building, Salt Lake City, Utah 84114 cc: Parties Noted
telephone 801-538-3018 • facsimile 801-538-3267 • http://dfcm.utah.gov DFCM, Director

# UTAH STATE HOSPITAL
# MS BUILDING CHILLER REPLACEMENT

## DFCM PROJECT 10223420

PROJECT MANUAL

AUGUST 2010

PREPARED BY:

VAN BOERUM
& FRANK ASSOCIATES, INC.
CONSULTING ENGINEERS

330 SOUTH 300 EAST
SALT LAKE CITY, UT 84111
T: (801) 530-3148
F: (801) 530-3150

VBFA PROJECT NO. 10332

**SPECIFICATION INDEX**


| | |
|---|---|
| 230100 | Mechanical Requirements |
| 230500 | Common Work Result for HVAC |
| 230519 | Meters and Gages |
| 230523 | General Piping Valves for HVAC Piping |
| 230523 | Valves |
| 230529 | Hangers and Supports |
| 230548 | Vibration Isolation and Seismic Restraint |
| 230550 | Operations and Maintenance Manuals |
| 230594 | General Testing, Adjusting, Balancing and Commissioning |
| 230720 | Pipe Insulation |
| 232113 | Hydronic Piping |
| 232500 | Chemical Water Treatment |
| 236419 | Air Cooled Water Chillers |

# SECTION 23 0100 - MECHANICAL REQUIREMENTS

## PART 1 - GENERAL

### 1.1 GENERAL CONDITIONS

A. The General Conditions of the Contract, with the amendments, supplements, forms and requirements in Division 1, and herewith made a part of this Division.

B. All sections of Division 21, 22, & 23 shall comply with the Mechanical General Requirements. The standards established in this section as to quality of materials and equipment, the type and quality of workmanship, mode of operations, safety rules, code requirements, etc., shall apply to all sections of this Division as though they were repeated in each Division.

### 1.2 SCOPE OF WORK

A. This work shall include all labor, materials, equipment, fixtures, and devices for the entire mechanical work and a complete operating and tested installation as required for this project.

### 1.3 CODES & ORDINANCES

A. All work shall be executed in accordance with all underwriters, public utilities, local and state rules and regulations applicable to the trade affected. Should any change in the plans and Specifications be required to comply with these regulations, the Contractor shall notify the Architect before the time of submitting his bid. After entering into contract, the Contractor will be held to complete all work necessary to meet these requirements without extra expense to the Owner. Where work required by drawings or specifications is above the standard required, it shall be done as shown or specified.

B. Applicable codes:

International Building code- 2009 Edition
International Mechanical Code- 2009 Edition
International Plumbing Code- 2009 Edition
International Fire Code- 2009 Edition

### 1.4 INDUSTRY STANDARDS

A. All work shall comply with the following standards.

1. Associated Air Balance council (AABC)
2. Air Conditioning and Refrigeration Institute (ARI)
3. Air Diffusion council (ADC)
4. Air Movement and Control Association (AMCA)
5. American Gas Association (AGA)
6. American National Standards Institute (ANSI)
7. American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)
8. American Society of Mechanical Engineers (ASME)
9. American Society of Testing Materials (ASTM)
10. American Water Works Association (AWWA)
11. Cooling Tower Institute (CTI)

12. ETL Testing Laboratories (ETL)
13. Institute of Electrical and Electronic Engineers (IEEE)
14. Hydronics Institute (HI)
15. Manufacturers Standardization Society of the Valve and Fitting Industry (MSS)
16. National Fire Protection Association (NFPA)
17. National Electrical Code (NEC)
18. National Electrical Manufacturers Association (NEMA)
19. National Electrical Safety code (NESC)
20. Utah safety Standard (OSHA), Utah State Industrial Council.
21. Sheet Metal and Air Conditioning Contractor's National Association (SMACNA)
22. Underwriters Laboratories (UL)
23. Tubular Exchanger Manufacturers Association, Inc. (TEMA)
24. Heat Exchanger Institute (HEI)
25. Hydraulic Institute (HI)
26. Thermal Insulation Manufacturer's Association (TIMA)
27. Scientific Apparatus Makers Association (SAMA)

B. Compliance Verification:

1. All items required by code or specified to conform to the ASME code shall be stamped with the ASME seal.
2. Form U-1, the manufacturer's data report for pressure vessels, is to be included in the Operation and Maintenance Manuals. National Board Register (NBR) numbers shall be provided where required by code.
3. Manufactured equipment which is represented by a UL classification and/or listing, shall bear the UL or equivalent ETL label.

## 1.5 UTILITIES & FEES

A. All fees for permits required by this work will be paid by this division. The contractor shall obtain the necessary permits to perform this work. Unless noted otherwise, all systems furnished and or installed by this Contractor, shall be complete with all utilities, components, commodities and accessories required for a fully functioning system. This Contractor shall furnish smoke generators when required for testing, furnish glycol for glycol piping systems, full load of salt to fill brine tank for water softening system, furnish cleaners and water treatment additives.

## 1.6 SUBMITTALS AND SHOP DRAWINGS

A. Submittals: As soon as possible after the contract is awarded, but in no case more than 45 calendar days thereafter, the Contractor shall submit to the Architect six (6) copies of the descriptive literature covering products and materials to be used in the installation of mechanical systems for this project. The review of the submitted data will require a minimum of 14 days. The first day starts after the day they are received in the engineers office to which the project is being constructed from. If the Contractors schedule requires return of submitted literature in less than the allotted time, the Contractor shall accelerate his submittal delivery date. The Contractor shall resubmit all items requiring re-review within 14 days of returned submittals. Refer to each specification section for items requiring submittal review. Written approval of the Owner's Representative shall be obtained before installing any such equipment or materials for the project. The submittals shall be prepared in an orderly manner, contained in a 3-ring loose-leaf binder with index and identification tabs each item or group of items and for each specification section. All items shall be submitted at one time except automatic temperature control drawings and seismic restraint drawings which may be submitted separately within 120 days of the contract award date. Partial submittals will not be reviewed until the complete submittal is received.

Submitted literature shall bear the Contractor's stamp, indicating that he has checked all equipment being submitted; that each item will fit into the available space with the accesses shown on the drawings; and, further, that each item conforms to the capacity and quality standards given in the contract documents.

Submitted literature shall clearly indicate performance, quality, and utility requirements; shall show dimension and size of connection points; and shall include derating factors that were applied for each item of equipment to provide capacity at job site elevation. Temperature control submittals shall include piping and wiring diagrams, sequence of operation and equipment. Equipment must fit into the available space with allowance for operation, maintenance, etc. Factory piped and wired equipment shall include shop drawings for all internal wiring and piping furnished with the unit.

Submitted literature shall clearly show all required field install wiring, piping, and accessory installations required by the Contractor to provide a complete operating system.

Review by the Owner's Representative is for general conformance of the submitted equipment to the project specification. In no way does such review relieve this Contractor of his obligation to furnish equipment and materials that comply in detail to the specification nor does it relieve the Contractor of his obligation to determine actual field dimensions and conditions that may affect his work. Regardless of any items overlooked by the submittal review, the requirements of the contract drawings and specifications must be followed and are not waived or superseded in any way by the review.

By description, catalog number, and manufacturer's names, standards of quality have been established by the Architect and the Engineer for certain manufactured equipment items and specialties that are to be furnished by this Division. Alternate products and equipment may be proposed for use only if specifically named in the specifications or if given written prior approval in published addenda. Design equipment is the equipment listed on the drawings or if not listed on the drawings is the equipment first named in the specifications.

If the Engineer is required to do additional design work to incorporate changes caused by submitting equipment or products, different than the design equipment specified, as defined above, the contractor shall reimburse the engineer for additional time and expenses at the engineer’s current, recognized, hourly rates.

## 1.7 DRAWINGS AND MEASUREMENTS

A. Construction Drawings: The contract document drawings show the general design, arrangements, and extent of the system. In certain cases, the drawings may include details that show more nearly exact locations and arrangements; however, the locations, as shown diagrammatically, are to be regarded as general.

It shall be the work of this Section to make such slight alterations as may be necessary to make adjustable parts fit to fixed parts, leaving all complete and in proper shape when done. All dimensions given on the drawings shall be verified as related to this work and with the Architect's office before work is started.

This Section shall carefully study building sections, space, clearances, etc., and then provide offsets in piping or ductwork as required to accommodate the building structure without additional cost to the Owner. In any case and at any time during the construction process, a change in location required by obstacles or the installation of other trades not shown on the mechanical plans shall be made without charge.

The drawings shall not be scaled for roughing in measurements nor shall they be used as shop

drawings. Where drawings are required for these purposes or where drawings must be made from field measurements, the Contractor shall take the necessary measurements and prepare the drawings. Shop drawings of the various subcontractors shall be coordinated to eliminate all interferences and to provide sufficient space for the installation of all equipment, piping, ductwork, etc.

The drawings and specifications have been prepared to supplement each other and they shall be interpreted as an integral unit with items shown on one and not the other being furnished and installed as though shown and called out on both.

B. Coordination Drawings: The contractor shall provide coordination drawings for mechanical rooms, fan rooms, equipment rooms, and congested areas to eliminate conflicts with equipment, piping, or work of other trades. The drawings shall be a minimum scale of 1/4 inch= 1 foot and of such detail as may be required by the Engineer to fully illustrate the work. These drawings shall include all piping, conduit, valves, equipment, and ductwork.

Sheet-metal shop drawings will be required for all ductwork in the entire building. These drawings will show all ductwork in the entire building and shall be coordinated with architectural, structural and electrical portions of the project. The contractor shall specifically obtain copies of the structural shop drawings and shall coordinate the ductwork shop drawings with approved structural members. These drawings shall be submitted to the engineer for review prior to any fabrication. The contractor is responsible for all modifications necessary to accommodate duct installation within the structural, architectural and electrical restrictions. These drawings, once reviewed by the engineer, will be made available to all mechanical, electrical, and fire sprinkler subcontractors to coordinate installation of their work.

## 1.8 CONTRACTOR'S USE OF BUILDING EQUIPMENT

A. The Contractor may use equipment such as electric motors, fans, heat exchangers, filters, etc., with the written permission of the Owner. As each piece of equipment is used (such as electric motors and fans), maintenance procedures approved by the manufacturer are to be followed. A careful record is to be kept of the length of the time the equipment is used, maintenance procedures followed, and any difficulty encountered. The record is to be submitted to the Owner upon acceptance. All fan belts and filter media (such as bearings) shall be carefully inspected just prior to acceptance. Any excessive wear noted shall require replacement. New filter media shall be installed in air handlers at the time systems are turned over to the owner.

## 1.9 EXISTING CONDITIONS

A. The Contractor shall carefully examine all existing conditions that might affect the mechanical system and shall compare these conditions with all drawings and specifications for work included under this contract. He shall, at such time, ascertain and check all conditions that may affect his work. No allowance shall subsequently be made in his behalf for an extra expense incurred as a result of his failure or neglect to make such examination. This Contractor shall include in his bid proposal all necessary allowances to repair or replace any item that will remain or will be removed, and any item that will be damaged or destroyed by new construction.

B. The Contractor shall remove all abandoned piping, etc., required by new construction and cap or plug openings. No capping, etc., shall be exposed in occupied areas. All openings of items removed shall be sealed to match adjacent surfaces.

C. The Contractor shall verify the exact location of all existing services, utilities, piping, etc., and make connections to existing systems as required or as shown on the drawings. The exact location of each utility line, together with size and elevation, shall be established before any on-

site lines are installed. Should elevation or size of existing main utility lines make connections to them impossible as shown on drawings, then notification of such shall immediately be given to the Owners Representative for a decision.

## 1.10 EQUIPMENT CAPACITIES

A. Capacities shown for equipment in the specifications and on the drawings are the minimum acceptable. No equipment shall be considered as an alternate that has capacities or performance less than that of design equipment.

B. All equipment shall give the specified capacity and performance at the job-site elevation. Manufacturers' standard ratings shall be adjusted accordingly. All capacities and performances listed on drawings or in specifications are for job-site conditions.

## 1.11 SEISMIC REQUIREMENTS FOR EQUIPMENT

A. All equipment shall be furnished structurally adequate to withstand seismic forces as outlined in the International Building Code. Refer to section Mechanical Vibration Controls and Seismic Restraints. Equipment bases shall be designed for direct attachment of seismic snubbers and/or seismic anchors.

## 1.12 COOPERATION WITH OTHER TRADES

A. The Contractor shall refer to other drawings and parts of this specification that cover work of other trades that is carried on in conjunction with the mechanical work such that all work can proceed without interference resulting from lack of coordination.

B. The Contractor shall properly size and locate all openings, chases, sleeves, equipment bases, and accesses. He shall provide accurate wiring diagrams to the Electrical Contractor for all equipment furnished under this Division.

C. The ceiling cavity must be carefully reviewed and coordinated with all trades. In the event of conflict, the installation of the mechanical equipment and piping shall be in the following order: plumbing, waste, and soil lines; supply, return, and exhaust ductwork; water piping; medical gases; fire protection piping; and pneumatic control piping.

D. The mechanical Contractor shall insure that the installation of all piping, ducts and equipment is in compliance with Articles 110-16 and 384-4 of the National Electrical Code relative to proper clearances in front of and over all electrical panels and equipment. No piping or ductwork will be allowed to run over electrical panel.

## 1.13 RESPONSIBILITY OF CONTRACTOR

A. The Contractor is responsible for the installation of a satisfactory piece of work in accordance with the true intent of the drawings and specifications. He shall provide, as a part of his work and without expense, all incidental items required even though these items are not particularly specified or indicated. The installation shall be made so that its several component parts will function together as a workable system and shall be left with all equipment properly adjusted and in working order. The Contractor shall familiarize the Owner's Representative with maintenance and lubrication instructions as prepared by the Contractor and shall explain and fully instruct him relative to operating, servicing, and maintenance of them.

A. If a conflict arises between the drawings and the specifications the most stringent procedure/action shall be followed. A clarification to the engineer will help to determine the course of action to be taken. If a conflict arises between specification sections the engineer will determine which course of action is to be followed.

1.14 PIPE AND DUCT OPENINGS AND EQUIPMENT RECESSES

A. Pipe and duct chases, openings, and equipment recesses shall be provided by others only if shown on architectural or structural drawings. All openings for the mechanical work, except where plans and specifications indicate otherwise, shall be provided as work of this Division. Include openings information with coordination drawings.

B. Whether chases, recesses, and openings are provided as work of this Division or by others, this Contractor shall supervise their construction and be responsible for the correct size and location even though detailed and dimensioned on the drawings. This Contractor shall pay for all necessary cutting, repairing, and finishing if any are left out or incorrectly made. All necessary openings thru existing walls, ceilings, floors, roofs, etc. shall be provided by this Contractor unless indicated otherwise by the drawing and/or specifications.

1.15 UNFIT OR DAMAGED WORK

A. Any part of this installation that fails, is unfit, or becomes damaged during construction, shall be replaced or otherwise made good. The cost of such remedy shall be the responsibility of this Division.

1.16 WORKMANSHIP

A. Workmanship shall be the best quality of its kind for the respective industries, trades, crafts, and practices, and shall be acceptable in every respect to the Owner's representative. Nothing contained herein shall relieve the Contractor from making good and perfect work in all details in construction.

1.17 SAFETY REGULATION

A. The Contractor shall comply with all local, Federal, and OSHA safety requirements in performance with this work. (See General Conditions). This Contractor shall be required to provide equipment, supervision, construction, procedures, and all other necessary items to assure safety to life and property.

1.18 ELECTRICAL SERVICES

A. All equipment control wiring and all automatic temperature control wiring including all necessary contacts, relays, and interlocks, whether low or line voltage, except power wiring, shall be furnished and installed as work of this Division unless shown to be furnished by Division 26. All such wiring shall be in conduit as required by electrical codes. Wiring in the mechanical rooms, fans rooms and inaccessible ceilings and walls shall be installed in conduit as well. Installation of any and all wiring done under Division 21, 22 and 23 shall be in accordance with the requirements of Division 26, Electrical.

All equipment that requires an electrical connection shall be furnished so that it will operate properly and deliver full capacity on the electrical service available.

Refer to the electrical control equipment and wiring shown on the diagrams. Any changes or additions required by specific equipment furnished shall be the complete responsibility of the Contractor furnishing the equipment.

The Mechanical Contractor must coordinate with the Electrical Contractor to insure that all required components of control work are included and fully understood. No additional cost shall accrue to the Owner as a result of lack of such coordination.

## 1.19 WORK, MATERIALS, AND QUALITY OF EQUIPMENT

A. Unless otherwise specified, all materials shall be new and of the best quality of their respective kinds and all labor shall be done in a most thorough and workmanlike manner.

B. Products or equipment of any of the manufacturers cited herein or any of the products approved by the Addenda may be used. However, where lists of products are cited herein, the one first listed in the design equipment used in drawings and schedules to establish size, quality, function, and capacity standards. If other than design equipment is used, it shall be carefully checked for access to equipment, electrical and control requirements, valving, and piping. Should changes or additions occur in piping, valving, electrical work, etc., or if the work of other Contractors would be revised by the alternate equipment, the cost of all changes shall be borne as work of this Division.

The Execution portions of the specifications specify what products and materials may be used. Any products listed in the Product section of the specification that are not listed in the Execution portion of the specification may not be used without written approval by the Engineer.

C. The access to equipment shown on the drawings is the minimum acceptable space requirements. No equipment that reduces or restricts accessibility to this or any other equipment will be considered.

D. All major items of equipment are specified in the equipment schedules on the drawings or in these specifications and shall be furnished complete with all accessories normally supplied with the catalog item listed and all other accessories necessary for a complete and satisfactory installation.

E. All welders shall be certified in accordance with Section IX of the ASME Boiler and Pressure Vessel Code, latest Edition.

## 1.20 PROTECTION AGAINST WEATHER AND STORING OF MATERIALS

A. All equipment and materials shall be properly stored and protected against moisture, dust, and wind. Coverings or other protection shall be used on all items that may be damaged or rusted or may have performance impaired by adverse weather or moisture conditions. Damage or defect developing before acceptance of the work shall be made good at the Contractor's expense.

B. All open duct and pipe openings shall be adequately covered at all times.

## 1.21 INSTALLATION CHECK

A. An experienced, competent, and authorized representative of the manufacturer or supplier of each item of equipment indicated in the equipment schedule and the seismic supplier shall visit the site of the work and inspect, check, adjust if necessary, and approve the equipment installation. In each case, the equipment supplier's representative shall be present when the

equipment is placed in operation. The equipment supplier's representative shall revisit the job site as often as necessary until all trouble is corrected and the equipment installation and operation is satisfactory to the Engineer.

B. Each equipment supplier's representative shall furnish to the Owner, through the Engineer, a written report certifying that the equipment (1) has been properly installed and lubricated; (2) is in accurate alignment; (3) is free from any undue stress imposed by connecting piping or anchor bolts; and, (4) has been operated under full load conditions and that it operated satisfactorily.

C. All costs for this work shall be included in the prices quoted by equipment suppliers.

1.22 EQUIPMENT LUBRICATION

A. The Contractor shall properly lubricate all pieces of equipment before turning the building over to the Owner. A linen tag shall be attached to each piece of equipment, showing the date of lubrication and the lubricant used. No equipment shall be started until it is properly lubricated.

B. Necessary time shall be spent with the Owner's Representative to thoroughly familiarize him with all necessary lubrications and maintenance that will be required of him.

C. Detergent oil as used for automotive purposes shall not be used for this work.

1.23 CUTTING AND PATCHING

A. No cutting or drilling in structural members shall be done without written approval of the Architect. The work shall be carefully laid out in advance, and cutting, channeling, chasing, or drilling of floors, walls, partitions, ceilings, or other surfaces necessary for the mechanical work shall be carefully done. Any damage to building, piping, or equipment shall be repaired by professional plasterers, masons, concrete workers, etc., and all such work shall be paid for as work of this Division.

B. When concrete, grading, etc., is disturbed, it shall be restored to original condition as described in the applicable Division of this Specification.

1.24 EXCAVATION AND BACKFILLING

A. All necessary excavations and backfilling for the Mechanical phase of this project shall be provided as work of this Division. Trenches for all underground pipelines shall be excavated to the required depths. The bottom of trenches shall be compacted hard and graded to obtain required fall. Backfill shall be placed in horizontal layers, not exceeding 12 inches in thickness, and properly moistened. Each layer shall be compacted, by suitable equipment, to a density of not less than 95 percent as determined by ASTM D-1557. After pipelines have been tested, inspected, and approved, the trench shall be backfilled with selected material. Excess earth shall be hauled from the job site. Fill materials approved by the Architect shall be provided as work of this Division.

B. No trenches shall be cut near or under any footings without consultation first with the Architect's office. Any trenches or excavations more than 30 inches deep shall be tapered, shored, covered, or otherwise made absolutely safe so that no vehicle or persons can be injured by falling into such excavations, or in any way be harmed by cave-ins, shifting earth, rolling rocks, or by drowning. This protection shall be extended to all persons approaching excavation related to this work whether or not such persons are authorized to be in the vicinity of the construction.

## 1.25 ACCESS

A. Valves: Valve must be installed in locations where access is readily available. If access is compromised, as judged by the Mechanical Engineer, these valves shall be relocated where directed at the Contractors expense.

B. Equipment: Equipment must be installed in locations and orientations so that access to all components requiring service or maintenance will not be compromised. If access is compromised, as judged by the Mechanical Engineer, the contractor shall modify the installation as directed by the Engineer at the Contractors expense.

C. It is the responsibility of this division to install terminal boxes, valves and all other equipment and devices so they can be accessed. If any equipment or devices are installed so they cannot be accessed on a ladder a catwalk and ladder system shall be installed above the ceiling to access and service this equipment.

## 1.26 CONCRETE BASES AND INSERTS

A. Bases: The concrete bases shall be provided and installed as work by this divsion. This Division shall be responsible for the proper size and location of bases and shall furnish all required anchor bolts and sleeves with templates to be installed as work of Division 3, Concrete.

All floor-mounted mechanical equipment shall be set on 6-inch high concrete bases, unless otherwise noted or shown on drawings. Such bases shall extend 6 inches beyond equipment or mounting rails on all sides or as shown on the drawings and shall have a 1-inch beveled edge all around.

B. Inserts: Where slotted or other types of inserts required for this work are to be cast into concrete, they shall be furnished as work of this Division

Concrete inserts and pipe support systems shall be equal to Unistrut P3200 series for all piping where more than one pipe is suspended at a common location. Spacing of the inserts shall match the size and type of pipe and of ductwork being supported. The Unistrut insert and pipe support system shall include all inserts, vertical supports, horizontal support members, clamps, hangers, rollers, bolts, nuts, and any other accessory items for a complete pipe-supporting system.

## 1.27 CLEANING AND PAINTING

A. Cleaning: After all tests and adjustments have been made and all systems pronounced satisfactory for permanent operation, this Contractor shall clean all exposed piping, ductwork, insulated members, fixture, and equipment installed under this Section and leave them ready for painting. He shall refinish any damaged finish and leave everything in proper working order. The Contractor shall remove all stains or grease marks on walls, floors, glass, hardware, fixtures, or elsewhere, caused by his workman or for which he is responsible. He shall remove all stickers on plumbing fixtures, do all required patching up and repair all work of others damaged by this division of the work, and leave the premises in a clean and orderly condition.

B. Painting: Painting of exposed pipe, insulated pipe, ducts, or equipment is work of Division 9, Painting.

Mechanical Contractor: All equipment which is to be furnished in factory prefinished conditions by the mechanical Contractor shall be left without mark, scratch, or impairment to finish upon

completion of job. Any necessary refinishing to match original shall be done. Do not paint over nameplates, serial numbers, or other identifying marks.

C. Removal of Debris, Etc: Upon completion of this division of the work, remove all surplus material and rubbish resulting from this work, and leave the premises in a clean and orderly condition.

1.28 CONTRACT COMPLETION

A. Incomplete and Unacceptable Work: If additional site visits or design work is required by the Engineer or Architect because of the use of incomplete or unacceptable work by the Contractor, then the Contractor shall reimburse the Engineer and Architect for all additional time and expenses involved.

B. Maintenance Instructions: The Contractor shall furnish the Owner complete printed and illustrated operating and maintenance instructions covering all units of mechanical equipment, together with parts lists.

C. Instructions To Owner's Representatives: In addition to any detailed instructions called for, the mechanical Contractor must provide, without expense to the Owner, competent instructors to train the Owner's representatives who will be in charge of the apparatus and equipment, in the care, adjustment, and operation of all parts on the heating, air conditioning, ventilating, plumbing, fire protection, and automatic temperature control equipment. Instruction dates shall be scheduled at time of final inspection. A written report specifying times, dates, and name of personnel instructed shall be forwarded to the Architect. A minimum of four 8-hour instruction periods shall be provided. The instruction periods will be broken down to shorter periods when requested by the Owner. The total instruction hours shall not reduced. The ATC Contractor shall provide 4 hours of instructions. The remaining hours shall be divided between the mechanical and sheet metal Contractor.

D. Guarantee: By the acceptance of any contract award for the work herein described or shown on the drawings, the Contractor assumes the full responsibility imposed by the guarantee as set forth herein and in the General Conditions, and should protect himself through proper guarantees from equipment and special equipment Contractors and from subcontractors as their interests may appear.

The guarantee so assumed by the Contractor and as work of this Section is as follows:

That the entire mechanical system, including plumbing, heating, and air-conditioning system shall be quiet in operation.

That the circulation of water shall be complete and even.

That all pipes, conduit, and connections shall be perfectly free from foreign matter and pockets and that all other obstructions to the free passage of air, water, liquid, sewage, and vent shall be removed.

That he shall make promptly and free of charge, upon notice from the Owner, any necessary repairs due to defective workmanship or materials that may occur during a period of one year from date of Substantial Completion.

That all specialties, mechanical, and patent devices incorporated in these systems shall be adjusted in a manner that each shall develop its maximum efficiency in the operation of the system; i.e., diffusers shall deliver the designed amount of air shown on drawings, thermostats shall operate to the specified limits, etc.

All equipment and the complete mechanical, ductwork, piping and plumbing systems shall be guaranteed for a period of one year from the date of the Architect's Certificate of Substantial Completion, this includes all mechanical, ductwork, piping and plumbing equipment and products and is not limited to boiler, chillers, coils, fans, filters etc. Any equipment supplier not willing to comply with this guarantee period shall not submit a bid price for this project. The Contractor shall be responsible for a 100-percent guarantee for the system and all items of equipment for this period. If the contractor needs to provide temporary heating or cooling to the building and or needs to insure systems are installed properly and or to meet the project schedule the guaranteed of all systems and equipment shall be as indicated above, on year from the date of the Architect's Certificate of Substantial Completion.

All filters used during construction shall be replaced just before equipment is turned over to the Owner, and all required equipment and parts shall be oiled. Any worn parts shall also be replaced.

If any systems or equipment is used for temporary heating or cooling the systems shall be protected so they remain clean. I.e. if the ductwork systems are used temporary filters and a filter holder (not duct-taped to ducts or grilles) shall be installed to insure the systems and the equipment remain clean.

1.29 TEST RUN

A. The Mechanical Contractor shall operate the mechanical system for a minimum of 30 days to prove the operation of the system.

1.30 EQUIPMENT STARTUP AND CHECKOUT:

A. Each major piece of equipment shall be started and checked out by an authorized representative of the equipment manufacturer. A certificate indicating the equipment is operating to the satisfaction of the manufacturer shall be provided and shall be included in the commissioning report.

B. This contractor shall coordinate commissioning procedures and activities with the commissioning agent.

1.31 DEMOLITION

A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:

B. Proceed with demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.

C. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.

D. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

E. Do not use cutting torches until work area is cleared of flammable materials. At concealed

spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.

F. Maintain adequate ventilation when using cutting torches.

G. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.

H. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.

I. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.

J. Dispose of demolished items and materials promptly.

K. Return elements of construction and surfaces that are to remain to condition existing before selective demolition operations began.

L. Existing Facilities: Comply with building manager's requirements for using and protecting elevators, stairs, walkways, loading docks, building entries, and other building facilities during selective demolition operations.

M. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals, using power-driven saw, then remove concrete between saw cuts.

N. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, and then remove masonry between saw cuts.

O. Concrete Slabs-on-Grade: Saw-cut perimeter of area to be demolished, then break up and remove.

P. Air-Conditioning Equipment: Remove equipment without releasing refrigerants.

END OF SECTION 23 0100

# SECTION 230500 - COMMON WORK RESULTS FOR HVAC

## PART 1 - GENERAL

### 1.1 RELATED DOCUMENTS

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

### 1.2 SUMMARY

A. This Section includes the following:

1. Piping materials and installation instructions common to most piping systems.
2. Transition fittings.
3. Dielectric fittings.
4. Mechanical sleeve seals.
5. Sleeves.
6. Escutcheons.
7. Grout.
8. Equipment installation requirements common to equipment sections.
9. Painting and finishing.
10. Concrete bases.
11. Supports and anchorages.
12. Link-Seal

### 1.3 DEFINITIONS

A. Finished Spaces: Spaces other than mechanical and electrical equipment rooms, furred spaces, pipe and duct chases, unheated spaces immediately below roof, spaces above ceilings, unexcavated spaces, crawlspaces, and tunnels.

B. Exposed, Interior Installations: Exposed to view indoors. Examples include finished occupied spaces and mechanical equipment rooms.

C. Exposed, Exterior Installations: Exposed to view outdoors or subject to outdoor ambient temperatures and weather conditions. Examples include rooftop locations.

D. Concealed, Interior Installations: Concealed from view and protected from physical contact by building occupants. Examples include above ceilings and chases.

E. Concealed, Exterior Installations: Concealed from view and protected from weather conditions and physical contact by building occupants but subject to outdoor ambient temperatures. Examples include installations within unheated shelters.

F. The following are industry abbreviations for plastic materials:

1. CPVC: Chlorinated polyvinyl chloride plastic.
2. PVC: Polyvinyl chloride plastic.

G. The following are industry abbreviations for rubber materials:

1. EPDM: Ethylene-propylene-diene terpolymer rubber.
2. NBR: Acrylonitrile-butadiene rubber.

## 1.4 SUBMITTALS

A. Product Data: For the following:

1. Transition fittings.
2. Dielectric fittings.
3. Mechanical sleeve seals.
4. Escutcheons.

B. Welding certificates.

## 1.5 QUALITY ASSURANCE

A. Steel Support Welding: Qualify processes and operators according to AWS D1.1, "Structural Welding Code--Steel."

B. Steel Pipe Welding: Qualify processes and operators according to ASME Boiler and Pressure Vessel Code: Section IX, "Welding and Brazing Qualifications."

1. Comply with provisions in ASME B31 Series, "Code for Pressure Piping."
2. Certify that each welder has passed AWS qualification tests for welding processes involved and that certification is current.

C. Electrical Characteristics for HVAC Equipment: Equipment of higher electrical characteristics may be furnished provided such proposed equipment is approved in writing and connecting electrical services, circuit breakers, and conduit sizes are appropriately modified. If minimum energy ratings or efficiencies are specified, equipment shall comply with requirements.

## 1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver pipes and tubes with factory-applied end caps. Maintain end caps through shipping, storage, and handling to prevent pipe end damage and to prevent entrance of dirt, debris, and moisture.

B. Store plastic pipes protected from direct sunlight. Support to prevent sagging and bending.

## 1.7 COORDINATION

A. Arrange for pipe spaces, chases, slots, and openings in building structure during progress of construction, to allow for HVAC installations.

B. Coordinate installation of required supporting devices and set sleeves in poured-in-place concrete and other structural components as they are constructed.

C. Coordinate requirements for access panels and doors for HVAC items requiring access that are concealed behind finished surfaces. Access panels and doors are specified in Division 08 Section "Access Doors and Frames."

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

A. In other Part 2 articles where subparagraph titles below introduce lists, the following requirements apply for product selection:

1. Manufacturers: Subject to compliance with requirements, provide products by the manufacturers specified.

### 2.2 PIPE, TUBE, AND FITTINGS

A. Refer to individual Division 23 piping Sections for pipe, tube, and fitting materials and joining methods.

B. Pipe Threads: ASME B1.20.1 for factory-threaded pipe and pipe fittings.

### 2.3 JOINING MATERIALS

A. Refer to individual Division 23 piping Sections for special joining materials not listed below.

B. Pipe-Flange Gasket Materials: Suitable for chemical and thermal conditions of piping system contents.

1. ASME B16.21, nonmetallic, flat, asbestos-free, 1/8-inch (3.2-mm) maximum thickness unless thickness or specific material is indicated.

a. Full-Face Type: For flat-face, Class 125, cast-iron and cast-bronze flanges.
b. Narrow-Face Type: For raised-face, Class 250, cast-iron and steel flanges.

2. AWWA C110, rubber, flat face, 1/8 inch (3.2 mm) thick, unless otherwise indicated; and full-face or ring type, unless otherwise indicated.

C. Flange Bolts and Nuts: ASME B18.2.1, carbon steel, unless otherwise indicated.

D. Solder Filler Metals: ASTM B 32, lead-free alloys. Include water-flushable flux according to ASTM B 813.

E. Brazing Filler Metals: AWS A5.8, BCuP Series, copper-phosphorus alloys for general-duty brazing, unless otherwise indicated; and AWS A5.8, BAg1, silver alloy for refrigerant piping, unless otherwise indicated.

F. Welding Filler Metals: Comply with AWS D10.12 for welding materials appropriate for wall thickness and chemical analysis of steel pipe being welded.

### 2.4 TRANSITION FITTINGS

A. Plastic-to-Metal Transition Fittings: CPVC and PVC one-piece fitting with manufacturer's Schedule 80 equivalent dimensions; one end with threaded brass insert, and one solvent-cement-joint end.

1. Manufacturers:

   a. Eslon Thermoplastics.

B. Plastic-to-Metal Transition Adaptors: One-piece fitting with manufacturer's SDR 11 equivalent dimensions; one end with threaded brass insert, and one solvent-cement-joint end.

1. Manufacturers:

   a. Thompson Plastics, Inc.

## 2.5 DIELECTR DIELECTRIC FITTINGS

A. General: Assembly or fitting with insulating material isolating joined dissimilar metals, to prevent galvanic action and stop corrosion.

B. Description: Combination of copper alloy and ferrous; threaded, solder, plain, and weld-neck end types and matching piping system materials.

C. Insulating Material: Suitable for system fluid, pressure, and temperature.

D. Dielectric Unions: Factory-fabricated, union assembly, for 250-psig minimum working pressure at 180 deg F.

E. Dielectric Flanges: Factory-fabricated, companion-flange assembly, for 150- or 300-psig minimum working pressure as required to suit system pressures.

F. Dielectric-Flange Insulation Kits: Field-assembled, companion-flange assembly, full-face or ring type. Components include neoprene or phenolic gasket, phenolic or polyethylene bolt sleeves, phenolic washers, and steel backing washers.

   1. Provide separate companion flanges and steel bolts and nuts for 150- or 300-psig minimum working pressure as required to suit system pressures.

G. Dielectric Couplings: Galvanized-steel coupling with inert and noncorrosive, thermoplastic lining; threaded ends; and 300-psig minimum working pressure at 225 deg F.

H. Dielectric Nipples: Electroplated steel nipple with inert and noncorrosive, thermoplastic lining; plain, threaded, or grooved ends; and 300-psig minimum working pressure at 225 deg F.

1. Manufacturers:

   a. Capitol Manufacturing Co.
   b. Central Plastics Company.
   c. Watts Industries, Inc.; Water Products Div

## 2.6 MECHANICAL SLEEVE SEALS

A. Description: Modular sealing element unit, designed for field assembly, to fill annular space between pipe and sleeve.

1. Manufacturers:

   a. Advance Products & Systems, Inc.
   b. Calpico, Inc.
   c. Metraflex Co.
   d. Pipeline Seal and Insulator, Inc.

2. Sealing Elements: EPDM interlocking links shaped to fit surface of pipe. Include type and number required for pipe material and size of pipe.
3. Pressure Plates: Stainless steel. Include two for each sealing element.
4. Connecting Bolts and Nuts: Stainless steel of length required to secure pressure plates to sealing elements. Include one for each sealing element.

## 2.7 SLEEVES

A. Galvanized-Steel Sheet: 0.0239-inch (0.6-mm) minimum thickness; round tube closed with welded longitudinal joint.

B. Steel Pipe: ASTM A 53, Type E, Grade B, Schedule 40, galvanized, plain ends.

C. Cast Iron: Cast or fabricated "wall pipe" equivalent to ductile-iron pressure pipe, with plain ends and integral waterstop, unless otherwise indicated.

D. Stack Sleeve Fittings: Manufactured, cast-iron sleeve with integral clamping flange. Include clamping ring and bolts and nuts for membrane flashing.

   1. Underdeck Clamp: Clamping ring with set screws.

E. Molded PVC: Permanent, with nailing flange for attaching to wooden forms.

F. PVC Pipe: ASTM D 1785, Schedule 40.

## 2.8 ESCUTCHEONS

A. Description: Manufactured wall and ceiling escutcheons and floor plates, with an ID to closely fit around pipe, tube, and insulation of insulated piping and an OD that completely covers opening.

B. One-Piece, Deep-Pattern Type: Deep-drawn, box-shaped brass with polished chrome-plated finish.

C. One-Piece, Cast-Brass Type: With set screw.

   1. Finish: Polished chrome-plated and rough brass.

D. One-Piece, Stamped-Steel Type: With set screw or spring clips and chrome-plated finish.

E. Split-Plate, Stamped-Steel Type: With concealed hinge, set screw or spring clips, and chrome-plated finish.

## 2.9 GROUT

A. Description: ASTM C 1107, Grade B, nonshrink and nonmetallic, dry hydraulic-cement grout.

1. Characteristics: Post-hardening, volume-adjusting, nonstaining, noncorrosive, nongaseous, and recommended for interior and exterior applications.
2. Design Mix: 5000-psi, 28-day compressive strength.
3. Packaging: Premixed and factory packaged.

## 2.10 LINK-SEAL MODULAR SEAL PRESSURE PLATES

A. Link-Seal® modular seal pressure plates shall be molded of glass reinforced Nylon Polymer with the following properties:

1. Izod Impact - Notched = 2.05ft-lb/in. per ASTM D-256
2. Flexural Strength @ Yield = 30,750 psi per ASTM D-790
3. Flexural Modulus = 1,124,000 psi per ASTM D-790
4. Elongation Break = 11.07% per ASTM D-638
5. Specific Gravity = 1.38 per ASTM D-792

B. Models LS200-275-300-315 shall incorporate the most current Link-Seal® Modular Seal design modifications and shall include an integrally molded compression assist boss on the top (bolt entry side) of the pressure plate, which permits increased compressive loading of the rubber sealing element. Models 315-325-340-360-400-410-425-475-500-525-575-600 shall incorporate an integral recess known as a “Hex Nut Interlock” designed to accommodate commercially available fasteners to insure proper thread engagement for the class and service of metal hardware. All pressure plates shall have a permanent identification of the manufacturer’s name molded into it.

C. For fire service, pressure plates shall be steel with 2-part Zinc Dichromate Coating.

D. Link-Seal® Modular Seal Hardware: All fasteners shall be sized according to latest Link-Seal® modular seal technical data. Bolts, flange hex nuts shall be:

1. 316 Stainless Steel per ASTM F593-95, with a 85,000 psi average tensile strength.

# PART 3 - EXECUTION

## 3.1 PIPING SYSTEMS - COMMON REQUIREMENTS

A. Install piping according to the following requirements and Division 23 Sections specifying piping systems.

B. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping systems. Indicated locations and arrangements were used to size pipe and calculate friction loss, expansion, pump sizing, and other design considerations. Install piping as indicated unless deviations to layout are approved on Coordination Drawings.

C. Install piping in concealed locations, unless otherwise indicated and except in equipment rooms and service areas.

D. Install piping indicated to be exposed and piping in equipment rooms and service areas at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.

E. Install piping above accessible ceilings to allow sufficient space for ceiling panel removal.

F. Install piping to permit valve servicing.

G. Install piping at indicated slopes.

H. Install piping free of sags and bends.

I. Install fittings for changes in direction and branch connections.

J. Install piping to allow application of insulation.

K. Select system components with pressure rating equal to or greater than system operating pressure.

L. Install escutcheons for penetrations of walls, ceilings, and floors according to the following:

1. New Piping:

a. Piping with Fitting or Sleeve Protruding from Wall: One-piece, deep-pattern type.
b. Chrome-Plated Piping: One-piece, cast-brass type with polished chrome-plated finish.
c. Insulated Piping: One-piece, stamped-steel type with spring clips.
d. Bare Piping at Wall and Floor Penetrations in Finished Spaces: One-piece, cast-brass type with polished chrome-plated finish.
e. Bare Piping at Wall and Floor Penetrations in Finished Spaces: One-piece, stamped-steel type.
f. Bare Piping at Ceiling Penetrations in Finished Spaces: One-piece or split-casting, cast-brass type with polished chrome-plated finish.
g. Bare Piping at Ceiling Penetrations in Finished Spaces: One-piece, stamped-steel type or split-plate, stamped-steel type with concealed hinge and set screw.

M. Install sleeves for pipes passing through concrete and masonry walls and concrete floor and roof slabs.

N. Install sleeves for pipes passing through concrete and masonry walls, gypsum-board partitions, and concrete floor and roof slabs.

1. Cut sleeves to length for mounting flush with both surfaces.

a. Exception: Extend sleeves installed in floors of mechanical equipment areas or other wet areas 2 inches above finished floor level. Extend cast-iron sleeve fittings below floor slab as required to secure clamping ring if ring is specified.

2. Install sleeves in new walls and slabs as new walls and slabs are constructed.
3. Install sleeves that are large enough to provide 1/4-inch annular clear space between sleeve and pipe or pipe insulation. Use the following sleeve materials:

a. PVC Steel Pipe Sleeves: For pipes smaller than NPS 6.
b. Steel Sheet Sleeves: For pipes NPS 6 and larger, penetrating gypsum-board partitions.

c. Stack Sleeve Fittings: For pipes penetrating floors with membrane waterproofing. Secure flashing between clamping flanges. Install section of cast-iron soil pipe to extend sleeve to 2 inches above finished floor level. Refer to Division 07 Section "Sheet Metal Flashing and Trim" for flashing.

1) Seal space outside of sleeve fittings with grout.

4. Except for underground wall penetrations, seal annular space between sleeve and pipe or pipe insulation, using joint sealants appropriate for size, depth, and location of joint. Refer to Division 07 Section "Joint Sealants" for materials and installation.

O. Aboveground, Exterior-Wall Pipe Penetrations: Seal penetrations using sleeves and mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

1. Install steel pipe for sleeves smaller than 6 inches in diameter.
2. Install cast-iron "wall pipes" for sleeves 6 inches and larger in diameter.
3. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

P. Underground, Exterior-Wall Pipe Penetrations: Install cast-iron "wall pipes" for sleeves. Seal pipe penetrations using mechanical sleeve seals. Select sleeve size to allow for 1-inch annular clear space between pipe and sleeve for installing mechanical sleeve seals.

1. Mechanical Sleeve Seal Installation: Select type and number of sealing elements required for pipe material and size. Position pipe in center of sleeve. Assemble mechanical sleeve seals and install in annular space between pipe and sleeve. Tighten bolts against pressure plates that cause sealing elements to expand and make watertight seal.

Q. Fire-Barrier Penetrations: Maintain indicated fire rating of walls, partitions, ceilings, and floors at pipe penetrations. Seal pipe penetrations with firestop materials. Refer to Division 07 Section "Penetration Firestopping" for materials.

R. Verify final equipment locations for roughing-in.

S. Refer to equipment specifications in other Sections of these Specifications for roughing-in requirements.

## 3.2 PIPING JOINT CONSTRUCTION

A. Join pipe and fittings according to the following requirements and Division 23 Sections specifying piping systems.

B. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.

C. Remove scale, slag, dirt, and debris from inside and outside of pipe and fittings before assembly.

D. Soldered Joints: Apply ASTM B 813, water-flushable flux, unless otherwise indicated, to tube end. Construct joints according to ASTM B 828 or CDA's "Copper Tube Handbook," using lead-free solder alloy complying with ASTM B 32.

E. Brazed Joints: Construct joints according to AWS's "Brazing Handbook," "Pipe and Tube" Chapter, using copper-phosphorus brazing filler metal complying with AWS A5.8.

F. Threaded Joints: Thread pipe with tapered pipe threads according to ASME B1.20.1. Cut threads full and clean using sharp dies. Ream threaded pipe ends to remove burrs and restore full ID. Join pipe fittings and valves as follows:

1. Apply appropriate tape or thread compound to external pipe threads unless dry seal threading is specified.
2. Damaged Threads: Do not use pipe or pipe fittings with threads that are corroded or damaged. Do not use pipe sections that have cracked or open welds.

G. Welded Joints: Construct joints according to AWS D10.12, using qualified processes and welding operators according to Part 1 "Quality Assurance" Article.

H. Flanged Joints: Select appropriate gasket material, size, type, and thickness for service application. Install gasket concentrically positioned. Use suitable lubricants on bolt threads.

## 3.3 PIPING CONNECTIONS

A. Make connections according to the following, unless otherwise indicated:

1. Install unions, in piping NPS 2 and smaller, adjacent to each valve and at final connection to each piece of equipment.
2. Install flanges, in piping NPS 2-1/2 and larger, adjacent to flanged valves and at final connection to each piece of equipment.
3. Dry Piping Systems: Install dielectric unions and flanges to connect piping materials of dissimilar metals.
4. Wet Piping Systems: Install dielectric coupling and nipple fittings to connect piping materials of dissimilar metals.

## 3.4 EQUIPMENT INSTALLATION - COMMON REQUIREMENTS

A. Install equipment to allow maximum possible headroom unless specific mounting heights are not indicated.

B. Install equipment level and plumb, parallel and perpendicular to other building systems and components in exposed interior spaces, unless otherwise indicated.

C. Install HVAC equipment to facilitate service, maintenance, and repair or replacement of components. Connect equipment for ease of disconnecting, with minimum interference to other installations. Extend grease fittings to accessible locations.

D. Install equipment to allow right of way for piping installed at required slope.

## 3.5 PAINTING

A. Painting of HVAC systems, equipment, and components is specified in Division 09 Sections "Interior Painting" and "Exterior Painting."

B. Damage and Touchup: Repair marred and damaged factory-painted finishes with materials and procedures to match original factory finish.

## 3.6 CONCRETE BASES

A. Concrete Bases: Anchor equipment to concrete base according to equipment manufacturer's written instructions and according to seismic codes at Project.

1. Construct concrete bases of dimensions indicated, but not less than 4 inches larger in both directions than supported unit.
2. Install dowel rods to connect concrete base to concrete floor. Unless otherwise indicated, install dowel rods on 18-inch centers around the full perimeter of the base.
3. Install epoxy-coated anchor bolts for supported equipment that extend through concrete base, and anchor into structural concrete floor.
4. Place and secure anchorage devices. Use supported equipment manufacturer's setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
5. Install anchor bolts to elevations required for proper attachment to supported equipment.
6. Install anchor bolts according to anchor-bolt manufacturer's written instructions.
7. Use 3000-psi, 28-day compressive-strength concrete.

## 3.7 ERECTION OF METAL SUPPORTS AND ANCHORAGES

A. Refer to Division 5 Section "Metal Fabrications" for structural steel.

B. Cut, fit, and place miscellaneous metal supports accurately in location, alignment, and elevation to support and anchor HVAC materials and equipment.

C. Field Welding: Comply with AWS D1.1.

## 3.8 GROUTING

A. Mix and install grout for HVAC equipment base bearing surfaces, pump and other equipment base plates, and anchors.

B. Clean surfaces that will come into contact with grout.

C. Provide forms as required for placement of grout.

D. Avoid air entrapment during placement of grout.

E. Place grout, completely filling equipment bases.

F. Place grout on concrete bases and provide smooth bearing surface for equipment.

G. Place grout around anchors.

H. Cure placed grout.

3.9 LINK SEAL

A. Provide Link Seal at all piping penetrations from the outside.

END OF SECTION 230500

# SECTION 230519 - METERS AND GAGES

## PART 1 - GENERAL

### 1.1 RELATED DOCUMENTS

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

### 1.2 SUMMARY

A. Section Includes:

1. Thermometers.
2. Gages.
3. Test plugs.

### 1.3 DEFINITIONS

A. CR: Chlorosulfonated polyethylene synthetic rubber.

B. EPDM: Ethylene-propylene-diene terpolymer rubber.

### 1.4 SUBMITTALS

A. Product Data: For each type of product indicated; include performance curves.

## PART 2 - PRODUCTS

### 2.1 METAL-CASE, LIQUID-IN-GLASS THERMOMETERS

A. Manufacturers: Subject to compliance with requirements, are limited to, the following:

1. Palmer - Wahl Instruments Inc.
2. Trerice, H. O. Co.
3. Weiss Instruments, Inc.
4. Weksler Instruments Operating Unit; Dresser Industries; Instrument Div.

B. Case: Die-cast aluminum or brass, 9 inches long.

C. Tube: Red or blue reading, organic-liquid filled, with magnifying lens.

D. Tube Background: Satin-faced, nonreflective aluminum with permanently etched scale markings.

E. Window: Glass.

F. Connector: Adjustable type, 180 degrees in vertical plane, 360 degrees in horizontal plane, with locking device.

G. Stem: Copper-plated steel, aluminum, or brass for thermowell installation and of length to suit installation.

H. Accuracy: Plus or minus 1 percent of range or plus or minus 1 scale division to maximum of 1.5 percent of range.

## 2.2 THERMOWELLS

A. Manufacturers: Subject to compliance with requirements, are limited to, the following:

1. AMETEK, Inc.; U.S. Gauge Div.
2. Ashcroft Commercial Instrument Operations; Dresser Industries; Instrument Div.
3. Ernst Gage Co.
4. Marsh Bellofram.
5. Miljoco Corp.
6. NANMAC Corporation.
7. Noshok, Inc.
8. Palmer - Wahl Instruments Inc.
9. REO TEMP Instrument Corporation.
10. Tel-Tru Manufacturing Company.
11. Trerice, H. O. Co.
12. Weiss Instruments, Inc.
13. Weksler Instruments Operating Unit; Dresser Industries; Instrument Div.
14. WIKA Instrument Corporation.
15. Winters Instruments.

B. Manufacturers: Same as manufacturer of thermometer being used.

C. Description: Pressure-tight, socket-type metal fitting made for insertion into piping and of type, diameter, and length required to hold thermometer.

## 2.3 PRESSURE GAGES

A. Manufacturers: Subject to compliance with requirements, are limited to, the following:

1. AMETEK, Inc.; U.S. Gauge Div.
2. Ashcroft Commercial Instrument Operations; Dresser Industries; Instrument Div.
3. Ernst Gage Co.
4. Eugene Ernst Products Co.
5. KOBOLD Instruments, Inc.
6. Marsh Bellofram.
7. Miljoco Corp.
8. Noshok, Inc.
9. Palmer - Wahl Instruments Inc.
10. REO TEMP Instrument Corporation.
11. Trerice, H. O. Co.
12. Weiss Instruments, Inc.
13. Weksler Instruments Operating Unit; Dresser Industries; Instrument Div.
14. WIKA Instrument Corporation.

15. Winters Instruments.

B. Direct-Mounting, Dial-Type Pressure Gages: Indicating-dial type complying with ASME B40.100.

1. Case: Liquid-filled type, drawn steel or cast aluminum, 4-1/2-inch diameter.
2. Pressure-Element Assembly: Bourdon tube, unless otherwise indicated.
3. Pressure Connection: Brass, NPS 1/4, bottom-outlet type unless back-outlet type is indicated.
4. Movement: Mechanical, with link to pressure element and connection to pointer.
5. Dial: Satin-faced, nonreflective aluminum with permanently etched scale markings.
6. Pointer: Red or other dark-color metal.
7. Window: Glass.
8. Ring: Stainless steel.
9. Accuracy: Grade A, plus or minus 1 percent of middle half scale.
10. Vacuum-Pressure Range: 30-in. Hg of vacuum to 15 psig of pressure.
11. Range for Fluids under Pressure: Two times operating pressure.

C. Pressure-Gage Fittings:

1. Valves: NPS 1/4 brass or stainless-steel needle type.
2. Syphons: NPS 1/4 coil of brass tubing with threaded ends.
3. Snubbers: ASME B40.5, NPS 1/4 brass bushing with corrosion-resistant, porous-metal disc of material suitable for system fluid and working pressure.

## 2.4 TEST PLUGS

A. Manufacturers: Subject to compliance with requirements, [are limited to, the following:

1. Flow Design, Inc.
2. MG Piping Products Co.
3. National Meter, Inc.
4. Peterson Equipment Co., Inc.
5. Sisco Manufacturing Co.
6. Trerice, H. O. Co.
7. Twin City Hose.
8. Watts Industries, Inc.; Water Products Div.

B. Description: Corrosion-resistant brass or stainless-steel body with core inserts and gasketed and threaded cap, with extended stem for units to be installed in insulated piping.

C. Minimum Pressure and Temperature Rating: 500 psig at 200 deg F.

D. Core Inserts: One or two self-sealing rubber valves.

1. Insert material for air, water, oil, or gas service at 20 to 200 deg F shall be CR.
2. Insert material for air or water service at minus 30 to plus 275 deg F shall be EPDM.

E. Test Kit: Furnish one test kit(s) containing one pressure gage and adaptor, one thermometer(s), and carrying case. Pressure gage, adapter probes, and thermometer sensing elements shall be of diameter to fit test plugs and of length to project into piping.

1. Pressure Gage: Small bourdon-tube insertion type with 2- to 3-inch- diameter dial and probe. Dial range shall be 0 to 200 psig.
2. Low-Range Thermometer: Small bimetallic insertion type with 1- to 2-inch- diameter dial and tapered-end sensing element. Dial ranges shall be 25 to 125 deg F.
3. High-Range Thermometer: Small bimetallic insertion type with 1- to 2-inch- diameter dial and tapered-end sensing element. Dial ranges shall be 0 to 220 deg F.
4. Carrying case shall have formed instrument padding.

## PART 3 - EXECUTION

### 3.1 THERMOMETER APPLICATIONS

A. Install liquid-in-glass thermometers in the following locations:

1. Inlet and outlet of each hydronic zone.
2. Inlet and outlet of each hydronic boiler, chiller and cooling tower.
3. Inlet and outlet of each hydronic coil in air-handling units and built-up central systems.
4. Inlet and outlet of each hydronic heat exchanger.
5. Inlet and outlet of steam equipment.

B. Provide the following temperature ranges for thermometers:

1. Heating Hot Water: 30 to 240 deg F, with 2-degree scale divisions.
2. Condenser Water: 0 to 160 deg F, with 2-degree scale divisions.
3. Chilled Water: 0 to 100 deg F, with 2-degree scale divisions.
4. Steam and Condensate: 30 to 300 deg F, with 5-degree scale divisions.
5. Air Ducts: Minus 40 to plus 110 deg F, with 2-degree scale divisions.

### 3.2 GAGE APPLICATIONS

A. Install dry-case-type pressure gages for discharge of each pressure-reducing valve.

B. Install liquid-filled-case-type pressure gages at chilled- and condenser-water inlets and outlets of chillers.

C. Install liquid-filled-case-type pressure gages at suction and discharge of each pump.

### 3.3 INSTALLATIONS

A. Install thermowells with socket extending one-third of diameter of pipe and in vertical position in piping tees where thermometers are indicated.

B. Install direct-mounting pressure gages in piping tees with pressure gage located on pipe at most readable position.

C. Install needle-valve and snubber fitting in piping for each pressure gage for fluids (except steam).

D. Install needle-valve and syphon fitting in piping for each pressure gage for steam.

E. Install test plugs in tees in piping.

F. Install flow indicators, in accessible positions for easy viewing, in piping systems.

G. Assemble and install connections, tubing, and accessories between flow-measuring elements and flowmeters as prescribed by manufacturer's written instructions.

H. Install flowmeter elements in accessible positions in piping systems.

I. Install differential-pressure-type flowmeter elements with at least minimum straight lengths of pipe upstream and downstream from element as prescribed by manufacturer's written instructions.

J. Install wafer-orifice flowmeter elements between pipe flanges.

K. Install permanent indicators on walls or brackets in accessible and readable positions.

L. Install connection fittings for attachment to portable indicators in accessible locations.

M. Install flowmeters at discharge of hydronic system pumps and at inlet of hydronic air coils.

N. Mount meters on wall if accessible; if not, provide brackets to support meters.

## 3.4 CONNECTIONS

A. Install meters and gages adjacent to machines and equipment to allow service and maintenance for meters, gages, machines, and equipment.

END OF SECTION 230519

# SECTION 230523 – GENERAL PIPING VALVES FOR HVAC PIPING

## PART 1 - GENERAL

### 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

### 1.2 SUMMARY

A. This Section includes general duty valves common to several mechanical piping systems.

B. Related Sections: The following Sections contain requirements that relate to this Section:

1. Special purpose valves are specified in Division 23 Sections.
2. Valve tags and charts are specified in Division 23 Section "Identification for HVAC piping and equipment."

### 1.3 SUBMITTALS

A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.

B. Product Data for each valve type. Include body material, valve design, pressure and temperature classification, end connection details, seating materials, trim material and arrangement, dimensions and required clearances, and installation instructions. Include list indicating valve and its application.

C. Maintenance data for valves to include in the operation and maintenance manual specified in Division 1. Include detailed manufacturer's instructions on adjusting, servicing, disassembling, and repairing.

### 1.4 QUALITY ASSURANCE

A. Single-Source Responsibility: Comply with the requirements specified in Division 1 Section "Materials and Equipment," under "Source Limitations" Paragraph.

B. ASME Compliance: Comply with ASME B31.9 for building services piping and ASME B31.1 for power piping.

C. MSS Compliance: Comply with the various MSS Standard Practice documents referenced.

### 1.5 DELIVERY, STORAGE, AND HANDLING

A. Prepare valves for shipping as follows:

1. Protect internal parts against rust and corrosion.
2. Protect threads, flange faces, grooves, and weld ends.

3. Set globe and gate valves closed to prevent rattling.
4. Set ball and plug valves open to minimize exposure of functional surfaces.
5. Set butterfly valves closed or slightly open.
6. Block check valves in either closed or open position.

B. Use the following precautions during storage:

1. Maintain valve end protection.
2. Store indoors and maintain valve temperature higher than ambient dew-point temperature. If outdoor storage is necessary, store valves off the ground in watertight enclosures.

C. Use a sling to handle large valves. Rig to avoid damage to exposed parts. Do not use handwheels and stems as lifting or rigging points.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Center Line
2. Conbraco Industries, Inc., Apollo Division
3. Cla-Val Company
4. Grinnell Corporation
5. Hammond Valve Corporation
6. Keystone Valve USA, Inc.
7. Metraflex Company
8. Milwaukee Valve Company, Inc.
9. NIBCO, Inc.
10. Stockham Valves & Fittings, Inc.
11. Val-Matic Valve & Mfg. Corporation
12. Victaulic Company of America
13. Bray

### 2.2 BASIC, COMMON FEATURES

A. Design: Rising stem or rising outside screw and yoke stems, except as specified below.

1. Nonrising stem valves may be used only where headroom prevents full extension of rising stems.

B. Pressure and Temperature Ratings: As indicated in the "Application Schedule" of Part 3 of this Section and as required to suit system pressures and temperatures.

C. Sizes: Same size as upstream pipe, unless otherwise indicated.

D. Operators: Use specified operators and handwheels, except provide the following special operator features:

1. Handwheels: For valves other than quarter turn.
2. Lever Handles: For quarter-turn valves 6 inches and smaller, except for plug valves, which shall have square heads. Furnish Owner with 1 wrench for every 10 plug valves.

3. Chain-Wheel Operators: For valves 4 inches and larger, installed 120 inches or higher above finished floor elevation.
4. Gear-Drive Operators: For quarter-turn valves 8 inches and larger.

E. Extended Stems: Where insulation is indicated or specified, provide extended stems arranged to receive insulation.

F. Bypass and Drain Connections: Comply with MSS SP-45 bypass and drain connections.

G. Threads: ASME B1.20.1.

H. Flanges: ASME B16.1 for cast iron, ASME B16.5 for steel, and ASME B16.24for bronze valves.

I. Solder Joint: ASME B16.18.

1. Caution: Where soldered end connections are used, use solder having a melting point below 840 deg F for gate, globe, and check valves; below 421 deg F for ball valves.

## 2.3 GATE VALVES

A. No gate valves will be used on this project.

## 2.4 BALL VALVES, HOT & CHILLED WATER

A. Ball Valves, 4 Inches and Smaller: MSS SP-110, 600-psi CWP, ASTM B 584 ,B 61 or B 62 bronze body (containing no more than 15% zinc), 2-piece construction; chrome-plated, full port, brass ball; blowout proof; silicon- bronze or silicon-brass stem; teflon seats and seals; threaded or soldered end connections, valves for HVAC, steam and condensate service must have threaded end connections:

1. Operator: Vinyl-covered steel lever handle for sizes 2-1/2” and smaller.
2. Operator: Lever operators with lock for sizes 3” and larger.
3. Valves shall be equipped with 2” extended handles of non-thermal conductive material. Also provide a protective sleeve that allows operation of the valve without breaking the vapor seal or disturbing the insulation. Supply with memory stops, which are fully adjustable after insulation is applied.
4. Memory Stop: For operator handles.

## 2.5 BALL VALVES, (2-1/2” & SMALLER STEAM)

A. Steam valves 2-1/2” and smaller shall be Flow-Tech Series 7000 Stainless Steel series of Series 8000, 3 piece, Carbon Steel or approved equal. Valves shall have threaded ends, full port and be smart steam design type. Tek-fil seats.

## 2.6 BUTTERFLY VALVES

A. Butterfly Valves: MSS SP-67 200/250 CWP, ASTM A536 Ductile Iron, full lug body, 2 inch extended neck, 316 stainless steel or aluminum-bronze disc, slide through one piece 400 series stainless steel stem design with geometric connection to disc no taper pins, molded-in EPDM seat liner. Valves must be suitable for bi-directional dead end service at valves dead and rated

pressure service with out the need for downstream flanges. The disk can be made of stainless steel for chilled water valves.

Operator for sizes 2-1/2” to 6”: Lever handle with latch lock.
Operator for sizes 8” to 24”: Weather-proof Handwheel gear operator.
Operator for 8” and larger, 120 “ or higher above floor: Cain-wheel operator assembly.

B. Butterfly Valves for high pressure applications:
Valves shall meet the requirements of MSS SP-68, High Pressure Butterfly Valves with Offset Design. Unless otherwise indicated, full lug type valves suitable for bi-directional end of line service at full rated pressure, without the need of a downstream flange. ANSI Class 150 or 300, Carbon Steel Body, Stainless Steel Disc, Stainless Steel or Duplex Steel Stem, PTFE Seats, PTFE or Graphite Seals. Permanently lubricated bearings of 316 Stainless Steel with Graphite. 2 ½” to 6” shall have lever lock operator, 8” and larger shall have gear operators or Pneumatic/Electric Actuators.

NIBCO Figure Number LCS6822 (Class 150)
NIBCO Figure Number LCS7822 (Class 300)

## 2.7 DRAIN VALVES

A. Full port bronze ball valves with ¾” hose thread outlet and hose cap and chain.

# PART 3 - EXECUTION

## 3.1 EXAMINATION

A. Examine piping system for compliance with requirements for installation tolerances and other conditions affecting performance of valves. Do not proceed with installation until unsatisfactory conditions have been corrected.

B. Examine valve interior for cleanliness, freedom from foreign matter, and corrosion. Remove special packing materials, such as blocks, used to prevent disc movement during shipping and handling.

C. Operate valves from fully open to fully closed positions. Examine guides and seats made accessible by such operation.

D. Examine threads on valve and mating pipe for form and cleanliness.

E. Examine mating flange faces for conditions that might cause leakage. Check bolting for proper size, length, and material. Check gasket material for proper size, material composition suitable for service, and freedom from defects and damage.

F. Do not attempt to repair defective valves; replace with new valves.

## 3.2 INSTALLATION

A. Install valves as indicated, according to manufacturer's written instructions.

B. Piping installation requirements are specified in other Division 23 Sections. Drawings indicate the general arrangement of piping, fittings, and specialties.

C. Install valves with unions or flanges at each piece of equipment arranged to allow servicing, maintenance, and equipment removal without system shutdown.

D. Locate valves for easy access and provide separate support where necessary.

E. Install valves in horizontal piping with stem at or above the center of the pipe.

F. Install valves in a position to allow full stem movement.

G. For chain-wheel operators, extend chains to 78 inches above finished floor elevation.

3.3 SOLDERED CONNECTIONS

A. Cut tube square and to exact lengths.

B. Clean end of tube to depth of valve socket with steel wool, sand cloth, or a steel wire brush to a bright finish. Clean valve socket.

C. Apply proper soldering flux in an even coat to inside of valve socket and outside of tube.

D. Open gate and globe valves to fully open position.

E. Remove the cap and disc holder of swing check valves having composition discs.

F. Insert tube into valve socket, making sure the end rests against the shoulder inside valve. Rotate tube or valve slightly to ensure even distribution of the flux.

G. Apply heat evenly to outside of valve around joint until solder melts on contact. Feed solder until it completely fills the joint around tube. Avoid hot spots or overheating valve. Once the solder starts cooling, remove excess amounts around the joint with a cloth or brush.

3.4 THREADED CONNECTIONS

A. Note the internal length of threads in valve ends and proximity of valve internal seat or wall to determine how far pipe should be threaded into valve.

B. Align threads at point of assembly.

C. Apply appropriate tape or thread compound to the external pipe threads, except where dry seal threading is specified.

D. Assemble joint, wrench tight. Wrench on valve shall be on the valve end into which the pipe is being threaded.

3.5 FLANGED CONNECTIONS

A. Align flange surfaces parallel.

B. Assemble joints by sequencing bolt tightening to make initial contact of flanges and gaskets as flat and parallel as possible. Use suitable lubricants on bolt threads. Tighten bolts gradually and uniformly with a torque wrench.

C. For dead-end service, all butterfly valves, except for the NIBCO LD2000 / 3000, require flanges both upstream and downstream for proper shutoff and retention. NIBCO LD2000 / 3000 series butterfly valves are suitable for bubbletight dead-end service with out the need for a downstream flange.

## 3.6 VALVE END SELECTION

A. Select valves with the following ends or types of pipe/tube connections:

1. Copper Tube Size, 2-1/2 Inches and Smaller: Solder ends, except provide threaded ends for HVAC and low-pressure steam service.
2. Steel Pipe Sizes, 2-1/2 Inches and Smaller: Threaded or grooved end.
3. Steel Pipe Sizes, 3 Inches and Larger: Grooved end or flanged.

## 3.7 APPLICATION

A. General Application: Use gate, ball, and butterfly valves for shutoff duty; globe, ball, and butterfly for throttling duty. Refer to piping system Specification Sections for specific valve applications and arrangements.

## 3.8 ADJUSTING

A. Adjust or replace packing after piping systems have been tested and put into service, but before final adjusting and balancing. Replace valves if leak persists.

END OF SECTION 230523

## 3.6 VALVE END SELECTION

A. Select valves with the following ends or types of pipe/tube connections:

1. Copper Tube Size, 2-1/2 Inches and Smaller: Solder ends, except provide threaded ends for HVAC and low-pressure steam service.
2. Steel Pipe Sizes, 2-1/2 Inches and Smaller: Threaded or grooved end.
3. Steel Pipe Sizes, 3 Inches and Larger: Grooved end or flanged.

## 3.7 APPLICATION

A. General Application: Use gate, ball, and butterfly valves for shutoff duty; globe, ball, and butterfly for throttling duty. Refer to piping system Specification Sections for specific valve applications and arrangements.

## 3.8 ADJUSTING

A. Adjust or replace packing after piping systems have been tested and put into service, but before final adjusting and balancing. Replace valves if leak persists.

END OF SECTION 230523

# SECTION 230529 - HANGERS AND SUPPORTS

## PART 1 - GENERAL

### 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

### 1.2 SUMMARY

A. This Section includes the following hangers and supports for HVAC system piping and equipment:

1. Steel pipe hangers and supports.
2. Trapeze pipe hangers.
3. Metal framing systems.

B. Related Sections include the following:

1. Division 05 Section "Metal Fabrications" for structural-steel shapes and plates for trapeze hangers for pipe and equipment supports.
2. Division 21 Section "Water-Based Fire-Suppression Systems" for pipe hangers for fire-protection piping.
3. Division 23 Section “Expansion Fittings and Loops for HVAC Piping" for pipe guides and anchors.
4. Division 23 Section “Vibration and Seismic Controls for HVAC Piping and Equipment" for vibration isolation devices.
5. Division 23 Section(s) "Metal Ducts" for duct hangers and supports.

### 1.3 DEFINITIONS

A. MSS: Manufacturers Standardization Society for The Valve and Fittings Industry Inc.

B. Terminology: As defined in MSS SP-90, "Guidelines on Terminology for Pipe Hangers and Supports."

### 1.4 PERFORMANCE REQUIREMENTS

A. Design supports for multiple pipes, including pipe stands, capable of supporting combined weight of supported systems, system contents, and test water.

B. Design equipment supports capable of supporting combined operating weight of supported equipment and connected systems and components.

C. Design seismic-restraint hangers and supports for piping and equipment and obtain approval from authorities having jurisdiction.

## 1.5 SUBMITTALS

A. Product Data: For the following:

1. Steel pipe hangers and supports.
2. Mechanical Anchors: ICC-ES Evaluation Reports validating ‘Cracked Concrete’ testing per A.C. 193 must be provided for anchors resisting seismic loads and/or supporting life-safety systems including fire sprinkler systems.

B. Shop Drawings: Signed and sealed by a qualified professional engineer. Show fabrication and installation details and include calculations for the following:

1. Trapeze pipe hangers. Include Product Data for components.
2. Metal framing systems. Include Product Data for components.

C. Welding certificates.

## 1.6 QUALITY ASSURANCE

A. Welding: Qualify procedures and personnel according to AWS D1.4, "Structural Welding Code--Reinforcing Steel." ASME Boiler and Pressure Vessel Code: Section IX.

B. Welding: Qualify procedures and personnel according to the following:

1. AWS D1.1, "Structural Welding Code--Steel."
2. AWS D1.2, "Structural Welding Code--Aluminum."
3. AWS D1.3, "Structural Welding Code--Sheet Steel."
4. AWS D1.4, "Structural Welding Code--Reinforcing Steel."
5. ASME Boiler and Pressure Vessel Code: Section IX.

# PART 2 - PRODUCTS

## 2.1 MANUFACTURERS

A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:

1. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.

## 2.2 STEEL PIPE HANGERS AND SUPPORTS

A. Description: MSS SP-58, Types 1 through 58, factory-fabricated components. Refer to Part 3 "Hanger and Support Applications" Article for where to use specific hanger and support types.

B. Manufacturers:

1. AAA Technology & Specialties Co., Inc.
2. Bergen-Power Pipe Supports.
3. B-Line Systems, Inc.; a division of Cooper Industries.

4. Carpenter & Paterson, Inc.
5. Empire Industries, Inc.
6. ERICO/Michigan Hanger Co.
7. Globe Pipe Hanger Products, Inc.
8. Grinnell Corp.
9. GS Metals Corp.
10. National Pipe Hanger Corporation.
11. PHD Manufacturing, Inc.
12. PHS Industries, Inc.
13. Piping Technology & Products, Inc.
14. Tolco Inc.
15. Simpson Strong-Tie Co.

C. Galvanized, Metallic Coatings: Pregalvanized or hot dipped.

D. Nonmetallic Coatings: Plastic coating, jacket, or liner.

E. Padded Hangers: Hanger with fiberglass or other pipe insulation pad or cushion for support of bearing surface of piping.

## 2.3 TRAPEZE PIPE HANGERS

A. Description: MSS SP-69, Type 59, shop- or field-fabricated pipe-support assembly made from structural-steel shapes with MSS SP-58 hanger rods, nuts, saddles, and U-bolts.

## 2.4 METAL FRAMING SYSTEMS

A. Description: MFMA-3, shop- or field-fabricated pipe-support assembly made of steel channels and other components.

B. Manufacturers:

1. B-Line Systems, Inc.; a division of Cooper Industries.
2. ERICO/Michigan Hanger Co.; ERISTRUT Div.
3. GS Metals Corp.
4. Power-Strut Div.; Tyco International, Ltd.
5. Thomas & Betts Corporation.
6. Tolco Inc.
7. Unistrut Corp.; Tyco International, Ltd.

C. Coatings: Manufacturer's standard finish, unless bare metal surfaces are indicated.

D. Nonmetallic Coatings: Plastic coating, jacket, or liner.

## 2.5 MISCELLANEOUS MATERIALS

A. Structural Steel: ASTM A 36/A 36M, steel plates, shapes, and bars; black and galvanized.

# PART 3 - EXECUTION

## 3.1 HANGER AND SUPPORT APPLICATIONS

A. Specific hanger and support requirements are specified in Sections specifying piping systems and equipment.

B. Comply with MSS SP-69 for pipe hanger selections and applications that are not specified in piping system Sections.

C. Use hangers and supports with galvanized, metallic coatings for piping and equipment that will not have field-applied finish.

D. Use nonmetallic coatings on attachments for electrolytic protection where attachments are in direct contact with copper tubing.

E. Use padded hangers for piping that is subject to scratching.

F. Horizontal-Piping Hangers and Supports: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Adjustable, Steel Clevis Hangers (MSS Type 1): For suspension of noninsulated or insulated stationary pipes, NPS 1/2 to NPS 30.
2. Yoke-Type Pipe Clamps (MSS Type 2): For suspension of 120 to 450 deg F pipes, NPS 4 to NPS 16, requiring up to 4 inches of insulation.
3. Carbon- or Alloy-Steel, Double-Bolt Pipe Clamps (MSS Type 3): For suspension of pipes, NPS 3/4 to NPS 24, requiring clamp flexibility and up to 4 inches of insulation.
4. Steel Pipe Clamps (MSS Type 4): For suspension of cold and hot pipes, NPS 1/2 to NPS 24, if little or no insulation is required.
5. Pipe Hangers (MSS Type 5): For suspension of pipes, NPS 1/2 to NPS 4, to allow off-center closure for hanger installation before pipe erection.
6. Adjustable, Swivel Split- or Solid-Ring Hangers (MSS Type 6): For suspension of noninsulated stationary pipes, NPS 3/4 to NPS 8.
7. Adjustable, Steel Band Hangers (MSS Type 7): For suspension of noninsulated stationary pipes, NPS 1/2 to NPS 8.
8. Adjustable Band Hangers (MSS Type 9): For suspension of noninsulated stationary pipes, NPS 1/2 to NPS 8.
9. Adjustable, Swivel-Ring Band Hangers (MSS Type 10): For suspension of noninsulated stationary pipes, NPS 1/2 to NPS 2.
10. Split Pipe-Ring with or without Turnbuckle-Adjustment Hangers (MSS Type 11): For suspension of noninsulated stationary pipes, NPS 3/8 to NPS 8.
11. Extension Hinged or 2-Bolt Split Pipe Clamps (MSS Type 12): For suspension of noninsulated stationary pipes, NPS 3/8 to NPS 3.
12. U-Bolts (MSS Type 24): For support of heavy pipes, NPS 1/2 to NPS 30.
13. Clips (MSS Type 26): For support of insulated pipes not subject to expansion or contraction.
14. Pipe Saddle Supports (MSS Type 36): For support of pipes, NPS 4 to NPS 36, with steel pipe base stanchion support and cast-iron floor flange.
15. Pipe Stanchion Saddles (MSS Type 37): For support of pipes, NPS 4 to NPS 36, with steel pipe base stanchion support and cast-iron floor flange and with U-bolt to retain pipe.
16. Adjustable, Pipe Saddle Supports (MSS Type 38): For stanchion-type support for pipes, NPS 2-1/2 to NPS 36, if vertical adjustment is required, with steel pipe base stanchion support and cast-iron floor flange.
17. Single Pipe Rolls (MSS Type 41): For suspension of pipes, NPS 1 to NPS 30, from 2 rods if longitudinal movement caused by expansion and contraction might occur.

18. Adjustable Roller Hangers (MSS Type 43): For suspension of pipes, NPS 2-1/2 to NPS 20, from single rod if horizontal movement caused by expansion and contraction might occur.
19. Complete Pipe Rolls (MSS Type 44): For support of pipes, NPS 2 to NPS 42, if longitudinal movement caused by expansion and contraction might occur but vertical adjustment is not necessary.
20. Pipe Roll and Plate Units (MSS Type 45): For support of pipes, NPS 2 to NPS 24, if small horizontal movement caused by expansion and contraction might occur and vertical adjustment is not necessary.
21. Adjustable Pipe Roll and Base Units (MSS Type 46): For support of pipes, NPS 2 to NPS 30, if vertical and lateral adjustment during installation might be required in addition to expansion and contraction.

G. Vertical-Piping Clamps: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Extension Pipe or Riser Clamps (MSS Type 8): For support of pipe risers, NPS 3/4 to NPS 20.
2. Carbon- or Alloy-Steel Riser Clamps (MSS Type 42): For support of pipe risers, NPS 3/4 to NPS 20, if longer ends are required for riser clamps.

H. Hanger-Rod Attachments: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Steel Turnbuckles (MSS Type 13): For adjustment up to 6 inches for heavy loads.
2. Steel Clevises (MSS Type 14): For 120 to 450 deg F piping installations.
3. Swivel Turnbuckles (MSS Type 15): For use with MSS Type 11, split pipe rings.
4. Malleable-Iron Sockets (MSS Type 16): For attaching hanger rods to various types of building attachments.
5. Steel Weldless Eye Nuts (MSS Type 17): For 120 to 450 deg F piping installations.

I. Building Attachments: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Steel or Malleable Concrete Inserts (MSS Type 18 or Simpson Blue Banger Concrete insert with UL & FM approvals): For upper attachment to suspend pipe hangers from concrete ceiling.
2. Top-Beam C-Clamps (MSS Type 19): For use under roof installations with bar-joist construction to attach to top flange of structural shape.
3. Side-Beam or Channel Clamps (MSS Type 20): For attaching to bottom flange of beams, channels, or angles.
4. Center-Beam Clamps (MSS Type 21): For attaching to center of bottom flange of beams.
5. Welded Beam Attachments (MSS Type 22): For attaching to bottom of beams if loads are considerable and rod sizes are large.
6. C-Clamps (MSS Type 23): For structural shapes.
7. Top-Beam Clamps (MSS Type 25): For top of beams if hanger rod is required tangent to flange edge.
8. Side-Beam Clamps (MSS Type 27): For bottom of steel I-beams.
9. Steel-Beam Clamps with Eye Nuts (MSS Type 28): For attaching to bottom of steel I-beams for heavy loads.
10. Linked-Steel Clamps with Eye Nuts (MSS Type 29): For attaching to bottom of steel I-beams for heavy loads, with link extensions.
11. Malleable Beam Clamps with Extension Pieces (MSS Type 30): For attaching to structural steel.

12. Welded-Steel Brackets: For support of pipes from below, or for suspending from above by using clip and rod. Use one of the following for indicated loads:

    a. Light (MSS Type 31): 750 lb.
    b. Medium (MSS Type 32): 1500 lb.
    c. Heavy (MSS Type 33): 3000 lb.

13. Side-Beam Brackets (MSS Type 34): For sides of steel or wooden beams.
14. Plate Lugs (MSS Type 57): For attaching to steel beams if flexibility at beam is required.
15. Horizontal Travelers (MSS Type 58): For supporting piping systems subject to linear horizontal movement where headroom is limited.

J. Spring Hangers and Supports: Unless otherwise indicated and except as specified in piping system Sections, install the following types:

1. Restraint-Control Devices (MSS Type 47): Where indicated to control piping movement.
2. Spring Cushions (MSS Type 48): For light loads if vertical movement does not exceed 1-1/4 inches.
3. Spring-Cushion Roll Hangers (MSS Type 49): For equipping Type 41 roll hanger with springs.
4. Spring Sway Braces (MSS Type 50): To retard sway, shock, vibration, or thermal expansion in piping systems.
5. Variable-Spring Hangers (MSS Type 51): Preset to indicated load and limit variability factor to 25 percent to absorb expansion and contraction of piping system from hanger.
6. Variable-Spring Base Supports (MSS Type 52): Preset to indicated load and limit variability factor to 25 percent to absorb expansion and contraction of piping system from base support.
7. Variable-Spring Trapeze Hangers (MSS Type 53): Preset to indicated load and limit variability factor to 25 percent to absorb expansion and contraction of piping system from trapeze support.
8. Constant Supports: For critical piping stress and if necessary to avoid transfer of stress from one support to another support, critical terminal, or connected equipment. Include auxiliary stops for erection, hydrostatic test, and load-adjustment capability. These supports include the following types:

    a. Horizontal (MSS Type 54): Mounted horizontally.
    b. Vertical (MSS Type 55): Mounted vertically.
    c. Trapeze (MSS Type 56): Two vertical-type supports and one trapeze member.

K. Comply with MSS SP-69 for trapeze pipe hanger selections and applications that are not specified in piping system Sections.

L. Comply with MFMA-102 for metal framing system selections and applications that are not specified in piping system Sections.

M. Use mechanical-expansion anchors or screw instead of building attachments where required in concrete construction. For anchors resisting seismic loads and/or supporting life-safety systems including fire sprinkler systems, anchors shall have been tested for ‘Cracked Concrete’ per A.C. 193 and shall have a valid ICC-ES Evaluation Report

## 3.2 HANGER AND SUPPORT INSTALLATION

A. Steel Pipe Hanger Installation: Comply with MSS SP-69 and MSS SP-89. Install hangers, supports, clamps, and attachments as required to properly support piping from building structure.

B. Trapeze Pipe Hanger Installation: Comply with MSS SP-69 and MSS SP-89. Arrange for grouping of parallel runs of horizontal piping and support together on field-fabricated trapeze pipe hangers.

1. Pipes of Various Sizes: Support together and space trapezes for smallest pipe size or install intermediate supports for smaller diameter pipes as specified above for individual pipe hangers.
2. Field fabricate from ASTM A 36/A 36M, steel shapes selected for loads being supported. Weld steel according to AWS D1.1.

C. Metal Framing System Installation: Arrange for grouping of parallel runs of piping and support together on field-assembled metal framing systems.

D. Install hangers and supports complete with necessary inserts, bolts, rods, nuts, washers, and other accessories.

E. Install hangers and supports to allow controlled thermal and seismic movement of piping systems, to permit freedom of movement between pipe anchors, and to facilitate action of expansion joints, expansion loops, expansion bends, and similar units.

F. Install lateral bracing with pipe hangers and supports to prevent swaying. For applications where seismic bracing is required, ‘Cracked Concrete’ expansion anchors or concrete screws tested per A.C. 193 must be provided for seismic bracing anchorage where post-installed anchors are required.

G. Install building attachments within concrete slabs or attach to structural steel. Install additional attachments at concentrated loads, including valves, flanges, and strainers, NPS 2-1/2 and larger and at changes in direction of piping. Install concrete inserts before concrete is placed; fasten inserts to forms and install reinforcing bars through openings at top of inserts.

H. Load Distribution: Install hangers and supports so piping live and dead loads and stresses from movement will not be transmitted to connected equipment.

I. Pipe Slopes: Install hangers and supports to provide indicated pipe slopes and so maximum pipe deflections allowed by ASME B31.1 (for power piping) and ASME B31.9 (for building services piping) are not exceeded.

J. Insulated Piping: Comply with the following:

1. Attach clamps and spacers to piping.

a. Piping Operating above Ambient Air Temperature: Clamp may project through insulation.
b. Piping Operating below Ambient Air Temperature: Use thermal-hanger shield insert with clamp sized to match OD of insert.
c. Do not exceed pipe stress limits according to ASME B31.1 for power piping and ASME B31.9 for building services piping.

2. Install MSS SP-58, Type 39, protection saddles if insulation without vapor barrier is indicated. Fill interior voids with insulation that matches adjoining insulation.

3. Install MSS SP-58, Type 40, protective shields on cold piping with vapor barrier. Shields shall span an arc of 180 degrees.

    a. Option: Thermal-hanger shield inserts may be used. Include steel weight-distribution plate for pipe NPS 4 and larger if pipe is installed on rollers.

4. Shield Dimensions for Pipe: Not less than the following:

    a. NPS 1/4 to NPS 3-1/2: 12 inches long and 0.048 inch thick.
    b. NPS 4: 12 inches long and 0.06 inch thick.
    c. NPS 5 and NPS 6: 18 inches long and 0.06 inch thick.
    d. NPS 8 to NPS 14: 24 inches long and 0.075 inch thick.
    e. NPS 16 to NPS 24: 24 inches long and 0.105 inch thick.

5. Pipes NPS 8 and Larger: Include wood inserts.
6. Insert Material: Length at least as long as protective shield.

## 3.3 METAL FABRICATIONS

A. Cut, drill, and fit miscellaneous metal fabrications for trapeze pipe hangers.

B. Fit exposed connections together to form hairline joints. Field weld connections that cannot be shop welded because of shipping size limitations.

C. Field Welding: Comply with AWS D1.1 procedures for shielded metal arc welding, appearance and quality of welds, and methods used in correcting welding work, and with the following:

1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
2. Obtain fusion without undercut or overlap.
3. Remove welding flux immediately.
4. Finish welds at exposed connections so no roughness shows after finishing and contours of welded surfaces match adjacent contours.

## 3.4 ADJUSTING

A. Hanger Adjustments: Adjust hangers to distribute loads equally on attachments and to achieve indicated slope of pipe.

B. Trim excess length of continuous-thread hanger and support rods to 1-1/2 inches.

## 3.5 PAINTING

A. Touch Up: Clean field welds and abraded areas of shop paint. Paint exposed areas immediately after erecting hangers and supports. Use same materials as used for shop painting. Comply with SSPC-PA 1 requirements for touching up field-painted surfaces.

1. Apply paint by brush or spray to provide minimum dry film thickness of 2.0 mils.

B. Touch Up: Cleaning and touchup painting of field welds, bolted connections, and abraded areas of shop paint on miscellaneous metal are specified in Division 09 painting Sections.

C. Galvanized Surfaces: Clean welds, bolted connections, and abraded areas and apply galvanizing-repair paint to comply with ASTM A 780.

END OF SECTION 230529

**SECTION 230548-SEISMIC RESTRAINT AND VIBRATION ISOLATION**

All isolation materials, flexible connectors and seismic restraints shall be of the same vendor and shall be selected and certified using published or factory certified data. Any variance or non-compliance with these specification requirements shall be corrected by the contractor in an approved manner.

PART 1 - SEISMIC DESIGN

1.1 DESCRIPTION

A. The work in this section consists of furnishing engineering and materials necessary for the required seismic design of supports and attachments for systems and equipment contained herein for the project.

B. Other sections of DIVISION 21, 22 & 23 form a part of this section. Refer to all sections for a complete description of the work.

C. Unless otherwise specified, all mechanical, electrical, fire protection and plumbing equipment, pipe, and duct shall be restrained to resist seismic forces. Restraints shall maintain equipment, piping, and duct work in a captive position.

D. The 2006 IBC/ASCE 7-05 requires that mechanical & electrical components be assigned a component importance factor. This importance factor is used to determine which equipment may or may not be exempt from seismic design force requirements. The component importance factor is determined as follows:

| | |
|---|---|
| $I_p = 1.5$ | Life-safety component is required to function after an earthquake. |
| $I_p = 1.5$ | Component contains hazardous or flammable material. |
| $I_p = 1.5$ | Storage racks in occupancies open to the general public (e.g., warehouse retail stores). |
| $I_p = 1.0$ | All other components. |

In addition, for structures in Occupancy Category IV (Buildings having essential facility required for post earthquake recovery, and those containing substantial quantities of hazardous substances as designated by local building officials),

| | |
|---|---|
| $I p = 1.5$ | For components needed for continued operation of the facility or whose failure could impair the continued operation of the facility. |

SEE PROJECT DOCUMENTS FOR COMPONENT AND SYSTEM Ip's AND ALL OTHER DESIGN INFORMATION.

1.2 GENERAL SEISMIC DESIGN REQUIREMENTS:

A. Per IBC 1613.1, the seismic restraint of nonstructural components shall meet the requirements of ASCE 7. If the component in question is exempted by Section 13.1.4 of ASCE 7, a submittal noting that seismic restraint of that particular component is not required.

B. The seismic restraint design must meet the requirements listed in Table 13.2-1 of ASCE 7. These requirements may be met by providing a project-specific design prepared by a registered design professional in the state were the project is being constructed, and a manufacturer's certification that the component is seismically qualified.

C. On projects with Seismic Design Category A or B, seismic design or restraint is not required.

D. On projects with Seismic Design Category C:

   a. Components with Ip = 1.0 do not require seismic design or restraint.
   b. Duct: Where duct Ip>1.0, brace all duct > 5 lb/lf
   c. Pipe: Where pipe Ip>1.0, brace all pipe > 2" diameter.
   d. Equipment: Where equipment Ip>1.0, provide anchorage or restraint design for all floor, wall mounted or suspended equipment.

E. On projects with Seismic Design Category D:

   1. Seismic anchorage design is not required for floor mounted mechanical, electrical, and plumbing components where I p = 1.0 and flexible connections between the components and associated duct work, piping and conduit are provided, the components are mounted at 4 feet (1219 mm) or less above a floor level and they weigh 400 pounds (1780 N) or less.

F. Seismic anchorage or bracing is not required for hanging, wall mounted, and flexibly supported mechanical, plumbing and electrical components that weigh 20 pounds (89 N) or less, where I p = 1.0 and flexible connections are provided between the components and associated duct work, piping and conduit.

G. Where equipment Ip>1.0, provide anchorage or restraint design for all floor, wall mounted or suspended equipment.

H. Duct:

   1. Where duct Ip=1.0, brace all rectangular duct > and equal 6 sqft, all round duct > 33" diameter.
   2. Where duct Ip>1.0, brace all duct > 5 lb/lf

I. Pipe:

   1. Where pipe Ip=1.0, brace all pipe > 3" diameter.
   2. Where pipe Ip>1.0, brace all pipe > 1" diameter.

J. Equipment items installed in-line and rigidly mounted at the inlet and outlet to the duct system (e.g, fans, heat exchangers and humidifiers) with an operating weight less than 75 pounds (334 N) need not be braced if the duct run it is attached to is braced. Equipment with an operating weight greater than 75 lbs must be braced and supported independent of the duct.

K. Regardless of Seismic Design Category:

   1. Seismic restraints are not required on piping supported by individual clevis hangers where the distance, as measured from the top of the pipe to the supporting structure, is less than 12 inches (305mm) for the entire pipe run and the pipe can accommodate the expected deflections. Trapeze or double rod hangers, where the distance from the top of the trapeze or support to the structure is less than 12 inches for the entire run. HVAC ducts suspended from hangers that are 12 inches (305 mm) or less in length from the top of the duct to the supporting structure and the hangers are detailed to avoid significant bending of the hangers and their connections. Duct must be positively attached to hanger with minimum #10 screws within 2" from the top of the duct. Hanger rods shall

not be constructed in a manner that would subject the rod to bending moments (swivel, eye bolt, or vibration isolation hanger connection to structure are required to prevent bending moments when utilizing this exclusion). Displacement of the component shall not cause damaging impact with other utilities or the structure. Flexible connections are required between unbraced systems and equipment to accommodate differential displacements. Where HVAC systems Ip>1.0, this exclusion shall not apply (per ASCE 7, 13.6.7).

L. Brace spacing for low deformability piping and duct (e.g., cast iron, PVC, fiberglass, glass, etc.) shall not exceed one half of the brace spacing of high deformability piping or duct.

M. Wherever systems or components are vibration isolated, seismic restraints must be designed to prevent short circuiting of the isolation systems.

N. ANCHORAGE REQUIREMENTS:

1. All post installed anchors utilized in the seismic design must be qualified for use in cracked concrete and approved for use with seismic loads.
2. Expansion anchors shall not be used for anchorage of equipment with motors rated over 10hp with the exception of undercut expansion anchors. Spring or internally isolated equipment are exempt from this requirement.
3. All beam clamps utilized for vertical support must also incorporate retention straps.
4. All seismic brace arm anchorages to include concrete anchors, beam clamps, truss connections, etc., must be approved for use with seismic loads.
5. Calculations and restraint device submittal drawings shall specify anchor bolt type, embedment, concrete compressive strength, minimum spacing between anchors, and minimum distances of anchors from concrete edges. Concrete anchor locations shall not be near edges, stress joints, or an existing fracture. All bolts shall be ASTM A307 or better.
6. Gravity supports must be designed by a licensed engineer in the project state for systems subject to seismic requirements as listed above. Gravity supports include primary support and anchorage of all distributed systems, riser supports, and supports for floor mounted utilities. Design is to include seismic loads in conjunction with dead loads as required by the IBC/ASCE 7.

O. See Part 2 for additional seismic restraint requirements associated with vibration isolated systems and components.

1.3 MANUFACTURER'S RESPONSIBILITIES:

A. The following seismic restraint manufacturers are accepted: International Seismic Application Technology (ISAT), Amber / Booth, Mason Industries Inc. (M.I.), Kinetics Noise Control Inc. (K.N.C.), Vibration Mounting & Controls, Inc. (V.M.C.) and Vibro Acoustics.

B. Determine vibration isolation and seismic restraint sizes and locations.

C. Provide installation instructions and shop drawings for all materials supplied under this section of the specifications.

D. Provide calculations to determine restraint loads resulting from seismic forces presented in local building code or IBC, Chapter 16 latest edition. Seismic calculations shall be certified by the manufacturers engineer licensed in the state of Utah.

E. Seismic restraint load ratings must be certified and substantiated by testing or calculations under direct control of a registered professional engineer. Copies of testing and calculations must be submitted as part of submittal documents. OSHPD pre-approved restraint systems are exempt from this requirement if their pre-approval is current and based upon the IBC 2006 (i.e. OPA-07 pre-approval numbers).

1.4 QUALITY CONTROL

A. All seismic restraint components exposed to the weather shall be zinc or cadmium-plated, epoxy coat or PVC coated, and/or galvanized steel. Nuts, bolts and washers may be zinc-electroplated. Restraints for outdoor mounted components shall provide adequate restraint for the greater of either wind or seismic loads required by local codes or withstand a minimum of 30 lb. / sq. ft. applied to any exposed surface of the equipment.

B. Seismic restraint designer must provide, in writing, the special inspection requirements for all Designated Seismic Systems as indicated in Chapter 17 of the IBC.

1.5 SUBMITTALS

A. Each contractor responsible for the installation of Designated Seismic Systems (systems with component Ip>1.0) must submit a “Statement of Responsibility” as required by Section 1706.1 of the IBC 2006, prior to beginning work on the system or component.

B. Submittal documents must include a “Basis for Design” or “Design Criteria” which includes a statement from the registered design professional that the design complies with the requirements of the ASCE 7-05, Chapter 13 and IBC 2006 chapter 1912/ACI 318 (concrete anchors).

C. Submittals must include seismic bracing layout drawings indicating the location of all seismic restraints. The submittal package must include seismic restraint details providing specific information relating to the materials, type, size, and locations of anchorages; materials used for bracing; attachment requirements of bracing to structure and component; and locations of transverse and longitudinal sway bracing and rod stiffeners.

D. Catalog cut sheets and installation instructions shall be included for each type seismic restraint used on equipment or components being restrained.

E. Submit special inspection requirements as required under 1.4 at time of seismic submittals.

F. Submittal drawings and calculations must be stamped by a registered professional engineer in the State were the project is being constructed who is responsible for the seismic restraint design. All seismic restraint submittals not complying with this certification will be rejected.

1.6 SEISMIC CERTIFICATION OF EQUIPMENT

A. For equipment or components where Ip = 1.0.

B. Submittal documents must include a “Basis for Design” or “Design Criteria” which includes a statement from the registered design professional that the design complies with the requirements of the ASCE 7-05, Chapter 13 and IBC 2006 chapter 1912/ACI 318 (concrete anchors). In addition, the basis for compliance must also be noted, as listed below:

1. Project specific design documentation prepared and submitted by a registered design professional (ASCE 7, 13.2.1.1)
2. Submittal of the manufacturer's certification that the equipment is seismically qualified by:

    a. An engineered analysis conforming to the requirements of Chapter 13 of ASCE 7.
    b. Testing by a nationally recognized testing standard procedure such as ICC-ES AC 156. The substantiated seismic design capacities shall exceed the seismic demands determined by Section 13.3 of ASCE 7.
    c. Experience data conforming to a nationally recognized procedure. The substantiated seismic design capacities shall exceed the seismic demands determined by Section 13.3 of ASCE 7.

3. The equipment and components listed below are considered rugged and shall not require Special Seismic Certification:

    a. Valves (not in cast-iron housings, except for ductile cast iron).
    b. Pneumatic operators.
    c. Hydraulic operators.
    d. Motors and motor operators.
    e. Horizontal and vertical pumps (including vacuum pumps).
    f. Air compressors
    g. Refrigerators and freezers.
    h. Elevator cabs.
    i. Underground tanks.
    j. Equipment and components weighing not more than 20 lbs. supported directly on structures (and not mounted on other equipment or components) with supports and attachments in accordance with Chapter 13, ASCE 7-05.

4. Exemptions in this section are for factory assembled discrete equipment and components only and do not apply to site assembled or field assembled equipment or equipment anchorage. The list is based in part on OSHPD Code Application Notice 2-1708A.5.

C. Special Certification requirements for Designated Seismic Systems (i.e. Ip > 1.0):
Seismic Certificates of Compliance supplied by manufacturers shall be submitted for all components that are part of Designated Seismic Systems. In accordance with the ASCE 7, certification shall be via one of the following methods:

1. For active mechanical and electrical equipment that must remain operable following the design earthquake:

    a. Testing as detailed by part c above.
    b. Experience data as detailed by part c above.
    c. Equipment that is considered "rugged" per part c above.

2. Components with hazardous contents shall be certified by the manufacturer as maintaining containment following the design earthquake by:

    a. Testing as detailed by part c above.
    b. Experience data as detailed by part c above.
    c. Engineering analysis utilizing dynamic characteristics and forces. Tanks (without vibration isolators) designed by a registered design professional in accordance with ASME Boiler and Pressure Vessel Code, 2004 (BPVC 2004), and satisfying the force and displacement requirements of Sections 13.3.1 and 13.3.2 of ASCE 7-05 having

an importance factor, I = 1.5 and reviewed by DFCM shall be considered to satisfy the Special Seismic Certification requirements on the basis of ASCE 7-05 Section 13.6.9.

1.7 INSTALLATION

A. Comply with manufacturer/engineer's instructions for the installation of seismic restraint materials and products.

PART 2 - VIBRATION ISOLATION

See Part 1 for seismic design requirements. Additional seismic design requirements are outlined below where they pertain specifically to vibration isolated components or systems.

2.1 DESCRIPTION

A. The work in this section consists of furnishing engineering and materials necessary for vibration isolation for systems and equipment contained herein for the project.

B. Other sections of DIVISION 21, 22 & 23 form a part of this section. Refer to all sections for a complete description of the work.

C. All mechanical equipment .75 HP and over listed in the equipment schedule shall be mounted on vibration isolators to prevent the transmission of objectionable vibration and vibration induced sound to the building structure.

D. All isolation materials, flexible connectors and seismic restraints shall be of the same vendor and shall be selected and certified using published or factory certified data. Any variance or non-compliance with these specification requirements shall be corrected by the contractor in an approved manner.

E. The contractor and vendor of the isolation and seismic restraints for floor mounted equipment shall refer to the isolator and seismic restraint schedule which lists isolator types, isolator deflections and seismic restraint type. Vibration isolators shall be selected in accordance with the equipment, pipe or duct weight distribution so as to produce reasonably uniform deflections.

F. Install full line size flexible pipe connectors at the inlet and outlet of each pump, cooling tower, condenser, chiller, coiling connections and where shown on the drawings. All connectors shall be suitable for use at the temperature, pressure, and service encountered at the point of installation and operation. End fitting connectors shall conform to the pipefitting schedule. Control rods or protective braid must be used to limit elongation to 3/8". Flexible connectors shall not be required for suspended in-line pumps.

2.2 MANUFACTURER'S RESPONSIBILITIES:

A. Manufacturer of vibration and seismic restraint products shall have the following responsibilities:

1. Determine vibration isolation and seismic restraint sizes and locations.
2. Provide installation instructions and shop drawings for all materials supplied under this section of the specifications.
3. Provide calculations to determine equipment restraint loads resulting from seismic forces presented in local building code or IBC, Chapter 16 latest edition. Seismic calculations shall be certified by the manufacturers engineer licensed in the state of Utah.

B. Seismic restraint load ratings must be certified and substantiated by testing or calculations under direct control of a registered professional engineer.

C. Calculations and restraint device submittal drawings shall meet the requirements of Part 1, Seismic Design.

## 2.3 QUALITY CONTROL

A. The isolators and seismic restraint systems listed herein are as manufactured by International Seismic Application Technology (ISAT), Amber / Booth, Mason Industries Inc. (M.I.), Kinetics Noise Control Inc. (K.N.C.), California Dynamics (CalDyn), Vibration Mounting & Controls, Inc. (V.M.C.) and Vibro Acoustics.

B. Steel components shall be cleaned and painted with industrial enamel. All nuts, bolts and washers shall be zinc-electroplated. Structural steel bases shall be thoroughly cleaned of welding slag and primed with zinc-chromate or metal etching primer.

C. All isolators, bases and seismic restraints exposed to the weather shall utilize weather resistant plating, epoxy coat or PVC coated springs and galvanized steel components. Nuts, bolts and washers may be zinc-electroplated. Isolators for outdoor mounted equipment shall provide adequate restraint for the greater of either wind loads required by local codes or withstand a minimum of 30 lb. / sq. ft. applied to any exposed surface of the equipment.

D. Vibration isolation designer must provide a written special inspection plan as indicated in Chapter 17 of the IBC.

## 2.4 SUBMITTALS

A. Submit shop drawings of all isolators, seismic restraints and calculations provided.

B. The manufacturer of vibration isolation products shall submit the following data for each piece of isolated equipment: clearly identified equipment tag, quantity and size of vibration isolators and seismic restraints for each piece of rotating isolated equipment. Submittals for mountings and hangers incorporating springs shall include spring diameter and free height, rated deflections, and solid load. Submittals for bases shall clearly identify locations for all mountings as well as all locations for attachment points of the equipment to the mounting base. Submittals shall include seismic calculations signed and checked by a qualified licensed engineer in the state where the project is being constructed. Catalog cut sheets and installation instructions shall be included for each type of isolation mounting or seismic restraint used on equipment being isolated.

C. Submit special inspection requirements as required under 2.4 at time of isolator/seismic submittals. Submittal must be stamped by a registered Utah professional engineer who is responsible for the vibration isolation and seismic restraint design. All vibration isolation not complying with this certification will be rejected.

D. Submittal documents must include a “Basis for Design” or “Design Criteria” which includes a statement from the registered design professional that the design complies with the requirements of the ASCE 7-05, Chapter 13 and IBC 2006 chapter 1912/ACI 318 (concrete anchors). In addition, the basis for compliance must also be noted, as listed below:

1. Project specific design documentation prepared and submitted by a registered design professional (ASCE 7, 13.2.1.1)
2. Submittal of the manufacturer’s certification that the isolation equipment is seismically qualified by:

   a. An engineered analysis conforming to the requirements of Chapter 13 of ASCE 7.
   b. Testing by a nationally recognized testing standard procedure such as ICC-ES AC 156. The substantiated seismic design capacities shall exceed the seismic demands determined by Section 13.3 of ASCE 7.
   c. Experience data conforming to a nationally recognized procedure. The substantiated seismic design capacities shall exceed the seismic demands determined by Section 13.3 of ASCE 7.

## 2.5 VIBRATION ISOLATION PRODUCTS

### A. ISOLATORS

1. Specification W: a pad type mounting consisting of two layers of ribbed elastomeric pads with a ½” poro-elastic vibration absorptive material bonded between them. Pads shall be sized for approximate deflection of 0.10” to 0.18”. Pads shall be Amber / Booth Type NRC or equal.
2. Specification A: an elastomeric mounting having a steel baseplate with mounting holes and a threaded insert at top of the mounting for attaching equipment. All metal parts shall be completely embedded in the elastomeric material. Mountings shall be designed for approximately 1/2” deflection, and incorporate a steel seismic snubber with all directional restraint. Mountings shall be Amber/Booth Type SRVD or equal.
3. Specification B: an adjustable, freestanding, open spring mounting with combination leveling and equipment fastening bolt. The spring shall be welded to the spring mounting baseplate and compression plate for stability. The isolator shall be designed for a minimum kx/ky (horizontal-to-vertical spring rate) of 1.0. An elastomeric pad having a minimum thickness of 1/4” shall be bonded to the baseplate. Nuts, adjusting bolts and washers shall be zinc-electroplated to prevent corrosion. This type isolator must be used with specification SL seismic restraint (section 2.3.1). Isolators shall be Amber/Booth Type SW or equal.
4. Specification C: a unitized adjustable, stable open spring isolator with a seismic restraint housing which serves as a blocking device during equipment installation. The spring package shall include an elastomeric pad for high frequency absorption at the base of the spring. The springs shall be designed for a minimum kx/ky (horizontal-to-vertical spring rate) of 1.0. Nuts, adjusting bolts and washers shall be zinc-electroplated to prevent corrosion. The spring assembly shall be removable with equipment in place and shall fit within a welded steel enclosure consisting of a top plate and rigid lower housing. Isolated seismic restraint bolts shall connect top plate to lower housing to resist seismic and wind forces in all directions and limit motion to a maximum of 1/4” movement before engaging. Surfaces that engage under seismic motion shall be cushioned with a resilient elastomeric pad or grommet to protect equipment. Top plate shall have adequate means for fastening to the equipment, and baseplate shall have adequate means for bolting to structure. Entire assembly shall be rated to exceed the applied seismic load (para 1.3.4.). Seismic isolator shall be Amber/Booth Type CTER or equal.

5. Specification D: an elastomeric hanger consisting of a rectangular steel box capable of 200% minimum overload without visible deformation, 30 degree rod misalignment and an elastomeric isolation element designed for approximately 1/2” deflection. Hangers shall be Amber/Booth Type BRD or equal.
6. Specification E: a combination spring and elastomeric hanger consisting of a rectangular steel box capable of 200% minimum overload without visible deformation, 30 degree rod misalignment, coil spring, spring retainers and elastomeric element designed for approximately 1/2” deflection. The spring shall be designed for a minimum kx/ky (horizontal-to-vertical spring rate) of 1.0. Spring hangers shall be Amber/Booth Type BSRA or equal.
7. Specification F: a set (two or more) of spring thrust resisting assemblies, which consist of coil springs, spring retainer, isolation washer, angle mounting brackets, and elastomeric tubing for isolating thrust resister rod from fan discharge. Thrust restraints shall be Amber / Booth Type TRK or equal.
8. Specification SB: a unitized adjustable open spring isolator and a welded steel housing designed to resist seismic forces in all directions. Restraint surfaces which engage under seismic motion shall be cushioned with a resilient elastomer to protect equipment. Restraints shall allow a maximum of 1/4” movement before engaging and shall allow for the spring to be changed if required. Isolator shall be a stable spring with a minimum ky/ky of 1.0. The spring package shall include an elastomeric pad for high frequency absorption at the base of the spring. Nuts and bolts shall be zinc-electroplated to prevent corrosion. Bolting equipment to isolator with bolts smaller than main adjusting bolt will not be allowed.
9. Base plate shall provide means for bolting to the structure. Entire assembly shall be rated to exceed the applied seismic load. Mountings shall be Amber/Booth Type SWSR or equal.

B. BASES

1. Specification G: a welded integral structural steel fan and motor base with NEMA standard motor slide rails and holes drilled to receive the fan and motor slide rails. The steel members shall be adequately sized to prevent distortion and misalignment of the drive, and specifically, shall be sized to limit deflection of the beam on the drive side to 0.05” due to starting torque. Snubbers to prevent excessive motion on starting or stopping shall be furnished if required; however, the snubbers shall not be engaged under steady running conditions. Bases shall be Amber/Booth Type SFB or equal.
2. Specification H: a welded WF (main member) structural steel base for increasing rigidity of equipment mounted thereon or for unitizing belt driven fans. Fan bases shall have holes drilled to match fan and located to provide required center distance between fan and supplied NEMA standard motor slide rails. The steel members shall have minimum depth of 1/12” of the longest span, but not less than 6” deep. Junior beams and junior channels shall not be used. Cross members shall be provided where necessary to support the equipment or to prevent twisting of the main members. Where height restrictions prevent the use of members having a depth of 1/12 of the longest span, beams of less depth may be used provided they have equal rigidity. Provide height-saving brackets for side mounting of the isolators. Brackets for use with Specification type B isolators having 2.5” deflection or greater shall be of the precompression type to limit exposed bolt length. Bases shall be Amber/Booth Type WSB or equal.
3. Specification J: a concrete inertia base consisting of perimeter structural steel concrete pouring form (CPF), reinforcing bars welded in place, bolting templates with anchor bolts and height-saving brackets for side mounting of the isolators. Brackets for use with Specification type B isolators having 2.5” deflection or greater shall be of the pre-compression type to limit exposed bolt length. The perimeter steel members shall have a minimum depth of 1/12 of the longest span, but not less than 6” deep. The base shall be sized with a minimum overlap of 4” around the base of the equipment and, in the case of

belt-driven equipment, 4" beyond the end of the drive shaft. Fan bases are to be supplied with NEMA standard motor slide rails. The bases for pumps shall be sized to support the suction elbow of end suction pumps and both the suction and discharge elbows of horizontal split-case pumps. The bases shall be T-shaped where necessary to conserve space. Inertia bases shall be Amber/Booth Type CPF or equal.

C. FLOOR MOUNTED EQUIPMENT SEISMIC RESTRAINTS:

1. Specification SL: a restraint assembly for floor mounted equipment consisting of welded steel interlocking assemblies welded or bolted securely to the equipment or the equipment bases and to the supporting structure. Restraint assembly surfaces which engage under seismic motion shall be lined with a minimum ¼" thick resilient elastomeric pad to protect equipment. Restraints shall be field adjustable and be positioned for 1/4" clearance as required to prevent interference during normal operation. Restraint assembly shall have minimum rating of 2 times the catalog rating at 1 G as certified by independent laboratory test. Restraint shall be Amber/Booth Type ER or equal.

D. ROOFTOP UNIT CURBS AND ISOLATION SYSTEMS

1. Specification W: Non-isolated seismically rated rooftop curb system that is flashed into roofing membrane. Air and watertight curb shall have a neoprene sponge seal at the top and be rigid enough provide continuous perimeter support for rooftop unit. Curb must provide means to positively anchor to concrete deck, or bolt or weld directly to structural steel to withstand seismic loading. Curb shall provide a means by which contractor supplied insulation may be installed for thermal insulation and acoustic attenuation. Curbs shall accommodate roof pitch shown on drawings. Curb shall use minimum 16 gage galvanized steel and shall be designed with crossbracing required to withstand the greater of seismic forces (para 1.3.4.) or wind loading per local building code. Design must be certified by registered professional engineer in the employ of the manufacturer. Seismic curbs shall be Amber/Booth Type RTC or equal.
2. Specification X: An extruded aluminum rail base for roof top air conditioning units consisting of top and bottom weatherproofed aluminum rails for mounting between equipment and roof curb, incorporating wind/seismic restraints and a continuous air and water seal which is protected from accidental puncture and direct sunlight by an aluminum weather shield. Rails shall incorporate free standing, open spring isolators (minimum kx/ky of 1.0) properly spaced and sized around perimeter for the deflection listed in the isolation schedule. To prevent leaks, rails shall be factory assembled (to the limits of freight carriers) and shipped as a one-piece unit. Where spliced, corners to be factory assembled. Specification X rails may only be used where wind/seismic restraint are capable of withstanding seismic forces per paragraph 1.3.4. Seismic design of the curb supporting the isolation rail shall be provided by the roof curb manufacturer. Rails shall be Amber/Booth Type RTIR or equal.
3. Specification Y: Seismically rated rooftop isolation curb system that is flashed into roofing membrane. Standard unit curb will not be used. Air and watertight upper curb shall have a neoprene sponge seal at the top and be rigid enough provide continuous perimeter support for rooftop unit. The upper curb shall be supported by type C isolators welded or bolted to continuous structural support which is positively anchored to concrete deck or bolted or welded to the structure to withstand seismic loading. An EPDM nylon reinforced airtight weatherproof seal shall consolidate the upper and lower curbs. Weatherproof access doors shall be provided at each isolator to allow isolator adjustment. Isolation curb shall provide a means by which contractor supplied insulation may be installed for thermal insulation and acoustic attenuation. Curbs shall accommodate roof pitch shown on drawings. Isolation curb shall use minimum 16 gage galvanized steel and shall be designed with crossbracing required to withstand the greater of seismic forces (para 1.3.4.) or wind loading per local building code. Design

must be certified by registered professional engineer in the employ of the manufacturer. Isolation curbs shall be Amber/Booth Type RTIC or equal.

E. FLEXIBLE PIPE CONNECTIONS

1. Specification K: Water Service: For flanged connection – a double sphere arch rubber expansion joint constructed of molded reinforced neoprene with integral steel floating flanges, and designed to be suitable for pressures up to 225 PSI (4 to 1 safety factor) and temperatures up to 225 °F. Connectors shall have minimum movement capabilities of 1.77" compression, 1.18" lateral and 1.18" extension. Connectors shall provide a minimum 35° angular movement up to 6", minimum 30° up to 12" and minimum 20°up to 24". Spring-loaded control units shall be furnished to limit movement to within allowables. Amber/Booth Type 2600 or equal.
2. Water Service: For threaded type – A double spherical rubber hose connector, minimum 8" long, constructed of molded neoprene, nylon cord reinforced, with female pipe unions each end. Connectors shall have a minimum movement capability of 7/8" compression, 7/8" lateral, 1/4" extension and 20° angular through 1-1/4", 13° through 2", and 9° through 3". Connectors shall be suitable for a maximum working pressure (4 to 1 safety factor) of 150 psi and 225 degree F. Connectors shall have cable control units to limit extension to1/4". Amber/Booth Type 2655 or equal.
3. Specification L: Steam and Condensate Service:

   a. For flanged connection – a metal hose connector constructed of stainless steel hose and braid with carbon steel plate flanges. Live lengths shall conform to hose minimum length to absorb thermal and dynamic movement. Hose axis must be perpendicular to pipe movement. Amber/Booth Type SS-FP or SS-FW or equal.
   b. For threaded connections - a metal hose connector constructed of stainless steel hose and braid with carbon steel NPT threaded end fittings. Minimum lengths shall conform to the following table:

| 1-1/2" dia. (and smaller) x 10" long |
|---|
| 2" x 12" |
| 2-1/2" x 13" |
| 3" x 14" |
| 3-1/2" x 16" |
| 4" x 16" |

   c. Amber/Booth Type SS-PM or equal.

4. Air Compressor Vacuum Service

   a. For flanged connection – a flanged metal hose connector constructed of stainless steel hose and braid with carbon steel plate flanges. Connector shall be double braided with a minimum live length equal to four times the diameter. Connector shall be installed with the long axis perpendicular to the motion to be absorbed. Amber/Booth Type SS-FP (Special) or equal.
   b. For threaded connection – a metal hose connector constructed of stainless steel hose and braid with carbon steel NPT threaded end fittings. Connector shall be double braided and have a minimum live length equal to four times the diameter. Connector shall be installed with the long axis perpendicular to the motion to be absorbed. Amber/Booth Type SS-PM (special) or equal.

F. PIPE GUIDES AND ANCHORS FOR ISOLATED PIPING

1. Specification M: For Pipe Guides where specifically shown on drawings to accommodate expansion loops and compensators, the vibration isolator manufacturer shall provide pipe guides consisting of a telescopic arrangement of two sizes of steel tubing separated by a minimum, half inch thickness of heavy duty neoprene and duck or elastomeric isolation material. Guides shall be Amber/ Booth type AG or equal.
2. Specification N: For anchors where specifically shown on drawings to accommodate expansion loops and compensators, the vibration isolator manufacturer shall provide all directional acoustical pipe anchors consisting of a telescopic arrangement of two sizes of steel tubing separated by a minimum half inch thickness of heavy duty neoprene and duck or elastomeric isolation material. All-directional anchors shall be Amber/Booth type AG or equal.

## PART 3 - EXECUTION

Isolator and seismic restraints shall be installed as recommended by the manufacturer. Isolate all mechanical equipment 0.75 hp and over per the isolation schedule and these specifications.

### 3.1 PIPING ISOLATION

A. Horizontal Pipe Isolation: all HVAC pumped water, pumped condensate, glycol, and refrigerant piping size 1-1/4” and larger within mechanical rooms shall be isolated. Outside equipment rooms this piping shall be isolated for the greater of 50’ or 100 pipe diameters from rotating equipment. For the first 3 support locations from externally isolated equipment provide specification E hangers or specification SB or SX floor mounts with the same deflection as equipment isolators (max 2”). All other piping within the equipment rooms shall be isolated with the same specification isolators with a 3/4” minimum deflection. Steam piping size 1-1/4” and larger which is within an equipment room and connected to rotating equipment shall be isolated for three (3) support locations from the equipment. Provide specification E or SB (SX) isolators with the same deflection as the equipment but a minimum of ¾”

B. All plumbing pumped water, pumped condensate, and steam piping size 1-1/4” and larger within mechanical rooms shall be isolated the same as HVAC piping (para. 3.2.1). Isolators are not required for any plumbing pumped water, pumped condensate, and steam piping outside of mechanical rooms unless listed in the isolation schedule (para. 3.5.5.)

C. Pipe Riser Isolation: All variable temperature vertical pipe risers 1-1/4” and larger, riser piping requiring isolation per para. 3.2.1 or 3.2.2 or where specifically shown and detailed on riser drawings shall be fully supported by specification B mounts with precompression plates. Steel spring deflection shall be 3/4-inch minimum except in those locations where added deflection is required due to pipe expansion and contraction. Spring deflection shall be a minimum of 4 times the anticipated deflection change. Springs shall be selected to keep the riser in tension. Pipe risers up through 16” shall be supported at intervals of every third floor of the building. Pipe risers 18” and over, every second floor. Wall sleeves for take-offs from riser shall be sized for insulation O.D. plus two times the anticipated movement to prevent binding. Horizontal take-offs and at upper and lower elbows shall be supported with spring isolators as required to accommodate anticipated movement. In addition to submittal data requirements previously outlined, riser diagrams and calculations shall be submitted for approval. Calculations must show anticipated expansion and contraction at each support point, initial and final loads on the building structure, and spring deflection changes. Submittal data shall include certification that the riser system has been examined for excessive stresses and that none will exist if installed per design proposed. Riser supports shall be Amber/Booth Type SWP or equal.

3.2 DUCT ISOLATION:

A. Isolate all duct work with a static pressure 2” W.C. and over in equipment rooms and to minimum of 50 feet from the fan or air handler. Use specification type E hangers or type SB (SX) floor mounts or equal.

3.3 INSTALLATION

A. Comply with manufacturer’s instructions for the installation and load application of vibration isolation materials and products. Adjust to ensure that units do not exceed rated operating deflections or bottom out under loading, and are not short-circuited by other contacts or bearing points. Remove space blocks and similar devices (if any) intended for temporary support during installation or shipping.

B. Locate isolation hangers as near the overhead support structure as possible.

C. Adjust leveling devices as required to distribute loading uniformly on isolators. Shim units as required where leveling devices cannot be used to distribute loading properly.

D. Install isolated inertia base frames and steel bases on isolator units as indicated so that a minimum of 2 inch clearance below base will result when supported equipment has been installed and loaded for operation.

E. Roof curbs shall be installed directly to building structural steel or concrete roof deck. Installation on top of steel deck or roofing material is not acceptable.

3.4 APPLICATION OF SEISMIC RESTRAINTS

A. All floor mounted isolated equipment shall be protected with type SB or type C unitized isolator and restraint or with separate type SL restraints (minimum of 4) in conjunction with type B isolators. For equipment with high center of gravity additional cable restraints shall be furnished, as required by isolation manufacturer, to limit forces and motion caused by rocking.

B. Floor mounted which are exempt (section 2.2.) shall be protected by properly sized anchor bolts with elastomeric grommets provided by the isolation manufacturer

C. Where riser pipes pass through cored holes, core diameters to be a maximum of 2” larger than pipe O.D. including insulation. Cored holes must be packed with resilient material or firestop as provided by other sections of this specification or local codes. Restrained isolators type C or SB shall support risers and provide longitudinal restraint at floors where thermal expansion is minimal and will not bind isolator restraints.

3.5 QUALITY ASSURANCE

A. Representative of vibration isolation system manufacturer to walk the project and provide documentation indicating conformance to vibration isolation design intent (see example below)

**EQUIPMENT ISOLATION SCHEDULE** (1)(4)

| EQUIPMENT | LOCATION | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | A' CRITICAL (35'-50' SPAN) | | | B' UPPER STORY (20'-35' SPAN) | | | C' GRADE | | |
| | ISOLATOR TYPE | MINIMUM DEFLECTION (IN) | BASE (1) TYPE | ISOLATOR TYPE | MINIMUM DEFLECTION (IN) | BASE (1) TYPE | ISOLATOR TYPE | MINIMUM DEFLECTION (IN) | BASE (1) TYPE |
| AIR HANDLING UNITS | | | | | | | | | |
| FLOOR MOUNTED | | | | | | | | | |
| UP TO 15 HP | SWSR | 1.5 | | SWSR | 0.75 | | SWSR | 0.75 | |
| 20 HP & OVER | SWSR | 2.5 | WSB | SWSR | 1.5 | | SWSR | 0.75 | |
| SUSPENDED (4) | | | | | | | | | |
| UP TO 15 HP | PBSRA | 1.75 | | BSRA | 1 | | BSRA | 1 | |
| 20 HP & OVER | PBSRA | 2.5 | . WSB | PBSRA | 1.75 | | PBSRA | 1 | |
| HIGH PRESSURE FAN SECTIONS (2) | | | | | | | | | |
| UP TO 30 HP | SW | 2.5 | CPF | SWISWSR | 1.5 | CPF | SWISWSR | 0.75 | CPF |
| 40 HP & OVER | SW | 3.5 | CPF | SWISWSR | 2.5 | CPF | SWISWSR | 1.5 | CPF |
| CENTRIFUGAL FANS | | | | | | | | | |
| CL. I & II UP TO *54-112"* W.D. | | | | | | | | | |
| UPT015HP | SWISWSR | 1.5 | SFB | SWISWSR | 0.75 | SFB | SWISWSR | 0.75 | SFB |
| 20-50 HP | SW | 2.5 | CPF | SWISWSR | 1.5 | CPF | SWISWSR | 0.75 | SFB |
| 60 HP & OVER | SW | 3.5 | CPF | SW | 2.5 | CPF | SWISWSR | 1.5 | SFB |
| CL. I & II 60" W.D. & OVERI ALL CL. III FANS | | | | | | | | | |
| UPT015HP | SW | 2.5 | CPF | SWISWSR | 1.5 | CPF | SWISWSR | 0.75 | CPF |
| 20-50 H P | SW | 2.5 | CPF | SW | 2.5 | CPF | SWISWSR | 1.5 | CPF |
| 60 HP & OVER | SW | 3.5 | CPF | SW | 2.5 | CPF | SWISWSR | 1.5 | CPF |
| AXIAL FLOWFANS (2) | | | | | | | | | |
| FLOOR MTD. | | | | | | | | | |
| UP TO 15 HP | SWISWSR | 1.5 | WSB | SWSR | 0.75 | | SWSR | 0.75 | |
| 20 HP & OVER | SW | 3.5 | CPF | SWSR | 1.5 | | SWSR | 0.75 | |
| SUSPENDED (4) | | | | | | | | | |
| UP TO 15 HP | PBSRA | 1.75 | WSB | BSRA | 1 | | BSRA | 1 | |
| 20 HP & OVER | PBSRA | 2.5 | WSB | PBSRA | 1.75 | WSB | PBSRA | 1.5 | |
| VENT (UTILITY SETS) | | | | | | | | | |
| FLOOR MTD | SWISWSR | 1.5 | WSB | SWSR | 0.75 | | SWSR | 0.75 | |
| SUSPENDED (4) | BSRA | 1.75 | WSB | BSRA | 1 | | BSRA | 0.75 | |
| CABINET FANS, FANS SECTIONS (2) | | | | | | | | | |
| FLOOR MTD. | | | | | | | | | |
| UP TO 15 HP | SWSR | 1.5 | | SWSR | 0.75 | | SWSR | 0.75 | |
| 20 HP & OVER | SW | 2.5 | CPF | SWSR | 1.5 | | SWSR | 0.75 | |
| SUSPENDED (4) | | | | | | | | | |
| UP TO 15 HP | PBSRA | 1.75 | | BSRA | 1 | | BSRA | 0.75 | |
| 20 HP & OVER | PBSRA | 2.5 | WSB | PBSRA | 1.75 | | BSRA | 1.75 | |
| PUMPS | | | | | | | | | |
| FLOOR MTD. | | | | | | | | | |
| UP TO 15 HP | SWISWSR | 0.75 | CPF | SWISWSR | 0.75 | CPF | SRVD | 0.4 | CPF |
| *7-112* HP & OVER | SWISWSR | 1.5 | CPF | SWISWSR | 1.5 | CPF | SWISWSR | 0.75 | CPF |
| SUSPENDED INLINE | PBSRA | 1.75 | | PBSRA | 1.75 | | PBSRA | 1 | |
| REFRIGERATION UNITS | | | | | | | | | |
| RECIPROCATING COMPRESSORS | SW | 2.5 | CPF | SWISWSR | 1.5 | CPF | SWISWSR | 0.75 | CPF |
| RECIPROCATING CONDo UNITS & CHILLERS | SW | 2.5 | CPF | CTER | 1.5 | | SWSR | 0.75 | |
| HERMETIC CENTRIFUGALS | CTER | 2.5 | | CTER | 1.5 | | NRC | 0.15 | |
| OPEN CENTRIFUGALS | SW | 2.5 | CPF | SWISWSR | 1.5 | CPF | NRC | 0.15 | |
| ABSORPTION MACHINES | CTER | 1.5 | | CTER | 0.75 | | NRC | 0.15 | |
| AIR COMPRESSORS | | | | | | | | | |
| TANK TYPE (HORIZONTAL TANK) | SW | 2.5 | CPF | SWSR | 1.5 | | SWSR | 0.75 | |
| TANK TYPE (VERTICAL TANK) | SW | 2.5 | CPF | SWISWSR | 1.5 | CPF | SWSR | 0.75 | |
| COOLING TOWERS & CLOSED CIRCUIT COOLERS | | | | | | | | | |
| UP TO 500 TONS | CTER | 2.5 | (3) | CTER | 0.75 | (3) | NRC | 0.15 | |
| OVER 500 TONS | CTER | 4.5 | (3) | CTER | 2.5 | (3) | NRC | 0.15 | |
| AIR COOLED CONDENSERS | | | | | | | | | |
| UP TO 50 TONS | CTER | 1.5 | (3) | CTER | 0.75 | (3) | NRC | 0.15 | |
| OVER 50 TONS | CTER | 2.5 | (3) | CTER | 1.5 | (3) | NRC | 0.15 | |
| ROOFTOP AIR CONDITIONING UNITS | | | | | | | | | |
| REQUIRING WEATHER SEAL | | | | | | | | | |
| UP TO 5000 CFM (12 TON) | SW | 1.5 | RTIR | SW | 0.75 | RTIR | | | |
| OVER 5000 CFM (12 TON) | CTER | 2.5 | RTIC | CTER | 1.5 | RTIC | | | |
| OTHER TYPES | | | | | | | | | |
| UP TO 25 TONS | CTER | 1.5 | (3) | CTER | 1.5 | (3) | | | |
| OVER 25 TONS | CTER | 2.5 | (3) | CTER | 1.5 | (3) | | | |
| BOILER (PACKAGE TYPE) | | | | | | | | | |
| ALL SIZES | CTER | 1.5 | | CTER | 0.75 | | NRC | 0.15 | |
| ENGINE DRIVEN GENERATORS | | | | | | | | | |
| UP TO 60 HP | SW | 2.5 | CPF | CTER | 1.5 | CPF | CTER | 0.75 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 75 HP & OVER | SW | 3.5 | CPF | CTER | 2.5 | CPF | CTER | 0.75 | |

NOTES:

1) WITH TYPE ER SEISMIC SNUBBERS IF SW ISOLATORS ARE USED. NO ADDITIONAL SNUBBER IS REQUIRED FOR SWSR ISOLATORS.
2) TYPE TRK THRUST RESISTORS REQUIRED ON ALL HIGH PRESSURE FAN SECTIONS, SUSPENDED AXIAL FLOW FANS AND ON FLOOR MOUNTED AXIAL FANS OPERATING AT 3" S.P. OR GREATER.
3) WITH STEEL BASE TYPE WSB IF REQUIRED FOR SUPPORT.

END OF SECTION 230548

**SECTION 23 0550 - OPERATIONS & MAINTENANCE MANUALS**

PART 1- GENERAL

1.1 RELATED DOCUMENTS

A. All pertinent sections of Division 21, 22, & 23 Mechanical General Requirements, are part of the work of this Section. Division 1 is part of this and all other sections of these specifications.

1. Testing and Balancing is specified in section 230594.
2. Training and Instructions to Owner's Representative is specified in section 230100.

1.2 SCOPE OF WORK

A. Submission of Operating and Maintenance Manuals complete with Balancing reports. (Coordinate with Division 1).

B. Coordination of work required for system commissioning.

1.3 SUBMITTALS

A. Submit product data in accordance with Division 1 and Section 230100. Submit the following:

B. Sample of O and M manual outline.

PART 2 - PRODUCTS

2.1 O & M MANUALS

A. The operating and maintenance manuals shall be as follows:

1. Binders shall be red buckram with easy-view metal for size 8-1/2 x 11-inch sheets, with capacity expandable from 2 inches to 3-1/2 inches as required for the project. Construction shall be rivet-through with library corners. No. 12 backbone and lining shall be the same material as the cover. The front cover and backbone shall be foil-stamped in white as follows: (coordinate with Section 1730)

OPERATING AND MAINTENANCE
MANUAL
FOR THE

(INSERT PROJECT NAME)

(INSERT PROJECT COMPLETION YEAR)

VOLUME No. ( )

VAN BOERUM & FRANK ASSOCIATES, INC.
MECHANICAL ENGINEER

(INSERT ARCHITECT)

Binders shall be a manufactured by Hiller Bookbinding.

PART 3- EXECUTION

3.1 OPERATING AND MAINTENANCE MANUALS:

A. Work under this section shall be performed in concert with the contractor performing the system testing and balancing. Six (6) copies of the manuals shall be furnished to the Architect for distribution to the owner.

B. The "Start-Up and Operation" section is one of the most important in the manual. Information in this section shall be complete and accurately written and shall be verified with the actual equipment on the job, such as switches, starters, relays, automatic controls, etc. A step-by-step start-up procedure shall be described.

C. The manuals shall include water-balancing reports, system commissioning procedures, start-up tests and reports, equipment and system performance test reports, warranties, and certificates of training given to the owner’s representatives.

D. An index sheet typed on AICO Gold-Line indexes shall be provided in the front of the binder. The manual shall be include the following:

SYSTEM DESCRIPTIONS

START-UP PROCEDURE AND OPERATION OF SYSTEM

MAINTENANCE AND LUBRICATION TABLE

OPERATION AND MAINTENANCE BULLETINS

AUTOMATIC TEMPERATURE CONTROL DESCRIPTION OF OPERATION, INTERLOCK AND CONTROL DIAGRAMS, AND CONTROL PANELS.

AIR AND WATER SYSTEM BALANCING REPORTS

EQUIPMENT WARRANTIES AND TRAINING CERTIFICATES

SYSTEM COMMISSIONING REPORTS

EQUIPMENT START-UP CERTIFICATES

END OF SECTION 23 0550

# SECTION 230594 - GENERAL TESTING, ADJUSTING, BALANCING AND COMMISSIONING

## PART 1 - GENERAL

### 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

### 1.2 SUMMARY

A. This Section includes testing, adjusting, and balancing HVAC systems to produce design objectives, including the following:

1. Balancing airflow and water flow within distribution systems, including submains, branches, and terminals, to indicated quantities according to specified tolerances.
2. Adjusting total HVAC systems to provide indicated quantities.
3. Measuring electrical performance of HVAC equipment.
4. Setting quantitative performance of HVAC equipment.
5. Verifying that automatic control devices are functioning properly.
6. Measuring sound and vibration.
7. Reporting results of the activities and procedures specified in this Section.

### 1.3 DEFINITIONS

A. Adjust: To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

B. Balance: To proportion flows within the distribution system, including submains, branches, and terminals, according to design quantities.

C. Draft: A current of air, when referring to localized effect caused by one or more factors of high air velocity, low ambient temperature, or direction of airflow, whereby more heat is withdrawn from a person's skin than is normally dissipated.

D. Procedure: An approach to and execution of a sequence of work operations to yield repeatable results.

E. Report Forms: Test data sheets for recording test data in logical order.

F. Static Head: The pressure due to the weight of the fluid above the point of measurement. In a closed system, static head is equal on both sides of the pump.

G. Suction Head: The height of fluid surface above the centerline of the pump on the suction side.

H. System Effect: A phenomenon that can create undesired or unpredicted conditions that cause reduced capacities in all or part of a system.

I. System Effect Factors: Allowances used to calculate a reduction of the performance ratings of a fan when installed under conditions different from those presented when the fan was performance tested.

J. Terminal: A point where the controlled medium, such as fluid or energy, enters or leaves the distribution system.

K. Test: A procedure to determine quantitative performance of a system or equipment.

L. Testing, Adjusting, and Balancing Agent: The entity responsible for performing and reporting the testing, adjusting, and balancing procedures.

M. AABC: Associated Air Balance Council.

N. AMCA: Air Movement and Control Association.

O. NEBB: National Environmental Balancing Bureau.

P. SMACNA: Sheet Metal and Air Conditioning Contractors' National Association.

## 1.4 SUBMITTALS

A. Contract Documents Examination Report: Within 90 days from the Contractor's Notice to Proceed, submit 2 copies of the Contract Documents review report as specified in Part 3 of this Section.

B. Strategies and Procedures Plan: Within 120 days from the Contractor's Notice to Proceed, submit 2 copies of the testing, adjusting, and balancing strategies and step-by-step procedures as specified in Part 3 "Preparation" Article below. Include a complete set of report forms intended for use on this Project.

C. Certified Testing, Adjusting, and Balancing Reports: Submit 2 copies of reports prepared, as specified in this Section, on approved forms certified by the testing, adjusting, and balancing Agent.

D. Sample Report Forms: Submit 2 sets of sample testing, adjusting, and balancing report forms.

E. Warranty: Submit 2 copies of special warranty specified in the "Warranty" Article below.

## 1.5 QUALITY ASSURANCE

A. Agent Qualifications: Engage a testing, adjusting, and balancing agent certified by either AABC or NEBB. Balancing may only be performed by the following:

1. Bonneville Test & Balance.
2. BTC Service.
3. Certified Test & Balance.
4. RS Analysis.
5. Test & Balance Inc.
6. Payson Sheetmetal.
7. Diamond Test and Balance

B. Testing, Adjusting, and Balancing Conference: Meet with the Owner's and the Architect's representatives on approval of the testing, adjusting, and balancing strategies and procedures plan to develop a mutual understanding of the details. Ensure the participation of testing, adjusting, and balancing team members, equipment manufacturers' authorized service

representatives, HVAC controls Installer, and other support personnel. Provide 14ays' advance notice of scheduled meeting time and location.

1. Agenda Items: Include at least the following:

    a. Submittal distribution requirements.
    b. Contract Documents examination report.
    c. Testing, adjusting, and balancing plan.
    d. Work schedule and Project site access requirements.
    e. Coordination and cooperation of trades and subcontractors.
    f. Coordination of documentation and communication flow.

C. Certification of Testing, Adjusting, and Balancing Reports: Certify the testing, adjusting, and balancing field data reports. This certification includes the following:

1. Review field data reports to validate accuracy of data and to prepare certified testing, adjusting, and balancing reports.
2. Certify that the testing, adjusting, and balancing team complied with the approved testing, adjusting, and balancing plan and the procedures specified and referenced in this Specification.

D. Testing, Adjusting, and Balancing Reports: Use standard forms from AABC's "National Standards for Testing, Adjusting, and Balancing" or frame NEBB's "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems."

E. Instrumentation Type, Quantity, and Accuracy: As described in NEBB's "Procedural Standards for Testing, Adjusting, and Balancing of Environmental Systems," Section II, "Required Instrumentation for NEBB Certification."

F. Instrumentation Calibration: Calibrate instruments at least every 6 months or more frequently if required by the instrument manufacturer.

## 1.6 PROJECT CONDITIONS

A. Partial Owner Occupancy: The Owner may occupy completed areas of the building before Substantial Completion. Cooperate with the Owner during testing, adjusting, and balancing operations to minimize conflicts with the Owner's operations.

## 1.7 COORDINATION

A. Coordinate the efforts of factory-authorized service representatives for systems and equipment, HVAC controls installers, and other mechanics to operate HVAC systems and equipment to support and assist testing, adjusting, and balancing activities.

B. Notice: Provide 7 days' advance notice for each test. Include scheduled test dates and times.

C. Perform testing, adjusting, and balancing after leakage and pressure tests on air and water distribution systems have been satisfactorily completed.

## 1.8 WARRANTY

A. General Warranty: The national project performance guarantee specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract

Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.

B. National Project Performance Guarantee: Provide a guarantee on AABC or NEBB forms stating that AABC or NEBB will assist in completing the requirements of the Contract Documents if the testing, adjusting, and balancing Agent fails to comply with the Contract Documents. Guarantee includes the following provisions:

1. The certified Agent has tested and balanced systems according to the Contract Documents.
2. Systems are balanced to optimum performance capabilities within design and installation limits.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine Contract Documents to become familiar with project requirements and to discover conditions in systems' designs that may preclude proper testing, adjusting, and balancing of systems and equipment.

1. Contract Documents are defined in the General and Supplementary Conditions of the Contract.
2. Verify that balancing devices, such as test ports, gage cocks, thermometer wells, flow-control devices, balancing valves and fittings, and manual volume dampers, are required by the Contract Documents. Verify that quantities and locations of these balancing devices are accessible and appropriate for effective balancing and for efficient system and equipment operation.

B. Examine approved submittal data of HVAC systems and equipment.

C. Examine project record documents described in Division 1 Section "Project Record Documents."

D. Examine equipment performance data, including fan and pump curves. Relate performance data to project conditions and requirements, including system effects that can create undesired or unpredicted conditions that cause reduced capacities in all or part of a system. Calculate system effect factors to reduce the performance ratings of HVAC equipment when installed under conditions different from those presented when the equipment was performance tested at the factory. To calculate system effects for air systems, use tables and charts found in AMCA 201, "Fans and Systems," Sections 7 through 10; or in SMACNA's "HVAC Systems--Duct Design," Sections 5 and 6. Compare this data with the design data and installed conditions.

E. Examine system and equipment installations to verify that they are complete and that testing, cleaning, adjusting, and commissioning specified in individual Specification Sections have been performed.

F. Examine system and equipment test reports.

G. Examine HVAC system and equipment installations to verify that indicated balancing devices, such as test ports, gage cocks, thermometer wells, flow-control devices, balancing valves and

fittings, and manual volume dampers, are properly installed, and their locations are accessible and appropriate for effective balancing and for efficient system and equipment operation.

H. Examine systems for functional deficiencies that cannot be corrected by adjusting and balancing.

I. Examine air-handling equipment to ensure clean filters have been installed, bearings are greased, belts are aligned and tight, and equipment with functioning controls is ready for operation.

J. Examine terminal units, such as variable-air-volume boxes and mixing boxes, to verify that they are accessible and their controls are connected and functioning.

K. Examine plenum ceilings, utilized for supply air, to verify that they are airtight. Verify that pipe penetrations and other holes are sealed.

L. Examine strainers for clean screens and proper perforations.

M. Examine 3-way valves for proper installation for their intended function of diverting or mixing fluid flows.

N. Examine heat-transfer coils for correct piping connections and for clean and straight fins.

O. Examine open-piping-system pumps to ensure absence of entrained air in the suction piping.

P. Examine equipment for installation and for properly operating safety interlocks and controls.

Q. Examine automatic temperature system components to verify the following:

1. Dampers, valves, and other controlled devices operate by the intended controller.
2. Dampers and valves are in the position indicated by the controller.
3. Integrity of valves and dampers for free and full operation and for tightness of fully closed and fully open positions. This includes dampers in multizone units, mixing boxes, and variable-air-volume terminals.
4. Automatic modulating and shutoff valves, including 2-way valves and 3-way mixing and diverting valves, are properly connected.
5. Thermostats and humidistats are located to avoid adverse effects of sunlight, drafts, and cold walls.
6. Sensors are located to sense only the intended conditions.
7. Sequence of operation for control modes is according to the Contract Documents.
8. Controller set points are set at design values. Observe and record system reactions to changes in conditions. Record default set points if different from design values.
9. Interlocked systems are operating.
10. Changeover from heating to cooling mode occurs according to design values.

R. Report deficiencies discovered before and during performance of testing, adjusting, and balancing procedures.

## 3.2 PREPARATION

A. Prepare a testing, adjusting, and balancing plan that includes strategies and step-by-step procedures.

B. Complete system readiness checks and prepare system readiness reports. Verify the following:

1. Permanent electrical power wiring is complete.

2. Hydronic systems are filled, clean, and free of air.
3. Automatic temperature-control systems are operational.
4. Equipment and duct access doors are securely closed.
5. Balance, smoke, and fire dampers are open.
6. Isolating and balancing valves are open and control valves are operational.
7. Ceilings are installed in critical areas where air-pattern adjustments are required and access to balancing devices is provided.
8. Windows and doors can be closed so design conditions for system operations can be met.

## 3.3 GENERAL TESTING AND BALANCING PROCEDURES

A. Perform testing and balancing procedures on each system according to the procedures contained in AABC or NEBB national standards and this Section.

B. Cut insulation, ducts, pipes, and equipment cabinets for installation of test probes to the minimum extent necessary to allow adequate performance of procedures. After testing and balancing, close probe holes and patch insulation with new materials identical to those removed. Restore vapor barrier and finish according to the insulation Specifications for this Project.

C. Mark equipment settings with paint or other suitable, permanent identification material, including damper-control positions, valve indicators, fan-speed-control levers, and similar controls and devices, to show final settings.

## 3.4 FUNDAMENTAL AIR SYSTEMS' BALANCING PROCEDURES

A. Prepare test reports for both fans and outlets. Obtain manufacturer's outlet factors and recommended testing procedures. Crosscheck the summation of required outlet volumes with required fan volumes.

B. Prepare schematic diagrams of systems' "as-built" duct layouts.

C. For variable-air-volume systems, develop a plan to simulate diversity.

D. Determine the best locations in main and branch ducts for accurate duct airflow measurements.

E. Check the airflow patterns from the outside-air louvers and dampers and the return- and exhaust-air dampers, through the supply-fan discharge and mixing dampers.

F. Locate start-stop and disconnect switches, electrical interlocks, and motor starters.

G. Verify that motor starters are equipped with properly sized thermal protection.

H. Check dampers for proper position to achieve desired airflow path.

I. Check for airflow blockages.

J. Check condensate drains for proper connections and functioning.

K. Check for proper sealing of air-handling unit components.

## 3.5 CONSTANT-VOLUME AIR SYSTEMS' BALANCING PROCEDURES

A. The procedures in this Article apply to constant-volume supply-, return-, and exhaust-air systems. Additional procedures are required for variable-air-volume, multizone, dual-duct, induction-unit supply-air systems and process exhaust-air systems. These additional procedures are specified in other articles in this Section.

B. Adjust fans to deliver total design airflows within the maximum allowable rpm listed by the fan manufacturer.

1. Measure fan static pressures to determine actual static pressure as follows:

a. Measure outlet static pressure as far downstream from the fan as practicable and upstream from restrictions in ducts such as elbows and transitions.
b. Measure static pressure directly at the fan outlet or through the flexible connection.
c. Measure inlet static pressure of single-inlet fans in the inlet duct as near the fan as possible, upstream from flexible connection and downstream from duct restrictions.
d. Measure inlet static pressure of double-inlet fans through the wall of the plenum that houses the fan.

2. Measure static pressure across each air-handling unit component.

a. Simulate dirty filter operation and record the point at which maintenance personnel must change filters.

3. Measure static pressures entering and leaving other devices such as sound traps, heat recovery equipment, and air washers under final balanced conditions.
4. Compare design data with installed conditions to determine variations in design static pressures versus actual static pressures. Compare actual system effect factors with calculated system effect factors to identify where variations occur. Recommend corrective action to align design and actual conditions.
5. Adjust fan speed higher or lower than design to achieve design conditions. Make required adjustments to pulley sizes, motor sizes, and electrical connections to accommodate fan-speed changes.
6. Do not make fan-speed adjustments that result in motor overload. Consult equipment manufacturers about fan-speed safety factors. Modulate dampers and measure fan-motor amperage to ensure no overload will occur. Measure amperage in full cooling, full heating, and economizer modes to determine the maximum required brake horsepower.

C. Adjust volume dampers for main duct, submain ducts, and major branch ducts to design airflows within specified tolerances.

1. Measure static pressure at a point downstream from the balancing damper and adjust volume dampers until the proper static pressure is achieved.

a. Where sufficient space in submains and branch ducts is unavailable for Pitot-tube traverse measurements, measure airflow at terminal outlets and inlets and calculate the total airflow for that zone.

2. Remeasure each submain and branch duct after all have been adjusted. Continue to adjust submains and branch ducts to design airflows within specified tolerances.

D. Measure terminal outlets and inlets without making adjustments.

1. Measure terminal outlets using a direct-reading hood or the outlet manufacturer's written instructions and calculating factors.

E. Adjust terminal outlets and inlets for each space to design airflows within specified tolerances of design values. Make adjustments using volume dampers rather than extractors and the dampers at the air terminals.

1. Adjust each outlet in the same room or space to within specified tolerances of design quantities without generating noise levels above the limitations prescribed by the Contract Documents.
2. Adjust patterns of adjustable outlets for proper distribution without drafts.

## 3.6 VARIABLE-AIR-VOLUME SYSTEMS' ADDITIONAL PROCEDURES

A. Compensating for Diversity: When the total airflow of all terminal units is more than the fan design airflow volume, place a selected number of terminal units at a maximum set-point airflow condition until the total airflow of the terminal units equals the design airflow of the fan. Select the reduced airflow terminal units so they are distributed evenly among the branch ducts.

B. Pressure-Independent, Variable-Air-Volume Systems: After the fan systems have been adjusted, adjust the variable-air-volume systems as follows:

1. Set outside-air dampers at minimum, and return- and exhaust-air dampers at a position that simulates full-cooling load.
2. Select the terminal unit that is most critical to the supply-fan airflow and static pressure. Measure static pressure. Adjust system static pressure so the entering static pressure for the critical terminal unit is not less than the sum of the terminal unit manufacturer's recommended minimum inlet static pressure plus the static pressure needed to overcome terminal-unit discharge duct losses.
3. Measure total system airflow. Adjust to within 10 percent of design airflow.
4. Set terminal units at maximum airflow and adjust controller or regulator to deliver the designed maximum airflow. Use the terminal unit manufacturer's written instructions to make this adjustment. When total airflow is correct, balance the air outlets downstream from terminal units as described for constant-volume air systems.
5. Set terminal units at minimum airflow and adjust controller or regulator to deliver the designed minimum airflow. Check air outlets for a proportional reduction in airflow as described for constant-volume air systems.

   a. If air outlets are out of balance at minimum airflow, report the condition but leave the outlets balanced for maximum airflow.

6. Remeasure the return airflow to the fan while operating at maximum return airflow and minimum outside airflow. Adjust the fan and balance the return-air ducts and inlets as described for constant-volume air systems.
7. Measure static pressure at the most critical terminal unit and adjust the static-pressure controller at the main supply-air sensing station to ensure adequate static pressure is maintained at the most critical unit.
8. Record the final fan performance data.

C. Pressure-Dependent, Variable-Air-Volume Systems without Diversity: After the fan systems have been adjusted, adjust the variable-air-volume systems as follows:

1. Balance systems similar to constant-volume air systems.
2. Set terminal units and supply fan at full-airflow condition.
3. Adjust inlet dampers of each terminal unit to design airflow and verify operation of the static-pressure controller. When total airflow is correct, balance the air outlets downstream from terminal units as described for constant-volume air systems.

4. Readjust fan airflow for final maximum readings.
5. Measure operating static pressure at the sensor that controls the supply fan, if one is installed, and verify operation of the static-pressure controller.
6. Set supply fan at minimum airflow if minimum airflow is indicated. Measure static pressure to verify that it is being maintained by the controller.
7. Set terminal units at minimum airflow and adjust controller or regulator to deliver the designed minimum airflow. Check air outlets for a proportional reduction in airflow as described for constant-volume air systems.

    a. If air outlets are out of balance at minimum airflow, report the condition but leave the outlets balanced for maximum airflow.

8. Measure the return airflow to the fan while operating at maximum return airflow and minimum outside airflow. Adjust the fan and balance the return-air ducts and inlets as described for constant-volume air systems.

D. Pressure-Dependent, Variable-Air-Volume Systems with Diversity: After the fan systems have been adjusted, adjust the variable-air-volume systems as follows:

1. Set system at maximum design airflow by setting the required number of terminal units at minimum airflow. Select the reduced airflow terminal units so they are distributed evenly among the branch ducts.
2. Adjust supply fan to maximum design airflow with the variable-airflow controller set at maximum airflow.
3. Set terminal units being tested at full-airflow condition.
4. Adjust terminal units starting at the supply-fan end of the system and continuing progressively to the end of the system. Adjust inlet dampers of each terminal unit to design airflow. When total airflow is correct, balance the air outlets downstream from terminal units as described for constant-volume air systems.
5. Adjust terminal units for minimum airflow.
6. Measure static pressure at the sensor.
7. Measure the return airflow to the fan while operating at maximum return airflow and minimum outside airflow. Adjust the fan and balance the return-air ducts and inlets as described for constant-volume air systems.

## 3.7 FUNDAMENTAL PROCEDURES FOR HYDRONIC SYSTEMS

A. Prepare test reports with pertinent design data and number in sequence starting at pump to end of system. Check the sum of branch-circuit flows against approved pump flow rate. Correct variations that exceed plus or minus 5 percent.

B. Prepare schematic diagrams of systems' "as-built" piping layouts.

C. Prepare hydronic systems for testing and balancing according to the following, in addition to the general preparation procedures specified above:

1. Open all manual valves for maximum flow.
2. Check expansion tank liquid level.
3. Check makeup-water-station pressure gage for adequate pressure for highest vent.
4. Check flow-control valves for specified sequence of operation and set at design flow.
5. Set differential-pressure control valves at the specified differential pressure. Do not set at fully closed position when pump is positive-displacement type, unless several terminal valves are kept open.
6. Set system controls so automatic valves are wide open to heat exchangers.

7. Check pump-motor load. If motor is overloaded, throttle main flow-balancing device so motor nameplate rating is not exceeded.
8. Check air vents for a forceful liquid flow exiting from vents when manually operated.

## 3.8 HYDRONIC SYSTEMS' BALANCING PROCEDURES

A. Determine water flow at pumps. Use the following procedures, except for positive-displacement pumps:

1. Verify impeller size by operating the pump with the discharge valve closed. Verify with the pump manufacturer that this will not damage pump. Read pressure differential across the pump. Convert pressure to head and correct for differences in gage heights. Note the point on the manufacturer's pump curve at zero flow and confirm that the pump has the intended impeller size.
2. Check system resistance. With all valves open, read pressure differential across the pump and mark the pump manufacturer's head-capacity curve. Adjust pump discharge valve until design water flow is achieved.
3. Verify pump-motor brake horsepower. Calculate the intended brake horsepower for the system based on the pump manufacturer's performance data. Compare calculated brake horsepower with nameplate data on the pump motor. Report conditions where actual amperage exceeds motor nameplate amperage.
4. Report flow rates that are not within plus or minus 5 percent of design.

B. Set calibrated balancing valves, if installed, at calculated presettings.

C. Measure flow at all stations and adjust, where necessary, to obtain first balance.

1. System components that have Cv rating or an accurately cataloged flow-pressure-drop relationship may be used as a flow-indicating device.

D. Measure flow at main balancing station and set main balancing device to achieve flow that is 5 percent greater than design flow.

E. Adjust balancing stations to within specified tolerances of design flow rate as follows:

1. Determine the balancing station with the highest percentage over design flow.
2. Adjust each station in turn, beginning with the station with the highest percentage over design flow and proceeding to the station with the lowest percentage over design flow.
3. Record settings and mark balancing devices.

F. Measure pump flow rate and make final measurements of pump amperage, voltage, rpm, pump heads, and systems' pressures and temperatures, including outdoor-air temperature.

G. Measure the differential-pressure control valve settings existing at the conclusions of balancing.

## 3.9 VARIABLE-FLOW HYDRONIC SYSTEMS' ADDITIONAL PROCEDURES

A. Balance systems with automatic 2- and 3-way control valves by setting systems at maximum flow through heat-exchange terminals and proceed as specified above for hydronic systems.

## 3.10 PRIMARY-SECONDARY-FLOW HYDRONIC SYSTEMS' ADDITIONAL PROCEDURES

A. Balance the primary system crossover flow first, then balance the secondary system.

## 3.11 HEAT EXCHANGERS

A. Measure water flow through all circuits.

B. Adjust water flow to within specified tolerances.

C. Measure inlet and outlet water temperatures.

D. Measure inlet steam pressure. Check the setting and operation of automatic temperature-control valves, self-contained control valves, and pressure-reducing valves.

E. Record safety valve settings.

F. Verify operation of steam traps.

## 3.12 MOTORS

A. Motors, 1/2 HP and Larger: Test at final balanced conditions and record the following data:

1. Manufacturer, model, and serial numbers.
2. Motor horsepower rating.
3. Motor rpm.
4. Efficiency rating if high-efficiency motor.
5. Nameplate and measured voltage, each phase.
6. Nameplate and measured amperage, each phase.
7. Starter thermal-protection-element rating.

B. Motors Driven by Variable-Frequency Controllers: Test for proper operation at speeds varying from minimum to maximum. Test the manual bypass for the controller to prove proper operation. Record observations, including controller manufacturer, model and serial numbers, and nameplate data.

## 3.13 HEAT-TRANSFER COILS

A. Water Coils: Measure the following data for each coil:

1. Entering- and leaving-water temperatures.
2. Water flow rate.
3. Water pressure drop.
4. Dry-bulb temperatures of entering and leaving air.
5. Wet-bulb temperatures of entering and leaving air for cooling coils designed for more than 5000 cfm.
6. Airflow.
7. Air pressure drop.

B. Reheat and Fan Coils: Measure the following data for each coil:

1. Entering water temperature.
2. Entering air temperature.
3. Leaving air temperature.

4. Air Flow

## 3.14 CHILLERS

A. Balance water flow through each evaporator and condenser to within specified tolerances of design flow with all pumps operating. With only one chiller operating in a multiple chiller installation, do not exceed the flow for the maximum tube velocity recommended by the chiller manufacturer. Measure and record the following data with each chiller operating at design conditions:

1. Evaporator water entering and leaving temperatures, pressure drop, and water flow.
2. Condenser water entering and leaving temperatures, pressure drop, and water flow.
3. Evaporator and condenser refrigerant temperatures and pressures, using instruments furnished by the chiller manufacturer.
4. Power factor if factory-installed instrumentation is furnished for measuring kW.
5. The kW input if factory-installed instrumentation is furnished for measuring kW.
6. Capacity: Calculate in tons of cooling.
7. Air-Cooled Chillers: Verify condenser-fan rotation and record fan data, including number of fans and entering- and leaving-air temperatures.

## 3.15 COOLING TOWERS

A. Shut off makeup water for the duration of the test, and then make sure the makeup and blow-down systems are fully operational after tests and before leaving the equipment. Perform the following tests and record the results:

1. Measure condenser water flow to each cell of the cooling tower.
2. Measure entering- and leaving-water temperatures.
3. Measure wet- and dry-bulb temperatures of entering air.
4. Measure wet- and dry-bulb temperatures of leaving air.
5. Measure condenser water flow rate recirculating through the cooling tower.
6. Measure cooling tower pump discharge pressure.
7. Adjust water level and feed rate of makeup-water system.

## 3.16 BOILERS

A. Measure output performance of each boiler system.

## 3.17 FUME HOODS

A. Determine total airflow into the room where the fume hood is located and balance systems to ensure adequate air supply to all hoods.

1. Set fume-hood door opening at position of normal use.
2. Energize the exhaust fan and adjust airflow to provide the indicated average fume-hood face velocity at hood opening.
3. Measure exhaust airflow volume by measuring airflow by Pitot-tube duct traverse.
4. Measure air velocity using Pitot-tube traverse method.
5. Record each face velocity measurement taken at 4- to 6-inch increments over the entire hood door opening.
6. Calculate the average face velocity by averaging all velocity measurements.

7. Calculate the airflow volume of exhaust-hood face velocity by multiplying the calculated average face velocity by the opening area. Compare this quantity with exhaust volume at exhaust fan and report duct leakage.
8. Measure airflow volume supplied by makeup fan. Verify that the makeup system supplies the proper amount of air to keep the space at the indicated pressure with the exhaust systems in all operating conditions.
9. Retest for average face velocity. Adjust hood baffles, fan drives, and other parts of the system to provide the indicated average face velocity and the indicated auxiliary air-supply percentages.
10. Retest and adjust the systems until fume-hood performance complies with Contract Documents.

## 3.18 TEMPERATURE TESTING

A. During testing, adjusting, and balancing, report need for adjustment in temperature regulation within the automatic temperature-control system.

B. Measure indoor wet- and dry-bulb temperatures every other hour for a period of 2 successive 8-hour days, in each separately controlled zone, to prove correctness of final temperature settings. Measure when the building or zone is occupied.

C. Measure outside-air, wet- and dry-bulb temperatures.

## 3.19 TEMPERATURE-CONTROL VERIFICATION

A. Verify that controllers are calibrated and commissioned.

B. Check transmitter and controller locations and note conditions that would adversely affect control functions.

C. Record controller settings and note variances between set points and actual measurements.

D. Verify operation of limiting controllers (i.e., high- and low-temperature controllers).

E. Verify free travel and proper operation of control devices such as damper and valve operators.

F. Verify sequence of operation of control devices. Note air pressures and device positions and correlate with airflow and water-flow measurements. Note the speed of response to input changes.

G. Confirm interaction of electrically operated switch transducers.

H. Confirm interaction of interlock and lockout systems.

I. Verify main control supply-air pressure and observe compressor and dryer operations.

J. Record voltages of power supply and controller output. Determine if the system operates on a grounded or nongrounded power supply.

K. Note operation of electric actuators using spring return for proper fail-safe operations.

## 3.20 TOLERANCES

A. Set HVAC system airflow and water flow rates within the following tolerances:

1. Supply, Return, and Exhaust Fans: Plus 5 to minus 10 percent.
2. Air Outlets and Inlets: 0 to minus 10 percent.
3. Heating-Water Flow Rate: 0 to minus 10 percent.
4. Cooling-Water Flow Rate: 0 to minus 5 percent.

## 3.21 REPORTING

A. Initial Construction-Phase Report: Based on examination of the Contract Documents as specified in "Examination" Article above, prepare a report on the adequacy of design for systems' balancing devices. Recommend changes and additions to systems' balancing devices to facilitate proper performance measuring and balancing. Recommend changes and additions to HVAC systems and general construction to allow access for performance measuring and balancing devices.

B. Status Reports: As Work progresses, prepare reports to describe completed procedures, procedures in progress, and scheduled procedures. Include a list of deficiencies and problems found in systems being tested and balanced. Prepare a separate report for each system and each building floor for systems serving multiple floors.

## 3.22 FINAL REPORT

A. General: Typewritten, or computer printout in letter-quality font, on standard bond paper, in 3-ring binder, tabulated and divided into sections by tested and balanced systems.

B. Include a certification sheet in front of binder signed and sealed by the certified testing and balancing engineer.

1. Include a list of the instruments used for procedures, along with proof of calibration.

C. Final Report Contents: In addition to the certified field report data, include the following:

1. Pump curves.
2. Fan curves.
3. Manufacturers' test data.
4. Field test reports prepared by system and equipment installers.
5. Other information relative to equipment performance, but do not include approved Shop Drawings and Product Data.

D. General Report Data: In addition to the form titles and entries, include the following data in the final report, as applicable:

1. Title page.
2. Name and address of testing, adjusting, and balancing Agent.
3. Project name.
4. Project location.
5. Architect's name and address.
6. Engineer's name and address.
7. Contractor's name and address.
8. Report date.
9. Signature of testing, adjusting, and balancing Agent who certifies the report.
10. Summary of contents, including the following:

a. Design versus final performance.
b. Notable characteristics of systems.
c. Description of system operation sequence if it varies from the Contract Documents.

11. Nomenclature sheets for each item of equipment.
12. Data for terminal units, including manufacturer, type size, and fittings.
13. Notes to explain why certain final data in the body of reports vary from design values.
14. Test conditions for fans and pump performance forms, including the following:

a. Settings for outside-, return-, and exhaust-air dampers.
b. Conditions of filters.
c. Cooling coil, wet- and dry-bulb conditions.
d. Fan drive settings, including settings and percentage of maximum pitch diameter.
e. Settings for supply-air, static-pressure controller.
f. Other system operating conditions that affect performance.

E. System Diagrams: Include schematic layouts of air and hydronic distribution systems. Present with single-line diagrams and include the following:

1. Quantities of outside, supply, return, and exhaust airflows.
2. Water and steam flow rates.
3. Duct, outlet, and inlet sizes.
4. Pipe and valve sizes and locations.
5. Terminal units.
6. Balancing stations.

F. Equipment Test Reports: For all equipment tested:

1. Unit Data: Include the following:

a. Unit identification.
b. Location.
c. Make and type.
d. Model number and unit size.
e. Manufacturer's serial number.

2. Motor Data: Include the following:

a. Make and frame type and size.
b. Horsepower and rpm.
c. Volts, phase, and hertz.
d. Full-load amperage and service factor.

3. Test Data: Include design and actual values for the following: (all elements of the system that were tested, including air and water flows, static pressures, pump hoods, inlet and outlet static pressures, inlet, outlet pressure type of coils, raws, circuits face areas, inlet, outer wet bulb, dry bulb temperatures, duct sizes tested, inlet and outlet flows temperatures and pressures and all other pertinent data. The report to be organized per each item tested.)

a. Total rate in cfm, gpm and lbs/hr.
b. Total system static pressure in inches wg.
c. Fan rpm.
d. Discharge static pressure in inches wg.
e. Filter static-pressure differential in inches wg.
f. Preheat coil static-pressure differential in inches wg.

g. Cooling coil static-pressure differential in inches wg.
h. Heating coil static-pressure differential in inches wg.
i. Outside airflow in cfm.
j. Return airflow in cfm.
k. Outside-air damper position.
l. Return-air damper position.

G. Instrument Calibration Reports: For instrument calibration, include the following:

1. Report Data: Include the following:

a. Instrument type and make.
b. Serial number.
c. Application.
d. Dates of use.
e. Dates of calibration.

## 3.23 BUILDING ENVELOPE LEAKAGE PREFORMANCE TEST

Provide the necessary equipment, fans, pre-heaters, air flow measurement devices and all other items to measure the air leakage in the building. With all HVAC Systems off and all openings closed maintain the building to a positive 0.03 in. sp. and record required pressurization air flow, outdoor air temperature, building space temperature, and make-up air temperature. The mechanical HVAC systems, if appropriately equipped, may be used to help perform this test.

## 3.24 WARRANTY

During the first year and as part of the warrantee period this division shall make the necessary adjustment to change air pressurization, volumes on the air and water systems at no cost to the owner.

## 3.25 ADDITIONAL TESTS

A. Within 120 days of completing testing, adjusting, and balancing, perform additional testing and balancing to verify that balanced conditions are being maintained throughout and to correct unusual conditions.

B. Seasonal Periods: If initial testing, adjusting, and balancing procedures were not performed during near-peak summer and winter conditions, perform additional inspections, testing, and adjusting during near-peak summer and winter conditions.

## 3.26 ADDITIONAL CHECKLISTS

(see next page)

System Readiness Checklist
Piping and Appurtenances

Installation:

- ☐ Piping installed with slope to drain.
- ☐ Hose end drain valves installed at all low points.
- ☐ Air vents with valves installed at all high points of the hot water systems.
- ☐ Automatic air vents piping installed for drainage to nearest drain.
- ☐ Unions installed on all equipment requiring disconnects for servicing.
- ☐ Dielectric unions installed on all dissimilar materials per specifications.
- ☐ Expansion joints and loops are installed as needed and per manufacturer's recommendations.
- ☐ Pressure and temperature gages installed at all specified points.
- ☐ Pressure and temperature gage ranges per specifications.
- ☐ P/T ports installed at locations specified.
- ☐ Relief valves installed on all pressure vessels as specified.
- ☐ Strainers installed at all specified locations including blow-off valve and cap.
- ☐ Air separators, expansion tanks and suction diffusers installed.
- ☐ Water treatment system installed per project documents.
- ☐ Glycol feeder system installed per project documents.
- ☐ Valves provided and installed per specification in regards to connection style and size.
- ☐ Valves installed for area and group isolation, maintenance isolation and service disconnects.
- ☐ Valves installed with stems oriented up.
- ☐ Control valves installed and wired to control system.
- ☐ All specified equipment, piping, valves, pump bodies, drains, unions are insulated per specification - removable insulation installed as specified.
- ☐ All valves tagged with number and function, valve index posted.
- ☐ Pipes across traffic areas provided with protection.
- ☐ Piping is shielded to prevent water leakage above electrical equipment/panels.
- ☐ Mechanical supporting devices installed at specified locations and spacing

Start-Up:

- ☐ Commissioning Authority has been notified for witness of start-up.
- ☐ Expansion tank pressures have been checked and set per engineer's guidance.
- ☐ Water pipe pressure tested and accepted. Attach reports.
- ☐ Water piping flushed and cleaned and chemically treated per specifications and accepted. Attach reports.
- ☐ Strainers cleaned per specification procedure prior to balancing.
- ☐ All air has been removed/bleed from the system prior to balancing.
- ☐ Water chemical treatment complete, treatment system operational, attach treatment report.
- ☐ Glycol feeder verified operational.
- ☐ Control valves verified operational.

System Readiness Checklist
Piping and Appurtenances (Continued)

Readiness:

- ☐ Manufacturer's installation and start-up procedures were followed. Attach completed and signed copy of all manufacturer's checklists.
- ☐ Damaged factory finishes have been replaced, repaired or touched up.
- ☐ Equipment and systems are labeled per project documents.
- ☐ Equipment not painted at factory has been painted with a finish coat of paint (no primer).
- ☐ All known issues have been corrected or reported to the CA and the systems are ready for the functional performance test phase of commissioning.

Note: This checklist is not intended to represent all the requirements of the Project Documents within this section. Completion of the items on this checklist does not release the Contractor from their contractual obligation to complete all the work as detailed within the entire specification section.

System Readiness Checklist
HVAC Pumps

Unit No: ____

Installation:

- ☐ Manufacturer's required maintenance clearance provided.
- ☐ Equipment labeled with equipment number.
- ☐ Pumps installed, leveled, grouted and plumbed.
- ☐ Pumps have been lubricated.
- ☐ Pumps have been aligned. Report attached.
- ☐ Vibration isolation devices installed, adjusted and free to float, shipping blocks removed.
- ☐ Associated piping, shutoff valves, control valves and insulation are complete.
- ☐ All balancing and check valves, gages and thermometers are installed per project documents.
- ☐ Unit disconnect within sight of unit, power available to unit and disconnect labeled.
- ☐ External controls installed.
- ☐ Internal controls and safeties installed.
- ☐ All motors meet or exceed the specified Minimum Nominal Full-Load Efficiency

Start-Up:

- ☐ Commissioning Authority has been notified for witness of start-up.
- ☐ Motor operation and rotation verified.
- ☐ Controls verified operational.

Readiness:

- ☐ Manufacturer’s installation and start-up procedures were followed. Attach completed and signed copy of all manufacturer’s checklists.
- ☐ Damaged factory finishes have been replaced, repaired or touched up.
- ☐ Equipment and systems are labeled per project documents.
- ☐ Equipment not painted at factory has been painted with a finish coat of paint (no primer).
- ☐ All known issues have been corrected or reported to the CA and the systems are ready for the functional performance test phase of commissioning.

Note: This checklist is not intended to represent all the requirements of the Project Documents within this section. Completion of the items on this checklist does not release the Contractor from their contractual obligation to complete all the work as detailed within the entire specification section.

System Readiness Checklist

Motors

Installation:

- ☐ Motors provided and installed per project documents.

Start-Up:

- ☐ Motor name plate data recorded.
- ☐ All motors meet minimum efficiency ratings.

Readiness:

- ☐ Manufacturer's installation procedures were followed.
- ☐ All required testing completed and test reports submitted.
- ☐ Damaged factory finishes have been replaced, repaired or touched up.
- ☐ Equipment and systems are labeled per project documents.
- ☐ All known issues have been corrected or reported to the CA and the systems are ready for the functional performance test phase of commissioning.

Note: This checklist is not intended to represent all the requirements of the Project Documents within this section. Completion of the items on this checklist does not release the Contractor from their contractual obligation to complete all the work as detailed within the entire specification section.

System Readiness Checklist

Air Handling Equipment

Installation:

- ☐ Manufacturer's required maintenance clearance provided.
- ☐ Vibration isolation devices installed, adjusted and free to float, shipping blocks removed.
- ☐ Inspection and access doors are operable.
- ☐ Condensate drain with P-trap and cleanout is installed and unobstructed.
- ☐ Associated piping, shutoff valves, control valves and insulation are complete.
- ☐ Dampers and actuators installed and verified operational.
- ☐ Ductwork is complete including access to all serviceable components.
- ☐ Plenum and casings have been cleaned.
- ☐ Pipe and conduit penetrations have been caulked.
- ☐ Units are level and secured.
- ☐ Units have been lubricated prior to start-up.
- ☐ All filter access provided so filter can be replaced without the use of tools.
- ☐ Coil fins have been cleaned and combed out after construction in equipment area is completed.
- ☐ Unit disconnect within sight of unit, power available to unit.
- ☐ All motors meet or exceed the specified Minimum Nominal Full-Load Efficiency
- ☐ Controls installed and verified operational.
- ☐ Unit heaters provided with provisions for cleaning via “water bath” method to include a water source and drain pan.
- ☐ Ceiling access doors have been provided as required for unit service access.
- ☐ Ductwork installed at unit inlets and outlets is greater than or equal to manufacturer’s required minimum values.

Start-Up:

- ☐ Motor rotation has been verified.
- ☐ Voltage and phase has been verified.
- ☐ Belts have been properly adjusted and aligned.

System Readiness Checklist (Preliminary Version)

Air Handling Equipment (continued)

Readiness:

- ☐ Manufacturer's installation and start-up procedures were followed. Attach completed and signed copy of all manufacturer's checklists.
- ☐ Temporary filters have been removed and new installed.
- ☐ All required testing completed and test reports submitted.
- ☐ Damaged factory finishes have been replaced, repaired or touched up.
- ☐ Equipment and systems are labeled per project documents.
- ☐ All known issues have been corrected or reported to the CA and the systems are ready for the functional performance test phase of commissioning.

Note: This checklist is not intended to represent all the requirements of the Project Documents within this section. Completion of the items on this checklist does not release the Contractor from their contractual obligation to complete all the work as detailed within the entire specification section.

System Readiness Checklist
Terminal Units

Installation:

- ☐ Manufacturer's required maintenance clearance provided.
- ☐ Vibration isolation devices installed, adjusted and free to float, shipping blocks removed.
- ☐ Inspection and access doors are operable.
- ☐ Associated piping, shutoff valves, control valves and insulation are complete.
- ☐ Dampers and actuators installed and verified operational.
- ☐ Velocity probes installed, tubing connected to controller.
- ☐ Temporary filters have been removed, new installed, spares provided.
- ☐ Ductwork is complete including access to all serviceable components.
- ☐ Plenum and casings have been cleaned.
- ☐ Coil fins have been combed out if necessary.
- ☐ Units are level and secured.
- ☐ Coil fins have been cleaned and combed out after construction in equipment area is completed.
- ☐ Controls installed and verified operational.
- ☐ Terminal units provided with a sound attenuating insulated ductwork downstream of units.
- ☐ Terminal units provided with a minimum of 3 times duct diameter of straight run ductwork at inlet of units.

Start-Up:

- ☐ Manufacturer’s start-up procedures

Readiness:

- ☐ Manufacturer’s installation procedures were followed.
- ☐ All required testing completed and test reports submitted.
- ☐ Damaged factory finishes have been replaced, repaired or touched up.
- ☐ Equipment and systems are labeled per project documents.
- ☐ All known issues have been corrected or reported to the CA and the systems are ready for the functional performance test phase of commissioning.

Note: This checklist is not intended to represent all the requirements of the Project Documents within this section. Completion of the items on this checklist does not release the Contractor from their contractual obligation to complete all the work as detailed within the entire specification section.

System Readiness Checklist
Variable Speed Drive Systems

Unit No: ____

Installation:

- ☐ Manufacturer's required maintenance clearance provided.
- ☐ Unit disconnect within sight of unit, power available to unit and disconnect labeled.
- ☐ External controls installed.
- ☐ Internal controls and safeties installed.
- ☐ Controlled parameter sensor (air or water) installed and configured through control system.
- ☐ Proper ventilation has been provided to over temperature nuisance trips.

Start-Up:

- ☐ Commissioning Authority has been notified for witness of start-up.
- ☐ Motor operation and rotation verified.
- ☐ Internal controls and safeties verified operational.
- ☐ External controls verified operational.
- ☐ Operating parameters measured and recorded.

Readiness:

- ☐ Manufacturer’s installation and start-up procedures were followed. Attach completed and signed copy of all manufacturer’s checklists.
- ☐ Damaged factory finishes have been replaced, repaired or touched up.
- ☐ Equipment and systems are labeled per project documents.
- ☐ Equipment not painted at factory has been painted with a finish coat of paint (no primer).
- ☐ All known issues have been corrected or reported to the CA and the systems are ready for the functional performance test phase of commissioning.

Note: This checklist is not intended to represent all the requirements of the Project Documents within this section. Completion of the items on this checklist does not release the Contractor from their contractual obligation to complete all the work as detailed within the entire specification section.

System Readiness Checklist
Exhaust Fans

Unit No: ____

Installation:

- ☐ Manufacturer's required maintenance clearance provided.
- ☐ Equipment labeled with equipment number.
- ☐ Vibration isolation devices installed, adjusted and free to float, shipping blocks removed.
- ☐ Inspection and access doors are operable.
- ☐ Curb mounted fans are bolted to the curb and sealed per project documents.
- ☐ Speed controllers installed as needed for balancing.
- ☐ Ductwork is complete including access to all serviceable components.
- ☐ Plenum and casings have been cleaned.
- ☐ Unit has been lubricated.
- ☐ Belts and/or couplings have been properly adjusted.
- ☐ Unit disconnect within sight of unit, power available to unit and disconnect labeled.
- ☐ External controls installed.
- ☐ All motors meet or exceed the specified Minimum Nominal Full-Load Efficiency

Start-Up:

- ☐ Commissioning Authority has been notified for witness of start-up.
- ☐ Motor operation and rotation verified.
- ☐ Internal controls and safeties verified operational.
- ☐ External controls verified operational.

Readiness:

- ☐ Manufacturer’s installation and start-up procedures were followed. Attach completed and signed copy of all manufacturer’s checklists.
- ☐ Damaged factory finishes have been replaced, repaired or touched up.
- ☐ Equipment and systems are labeled per project documents.
- ☐ Equipment not painted at factory has been painted with a finish coat of paint (no primer).
- ☐ All known issues have been corrected or reported to the CA and the systems are ready for the functional performance test phase of commissioning.

Note: This checklist is not intended to represent all the requirements of the Project Documents within this section. Completion of the items on this checklist does not release the Contractor from their contractual obligation to complete all the work as detailed within the entire specification section.

System Readiness Checklist

Ductwork Systems

Installation:

- ☐ Manufacturer's required maintenance clearance provided.
- ☐ Inspection and access doors are operable.
- ☐ All ductwork installed per required SMACNA standards.
- ☐ Dampers and actuators installed and verified operational.
- ☐ Ductwork is complete including access to all serviceable components.
- ☐ Plenum and casings have been cleaned per the project requirements.
- ☐ Duct access doors provided before and after filters, coils, fans, automatic dampers, and fire/smoke dampers per the project requirements.
- ☐ Balancing dampers provided at all duct take-offs to diffusers, grilles, and registers.
- ☐ Fire/smoke damper shafts marked with blade position prior to installation.
- ☐ Fire/smoke damper operation (open/close) verified. Fire/smoke dampers powered open.
- ☐ Fire/smoke damper doors labeled and motors accessible for service (replacement).
- ☐ All ductwork has been thoroughly cleaned of debris, dust, marks, tags and labels removed.
- ☐ All ductwork is sealed as specified.
- ☐ All specified equipment and ductwork is insulated.

Start-Up:

- ☐ Medium velocity ductwork pressure tested to project requirements.
- ☐ Low velocity ductwork pressure tested to project requirements.

Readiness:

- ☐ Manufacturer’s installation procedures were followed.
- ☐ All required testing completed and test reports submitted.
- ☐ Damaged factory finishes have been replaced, repaired or touched up.
- ☐ Equipment and systems are labeled per project documents.
- ☐ All known issues have been corrected or reported to the CA and the systems are ready for the functional performance test phase of commissioning.

Note: This checklist is not intended to represent all the requirements of the Project Documents within this section. Completion of the items on this checklist does not release the Contractor from their contractual obligation to complete all the work as detailed within the entire specification section.

System Readiness Checklist
Temperature Control

Installation:

- ☐ All control points have been provided per the Project Documents and are communicating with front end computer.
- ☐ System graphics are complete (showing all devices controlled, all adjustable points shown, all specified components), accurate (reflects actual field/unit installation, end-to-end verification of points done) and functional.
- ☐ Access Security levels have been set up per owner's needs.
- ☐ Network connection is complete, the central operator terminal has been updated and remote monitoring of the system has been tested.
- ☐ All specified associated equipment (such as PC, Monitor, printer, modem & laptop) has been provided, installed and is operational.
- ☐ Surge protection and battery back-up devices installed per Project Documents and tested.
- ☐ Control wiring, panels and all system components are permanently labeled, including point address designation, system reference and descriptions.
- ☐ Acceptance start-up test plan has been submitted and approved. Attach copy of test plan.
- ☐ Graphical interface plan has been submitted and approved by CA.
- ☐ All control points have been provided per the Project Documents and are communicating with front end computer.
- ☐ System graphics are complete (showing all devices controlled, all adjustable points shown, all specified components), accurate (reflects actual field/unit installation, end-to-end verification of points done) and functional.
- ☐ Room temperature and other setpoints installed per specification and owner's direction.
- ☐ Operating schedules have been set up per owner's direction
- ☐ Trend logs have been set up per Project Documents and/or as directed by the CA.
- ☐ Minimum OA %, from balancer, provided on graphics as permanent reference value.
- ☐ Alarms have been programmed per Project Documents and owner's direction.
- ☐ Stability of loop and VFD's has been verified.
- ☐ All sensors have been calibrated including temperature, pressure, flow and metering devices.

Start-Up:

- ☐ Point to point testing and sensor calibration is complete and checkout forms complete with copy submitted.
- ☐ Variable speed drive start-up per manufacturer's representative complete.

System Readiness Checklist
Temperature Control

Readiness:

- ☐ Manufacturer's installation procedures were followed.
- ☐ All required testing completed and test reports submitted.
- ☐ Damaged factory finishes have been replaced, repaired or touched up.
- ☐ Equipment and systems are labeled per project documents.
- ☐ All known issues have been corrected or reported to the CA and the systems are ready for the functional performance test phase of commissioning.

Note: This checklist is not intended to represent all the requirements of the Project Documents within this section. Completion of the items on this checklist does not release the Contractor from their contractual obligation to complete all the work as detailed within the entire specification section.

System Readiness Checklist
Testing, Adjusting, and Balancing

Installation:

- ☐ Balancing agenda provided to engineer. Provide copy to CA for review.
- ☐ Pre-balance conference complete.
- ☐ All equipment has been checked prior to balancing. Installation checklists attached.
- ☐ Fan belt tension and fan rotation verified prior to balancing.
- ☐ Air balanced prior to water balance.
- ☐ Construction filters removed, clean filters installed, damper position and operation checked prior to balancing. Air balance due with filters simulated as ½ dirty.
- ☐ Bathrooms are negative relative to other areas.
- ☐ Rooms pressures are positive while allowing for door closure in economizer mode.
- ☐ Relief damper operation has been checked to assure dampers open and close as needed.
- ☐ All systems balanced to design criteria except as approved by mechanical engineer and CA.
- ☐ Overall building pressure checked with outside air at 100% to assure adequate relief.
- ☐ All volume dampers, fire dampers, balancing and controls valves are set in a fully open position at the start of balancing.
- ☐ Hydronic system and strainers has been cleaned and treated prior to balancing.
- ☐ Expansion tanks are properly pressurized and not water logged.
- ☐ Air vents installed and operational, water system balanced with no air in system.
- ☐ Final damper and speed controller permanently marked for final balancing positions.
- ☐ List of control minimum OA damper positions in report and provided to controls contractor.
- ☐ Preliminary report has been provided on approved forms with data specified, attach copy.
- ☐ All defects/ deficiencies have been noted to CA/ engineer during testing, included in report.
- ☐ Noise and vibration has been checked and adjusted as necessary.
- ☐ All TAB procedures are complete and ready for the system balance demonstration. The TAB contractor will demonstrate proper balance by measuring and verifying 10% of the systems as selected and witnessed by the Commissioning Authority.

System Readiness Checklist
Testing, Adjusting, and Balancing

Start-Up: Not Applicable.

Readiness:

- ☐ All required testing completed and test reports submitted.
- ☐ All known issues have been corrected or reported to the CA and the systems are ready for the functional performance test phase of commissioning.

Note: This checklist is not intended to represent all the requirements of the Project Documents within this section. Completion of the items on this checklist does not release the Contractor from their contractual obligation to complete all the work as detailed within the entire specification section.

END OF SECTION 230594

# SECTION 230720 - PIPE INSULATION

## PART 1 - GENERAL

### 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

### 1.2 SUMMARY

A. This Section includes preformed, rigid and flexible pipe insulation; insulating cements; field-applied jackets; accessories and attachments; and sealing compounds.

B. Related Sections include the following:

1. Division 7 Section "Firestopping" for firestopping materials and requirements for penetrations through fire and smoke barriers.
2. Division 23 Section "Duct Insulation" for insulation for ducts and plenums.
3. Division 23 Section "Equipment Insulation" for insulation materials and application for pumps, tanks, hydronic specialties, and other equipment.
4. Division 23 Section "Hangers and Supports" for pipe insulation shields and protection saddles.

### 1.3 SUBMITTALS

A. Product Data: Identify thermal conductivity, thickness, and jackets (both factory and field applied, if any), for each type of product indicated.

B. Shop Drawings: Show fabrication and installation details for the following:

1. Application of protective shields, saddles, and inserts at pipe hangers for each type of insulation and hanger.
2. Attachment and covering of heat trace inside insulation.
3. Insulation application at pipe expansion joints for each type of insulation.
4. Insulation application at elbows, fittings, flanges, valves, and specialties for each type of insulation.
5. Removable insulation at piping specialties and equipment connections.
6. Application of field-applied jackets.

C. Material Test Reports: From a qualified testing agency acceptable to authorities having jurisdiction indicating, interpreting, and certifying test results for compliance of insulation materials, sealers, attachments, cements, and jackets with requirements indicated. Include dates of tests.

D. Installer Certificates: Signed by the Contractor certifying that installers comply with requirements.

### 1.4 QUALITY ASSURANCE

A. Installer Qualifications: Skilled mechanics who have successfully completed an apprenticeship program or another craft training program certified by the U.S. Department of Labor, Bureau of Apprenticeship and Training.

B. Fire-Test-Response Characteristics: As determined by testing materials identical to those specified in this Section according to ASTM E 84, by a testing and inspecting agency acceptable to authorities having jurisdiction. Factory label insulation and jacket materials and sealer and cement material containers with appropriate markings of applicable testing and inspecting agency.

1. Insulation Installed Indoors: Flame-spread rating of 25 or less, and smoke-developed rating of 50 or less.
2. Insulation Installed Outdoors: Flame-spread rating of 75 or less, and smoke-developed rating of 150 or less.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Packaging: Ship insulation materials in containers marked by manufacturer with appropriate ASTM specification designation, type and grade, and maximum use temperature.

1.6 COORDINATION

A. Coordinate size and location of supports, hangers, and insulation shields specified in Division 23 Section "Hangers and Supports."

B. Coordinate clearance requirements with piping Installer for insulation application.

1.7 SCHEDULING

A. Schedule insulation application after testing piping systems and, where required, after installing and testing heat-trace tape. Insulation application may begin on segments of piping that have satisfactory test results.

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:

1. Mineral-Fiber Insulation:

a. CertainTeed Manson.
b. Knauf FiberGlass GmbH.
c. Owens-Corning Fiberglas Corp.

d. Schuller International, Inc.
e. John Manville.

2. Flexible Elastomeric Thermal Insulation:

a. Armstrong World Industries, Inc.
b. Rubatex Corp.

3. Calcium Silicate Insulation:

a. Owens-Corning Fiberglas Corp.
b. Pabco.
c. Schuller International, Inc.
d. John Manville.

## 2.2 INSULATION MATERIALS

A. Mineral-Fiber Insulation: Glass fibers bonded with a thermosetting resin complying with the following:

1. Preformed Pipe Insulation: Comply with ASTM C 547, Type 1, with factory-applied, all-purpose, vapor-retarder jacket.
2. Blanket Insulation: Comply with ASTM C 553, Type II, without facing.
3. Fire-Resistant Adhesive: Comply with MIL-A-3316C in the following classes and grades:

a. Class 1, Grade A for bonding glass cloth and tape to unfaced glass-fiber insulation, for sealing edges of glass-fiber insulation, and for bonding lagging cloth to unfaced glass-fiber insulation.
b. Class 2, Grade A for bonding glass-fiber insulation to metal surfaces.

4. Vapor-Retarder Mastics: Fire- and water-resistant, vapor-retarder mastic for indoor applications. Comply with MIL-C-19565C, Type II.
5. Mineral-Fiber Insulating Cements: Comply with ASTM C 195.
6. Expanded or Exfoliated Vermiculite Insulating Cements: Comply with ASTM C 196.
7. Mineral-Fiber, Hydraulic-Setting Insulating and Finishing Cement: Comply with ASTM C 449/C 449M.

B. Calcium Silicate Insulation: Preformed pipe sections of noncombustible, inorganic, hydrous calcium silicate with a nonasbestos fibrous reinforcement. Comply with ASTM C 533, Type I.

C. Prefabricated Thermal Insulating Fitting Covers: Comply with ASTM C 450 for dimensions used in preforming insulation to cover valves, elbows, tees, and flanges.

## 2.3 FIELD-APPLIED JACKETS

A. General: ASTM C 921, Type 1, unless otherwise indicated.

B. Aluminum Jacket: Aluminum roll stock, ready for shop or field cutting and forming to indicated sizes. Comply with ASTM B 209, 3003 alloy, H-14 temper.

1. Finish and Thickness: Smooth finish, 0.010 inch thick.
2. Finish and Thickness: Stucco-embossed finish, 0.016 inch thick.

3. Moisture Barrier: 1-mil- thick, heat-bonded polyethylene and kraft paper.
4. Elbows: Preformed, 45- and 90-degree, short- and long-radius elbows; same material, finish, and thickness as jacket.

## 2.4 VAPOR RETARDERS

A. Mastics: Materials recommended by insulation material manufacturer that are compatible with insulation materials, jackets, and substrates.

# PART 3 - EXECUTION

## 3.1 EXAMINATION

A. Examine substrates and conditions for compliance with requirements for installation and other conditions affecting performance of insulation application.

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

## 3.2 PREPARATION

A. Surface Preparation: Clean and dry pipe and fitting surfaces. Remove materials that will adversely affect insulation application.

## 3.3 GENERAL APPLICATION REQUIREMENTS

A. Apply insulation materials, accessories, and finishes according to the manufacturer's written instructions; with smooth, straight, and even surfaces; free of voids throughout the length of piping, including fittings, valves, and specialties.

B. Refer to schedules at the end of this Section for materials, forms, jackets, and thicknesses required for each piping system.

C. Use accessories compatible with insulation materials and suitable for the service. Use accessories that do not corrode, soften, or otherwise attack insulation or jacket in either wet or dry state.

D. Apply insulation with longitudinal seams at top and bottom of horizontal pipe runs.

E. Apply multiple layers of insulation with longitudinal and end seams staggered.

F. Do not weld brackets, clips, or other attachment devices to piping, fittings, and specialties.

G. Seal joints and seams with vapor-retarder mastic on insulation indicated to receive a vapor retarder.

H. Keep insulation materials dry during application and finishing.

I. Apply insulation with tight longitudinal seams and end joints. Bond seams and joints with adhesive recommended by the insulation material manufacturer.

J. Apply insulation with the least number of joints practical.

K. Apply insulation over fittings, valves, and specialties, with continuous thermal and vapor-retarder integrity, unless otherwise indicated. Refer to special instructions for applying insulation over fittings, valves, and specialties.

L. Hangers and Anchors: Where vapor retarder is indicated, seal penetrations in insulation at hangers, supports, anchors, and other projections with vapor-retarder mastic.

1. Apply insulation continuously through hangers and around anchor attachments.
2. For insulation application where vapor retarders are indicated, extend insulation on anchor legs at least 12 inches from point of attachment to pipe and taper insulation ends. Seal tapered ends with a compound recommended by the insulation material manufacturer to maintain vapor retarder.
3. Install insert materials and apply insulation to tightly join the insert. Seal insulation to insulation inserts with adhesive or sealing compound recommended by the insulation material manufacturer.
4. Cover inserts with jacket material matching adjacent pipe insulation. Install shields over jacket, arranged to protect the jacket from tear or puncture by the hanger, support, and shield.

M. Insulation Terminations: For insulation application where vapor retarders are indicated, taper insulation ends. Seal tapered ends with a compound recommended by the insulation material manufacturer to maintain vapor retarder.

N. Apply adhesives and mastics at the manufacturer's recommended coverage rate.

O. Apply insulation with integral jackets as follows:

1. Pull jacket tight and smooth.
2. Circumferential Joints: Cover with 3-inch- wide strips, of same material as insulation jacket. Secure strips with adhesive and outward clinching staples along both edges of strip and spaced 4 inches o.c.
3. Longitudinal Seams: Overlap jacket seams at least 1-1/2 inches. Apply insulation with longitudinal seams at bottom of pipe. Clean and dry surface to receive self-sealing lap. Staple laps with outward clinching staples along edge at 4 inches o.c.

   a. Exception: Do not staple longitudinal laps on insulation having a vapor retarder.

4. Vapor-Retarder Mastics: Where vapor retarders are indicated, apply mastic on seams and joints and at ends adjacent to flanges, unions, valves, and fittings.
5. At penetrations in jackets for thermometers and pressure gages, fill and seal voids with vapor-retarder mastic.

P. Roof Penetrations: Apply insulation for interior applications to a point even with top of roof flashing.

1. Seal penetrations with vapor-retarder mastic.
2. Apply insulation for exterior applications tightly joined to interior insulation ends.
3. Extend metal jacket of exterior insulation outside roof flashing at least 2 inches below top of roof flashing.
4. Seal metal jacket to roof flashing with vapor-retarder mastic.

Q. Exterior Wall Penetrations: For penetrations of below-grade exterior walls, terminate insulation flush with mechanical sleeve seal. Seal terminations with vapor-retarder mastic.

R. Interior Fire-Rated Wall and Partition Penetrations: Apply insulation continuously through penetrations of fire-rated walls and partitions.

1. Firestopping and fire-resistive joint sealers are specified in Division 7 Section "Firestopping."

S. Floor Penetrations: Apply insulation continuously through floor assembly.

1. For insulation with vapor retarders, seal insulation with vapor-retarder mastic where floor supports penetrate vapor retarder.

## 3.4 MINERAL-FIBER INSULATION APPLICATION

A. Apply insulation to straight pipes and tubes as follows:

1. Secure each layer of preformed pipe insulation to pipe with wire, tape, or bands without deforming insulation materials.
2. Where vapor retarders are indicated, seal longitudinal seams and end joints with vapor-retarder mastic. Apply vapor retarder to ends of insulation at intervals of 15 to 20 feet to form a vapor retarder between pipe insulation segments.
3. For insulation with factory-applied jackets, secure laps with outward clinched staples at 6 inches o.c.
4. For insulation with factory-applied jackets with vapor retarders, do not staple longitudinal tabs but secure tabs with additional adhesive as recommended by the insulation material manufacturer and seal with vapor-retarder mastic.

B. Apply insulation to flanges as follows:

1. Apply preformed pipe insulation to outer diameter of pipe flange.
2. Make width of insulation segment the same as overall width of the flange and bolts, plus twice the thickness of the pipe insulation.
3. Fill voids between inner circumference of flange insulation and outer circumference of adjacent straight pipe segments with mineral-fiber blanket insulation.
4. Apply canvas jacket material with manufacturer's recommended adhesive, overlapping seams at least 1 inch, and seal joints with vapor-retarder mastic.

C. Apply insulation to fittings and elbows as follows:

1. Apply premolded insulation sections of the same material as straight segments of pipe insulation when available. Secure according to manufacturer's written instructions.
2. When premolded insulation elbows and fittings are not available, apply mitered sections of pipe insulation, or glass-fiber blanket insulation, to a thickness equal to adjoining pipe insulation. Secure insulation materials with wire, tape, or bands.
3. Cover fittings with standard PVC fitting covers.
4. Cover fittings with heavy PVC fitting covers. Overlap PVC covers on pipe insulation jackets at least 1 inch at each end. Secure fitting covers with manufacturer's attachments and accessories. Seal seams with tape and vapor-retarder mastic.

D. Apply insulation to valves and specialties as follows:

1. Apply premolded insulation sections of the same material as straight segments of pipe insulation when available. Secure according to manufacturer's written instructions.
2. When premolded insulation sections are not available, apply glass-fiber blanket insulation to valve body. Arrange insulation to permit access to packing and to allow valve operation without disturbing insulation. For check valves, arrange insulation for access to stainer basket without disturbing insulation.
3. Apply insulation to flanges as specified for flange insulation application.
4. Use preformed standard PVC fitting covers for valve sizes where available. Secure fitting covers with manufacturer's attachments and accessories. Seal seams with tape and vapor-retarder mastic.
5. Use preformed heavy PVC fitting covers for valve sizes where available. Secure fitting covers with manufacturer's attachments and accessories. Seal seams with tape and vapor-retarder mastic.
6. For larger sizes where PVC fitting covers are not available, seal insulation with canvas jacket and sealing compound recommended by the insulation material manufacturer.

## 3.5 FLEXIBLE ELASTOMERIC THERMAL INSULATION APPLICATION

A. Apply insulation to straight pipes and tubes as follows:

1. Follow manufacturer's written instructions for applying insulation.
2. Seal longitudinal seams and end joints with manufacturer's recommended adhesive. Cement to avoid openings in insulation that will allow passage of air to the pipe surface.

B. Apply insulation to flanges as follows:

1. Apply pipe insulation to outer diameter of pipe flange.
2. Make width of insulation segment the same as overall width of the flange and bolts, plus twice the thickness of the pipe insulation.
3. Fill voids between inner circumference of flange insulation and outer circumference of adjacent straight pipe segments with cut sections of sheet insulation of the same thickness as pipe insulation.
4. Secure insulation to flanges and seal seams with manufacturer's recommended adhesive. Cement to avoid openings in insulation that will allow passage of air to the pipe surface.

C. Apply insulation to fittings and elbows as follows:

1. Apply metered sections of pipe insulation.
2. Secure insulation materials and seal seams with manufacturer's recommended adhesive. Cement to avoid openings in insulation that will allow passage of air to the pipe surface.

D. Apply insulation to valves and specialties as follows:

1. Apply preformed valve covers manufactured of the same material as pipe insulation and attached according to the manufacturer's written instructions.
2. Apply cut segments of pipe and sheet insulation to valve body. Arrange insulation to permit access to packing and to allow valve operation without disturbing insulation. For check valves, fabricate removable sections of insulation arranged to allow access to strainer basket.
3. Apply insulation to flanges as specified for flange insulation application.
4. Secure insulation to valves and specialties and seal seams with manufacturer's recommended adhesive. Cement to avoid openings in insulation that will allow passage

of air to the pipe surface.

## 3.6 FIELD-APPLIED JACKET APPLICATION

A. Apply PVC jacket where indicated, with 1-inch overlap at longitudinal seams and end joints. Seal with manufacturer's recommended adhesive. Color for each piping system shall be selected by the Architect.

B. Apply metal jacket where indicated, with 2-inch overlap at longitudinal seams and end joints. Overlap longitudinal seams arranged to shed water. Seal end joints with weatherproof sealant recommended by insulation manufacturer. Secure jacket with stainless-steel bands 12 inches o.c. and at end joints.

## 3.7 FINISHES

A. Flexible Elastomeric Thermal Insulation: After adhesive has fully cured, apply two coats of the insulation manufacturer's recommended protective coating.

B. Color: Final color as selected by Architect. Vary first and second coats to allow visual inspection of the completed Work.

## 3.8 PIPING SYSTEM APPLICATIONS

A. Insulation materials and thicknesses are specified in schedules at the end of this Section.

B. Items Not Insulated: Unless otherwise indicated, do not apply insulation to the following systems, materials, and equipment:

1. Flexible connectors.
2. Vibration-control devices.
3. Below-grade piping, unless otherwise indicated.
4. Chrome-plated pipes and fittings, unless potential for personnel injury.
5. Non-Chilled water air chambers, unions, strainers, check valves, plug valves, and flow regulators.

## 3.9 INSULATION APPLICATION SCHEDULE, GENERAL

A. Refer to insulation application schedules for required insulation materials, vapor retarders, and field-applied jackets.

B. Application schedules identify piping system and indicate pipe size ranges and material, thickness, and jacket requirements.

## 3.10 INSULATION APPLICATION SCHEDULE

A. Service: Chilled-water supply and return.

1. Operating Temperature: 35 to 75 deg F.
2. Insulation Material: Mineral Fiber with reinforced all service jacket.

3. Insulation Thickness: See table A.
4. Field-Applied Jacket: Aluminum
5. Vapor Retarder Required: Yes.
6. Finish: None.

Table A

Insulation Thickness:

Insulation thicknesses in Table A are based on insulation having thermal resistivity in the range of 4.0 to 4.6 hr. $^{o}$F square foot/Btu per inch of thickness on a flat surface at a mean temperature of 75$^{o}$F.

TABLE 'A' - MINIMUM PIPE INSULATION
INSULATION THICKNESS IN INCHES FOR PIPE SIZES

| **PIPING SYSTEMS TYPES** | **TEMPERATURE RANGE $^{o}$F** | **RUN OUTS UP TO 2”** | **1” AND LESS** | **1 ½” TO 2”** | **2 ½” TO 4”** | **5” TO 10”** | **12” AND LARGER** |
|---|---|---|---|---|---|---|---|
| **HEATING SYSTEMS** | | | | | | | |
| Steam & hot water High pressure/temp. | 306-450 | 1½" | 2½" | 3” | 3" | 4" | 4" |
| Med. pressure/temp | 251-305 | 1½" | 2½" | 3” | 3" | 3" | 3" |
| Low pressure/temp. | 201-250 | 1½" | 1½" | 2" | 2" | 2" | 2" |
| Low temperature | 120-200 | 1½" | 1½" | 2” | 2" | 2" | 2" |
| Steam condensate (for feed water) | Any | 1" | 1" | 2" | 2" | 2" | 2" |
| **COOLING SYSTEMS** | | | | | | | |
| Chilled water | 40-55 | 1½" | 1½" | 1½" | 1½" | 1½" | 1½" |

*1 Runouts not exceeding 12 inches in length to individual terminal units.
*2 For piping exposed to outdoor air, increase thickness by 1/2 inch.

| For the purposes of the following Table A the following fluid temperatures and pressures are to be used unless specified otherwise: |
|---|
| Low pressure steam is 0-15 psi<br>Medium pressure steam is 16-60 psi<br>High pressure steam is 61-200 psi<br>Heating hot water is 200 $^{o}$F |

END OF SECTION 230720

# SECTION 232113 - HYDRONIC PIPING

## PART 1 - GENERAL

### 1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

### 1.2 SUMMARY

A. This Section includes piping, special-duty valves, and hydronic specialties for hot-water heating, chilled-water cooling, and condenser water systems; makeup water for these systems; blowdown drain lines; and condensate drain piping.

### 1.3 SUBMITTALS

A. Product Data: For each type of special-duty valve indicated. Include flow and pressure drop curves based on manufacturer's testing for diverting fittings, calibrated balancing valves, and automatic flow-control valves.

B. Shop Drawings: Detail fabrication of pipe anchors, hangers, special pipe support assemblies, alignment guides, expansion joints and loops, and their attachment to the building structure. Detail location of anchors, alignment guides, and expansion joints and loops.

C. Welding Certificates: Copies of certificates for welding procedures and personnel.

D. Field Test Reports: Written reports of tests specified in Part 3 of this Section. Include the following:

1. Test procedures used.
2. Test results that comply with requirements.
3. Failed test results and corrective action taken to achieve requirements.

E. Maintenance Data: For hydronic specialties and special-duty valves to include in maintenance manuals specified in Division 1.

### 1.4 QUALITY ASSURANCE

A. Welding: Qualify processes and operators according to the ASME Boiler and Pressure Vessel Code: Section IX, "Welding and Brazing Qualifications."

B. ASME Compliance: Comply with ASME B31.9, "Building Services Piping," for materials, products, and installation. Safety valves and pressure vessels shall bear the appropriate ASME label. Fabricate and stamp air separators and expansion tanks to comply with the ASME Boiler and Pressure Vessel Code, Section VIII, Division 1.

## 1.5 COORDINATION

A. Coordinate layout and installation of hydronic piping and suspension system components with other construction, including light fixtures, HVAC equipment, fire-suppression-system components, and partition assemblies.

B. Coordinate pipe sleeve installations for foundation wall penetrations.

C. Coordinate piping installation with roof curbs, equipment supports, and roof penetrations. Roof specialties are specified in Division 7 Sections.

D. Coordinate pipe fitting pressure classes with products specified in related Sections.

E. Coordinate size and location of concrete bases. Cast anchor-bolt inserts into base. Concrete, reinforcement, and formwork requirements are specified in Division 3 Sections.

F. Coordinate installation of pipe sleeves for penetrations through exterior walls and floor assemblies. Coordinate with requirements for firestopping specified in Division 7 Section "Through-Penetration Firestop Systems" for fire and smoke wall and floor assemblies.

## 1.6 EXTRA MATERIALS

A. Water Treatment Chemicals: Furnish sufficient chemicals for initial system startup and for preventive maintenance for one year from date of Substantial Completion.

# PART 2 - PRODUCTS

## 2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Grooved Mechanical-Joint Fittings and Couplings:

    a. Gruvlok Corporation.
    b. Tyco-Grinnell
    c. Victaulic Company of America.

2. Diverting Fittings:

    a. Armtrol, Inc.
    b. Armstrong Pumps, Inc.
    c. Bell & Gossett ITT; Fluid Handling Div.
    d. Taco, Inc.

3. Y-Pattern Strainers:

    a. Armstrong Machine Works.
    b. Hoffman Specialty ITT; Fluid Handling Div

c. Metraflex Co.
d. Spirax Sarco
e. Trane Co.
f. Tyco-Grinnell
g. Victaulic Co. of America
h. Watts Regulator Co.

4. Flexible Connectors:

a. Amber-Booth
b. Mason Industries
c. Metraflex Co.

## 2.2 PIPING MATERIALS

A. General: Refer to Part 3 "Piping Applications" Article for applications of pipe and fitting materials.

## 2.3 STEEL PIPE AND FITTINGS

A. Steel Pipe, NPS 2) and Smaller: ASTM A 53, Type S (seamless) or F, Grade B, Schedule 40, black steel, plain ends.

B. Steel Pipe, NPS 2-1/2 through NPS 12): ASTM A 53, Type E (electric-resistance welded), Grade B, Schedule 40, black steel, plain ends.

C. Steel Pipe, NPS 14 through NPS 18): ASTM A 53, Type E (electric-resistance welded) or Type S (seamless), Grade B, Schedule 30, black steel, plain ends.

D. Steel Pipe, NPS 20: ASTM A 53, Type E (electric-resistance welded) or Type S (seamless), Grade B, Schedule 30, black steel, plain ends.

1. Steel Pipe Nipples: ASTM A 733, made of ASTM A 53, Schedule 40, black steel; seamless for NPS 2) and smaller and electric-resistance welded for NPS 2-1/2) and larger.

E. Cast-Iron Threaded Fittings: ASME B16.4; Classes 125 and 250.

F. Malleable-Iron Threaded Fittings: ASME B16.3, Classes 150 and 300.

G. Malleable-Iron Unions: ASME B16.39; Classes 150, 250, and 300.

H. Cast-Iron Pipe Flanges and Flanged Fittings: ASME B16.1, Classes 25, 125, and 250; raised ground face, and bolt holes spot faced.

I. Wrought-Steel Fittings: ASTM A 234/A 234M, wall thickness to match adjoining pipe.

J. Flanges and fittings below are available in several classes, materials, facings, and end connections. Coordinate with Project requirements.

K. Wrought Cast- and Forged-Steel Flanges and Flanged Fittings: ASME B16.5, including bolts, nuts, and gaskets of the following material group, end connections, and facings:

1. Material Group: 1.1.
2. End Connections: Butt welding.
3. Facings: Raised face.

L. Grooved Mechanical-Joint Fittings: ASTM A 536, Grade 65-45-12 ductile iron; ASTM A 47), Grade 32510 malleable iron; ASTM A 53, Type F, E, or S, Grade B fabricated steel; or ASTM A 106, Grade B steel fittings with grooves or shoulders designed to accept grooved end couplings.

M. Grooved Mechanical-Joint Couplings: Ductile- or malleable-iron housing and synthetic rubber gasket of central cavity pressure-responsive design; with nuts, bolts, locking pin, locking toggle, or lugs to secure grooved pipe and fittings.

N. Combinations of grooved mechanical-joint couplings and short nipples may also be used. Refer to Victaulic Company of America's technical information.

O. Spherical, Rubber, Flexible Connectors: Fiber-reinforced rubber body with steel flanges drilled to align with Classes 150 and 300 steel flanges; operating temperatures up to 250 deg F) and pressures up to 150 psig).

P. Welding Materials: Comply with Section II, Part C, of the ASME Boiler and Pressure Vessel Code for welding materials appropriate for wall thickness and for chemical analysis of pipe being welded.

Q. Gasket Material: Thickness, material, and type suitable for fluid to be handled; and design temperatures and pressures.

## 2.4 VALVES

A. Globe, check, ball, and butterfly valves are specified in Division 23 Section "Valves."

B. Refer to Part 3 "Valve Applications" Article for applications of each valve.

## 2.5 HYDRONIC SPECIALTIES

A. Diverting Fittings: 125-psig) working pressure; 250 deg F) maximum operating temperature; cast-iron body with threaded ends, or wrought copper with soldered ends. Indicate flow direction on fitting.

B. Y-Pattern Strainers: 125-psig) working pressure; cast-iron body (ASTM A 126, Class B), flanged ends for NPS 2-1/2) and larger, threaded connections for NPS 2) and smaller, bolted cover, perforated stainless-steel basket, and bottom drain connection.

C. Basket Strainers: 125-psig) working pressure; high-tensile cast-iron body (ASTM A 126, Class B), flanged-end connections, bolted cover, perforated stainless-steel basket, and bottom drain connection.

D. Combinations of grooved mechanical-joint couplings and short nipples may also be used. Refer to Victaulic Company of America's technical information.

E. Flexible Connectors: Shall be Spherical Rubber flexible connectors. The body shall be Fiber-reinforced rubber body. The end connections shall be steel flanges drilled to align with Classes 150 and 300 steel flanges. The CWR Rating shall be 150 Psig. The maximum operating temperature shall be 250 deg f.

## PART 3 - EXECUTION

### 3.1 PIPING APPLICATIONS

A. Hydronic heating & cooling piping, NPS 2) and Smaller: Aboveground, use Type L) drawn-temper copper tubing with soldered joints or Schedule 40 steel pipe with threaded joints. Belowground or within slabs, use Type K) annealed-temper copper tubing with soldered joints. Use the fewest possible joints belowground and within floor slabs. Provide dielectric fittings at junctions of copper & steel piping.

B. Hydronic heating & cooling, NPS 2-1/2 to 8”: Schedule 40 steel pipe with welded and flanged joints or grooved mechanical-joint couplings.

C. Condenser Water use Schedule 40, black steel, flanged or grooved joints.

D. Condensate Drain Lines: Type L drawn-temper copper tubing with soldered joints.

### 3.2 VALVE APPLICATIONS

A. General-Duty Valve Applications: Unless otherwise indicated, use the following valve types:

1. Shutoff Duty: Ball, and butterfly valves.
2. Throttling Duty: Globe, ball, and butterfly valves.

B. Install shutoff duty valves at each branch connection to supply mains, at supply connection to each piece of equipment, unless only one piece of equipment is connected in the branch line. Install throttling duty valves at each branch connection to return mains, at return connections to each piece of equipment, and elsewhere as indicated.

C. Install calibrated balancing valves in the return water line of each heating or cooling element and elsewhere as required to facilitate system balancing.

D. Install check valves at each pump discharge and elsewhere as required to control flow direction.

E. Install safety valves on hot-water generators and elsewhere as required by the ASME Boiler and Pressure Vessel Code. Install safety-valve discharge piping, without valves, to floor. Comply with the ASME Boiler and Pressure Vessel Code, Section VIII, Division 1, for installation requirements.

F. Install pressure-reducing valves on hot-water generators and elsewhere as required to regulate system pressure.

### 3.3 PIPING INSTALLATIONS

A. Refer to Division 23 Section "Basic Mechanical Materials and Methods" for basic piping installation requirements.

B. Install groups of pipes parallel to each other, spaced to permit applying insulation and servicing of valves.

C. Install drains, consisting of a tee fitting, NPS 3/4) ball valve, and short NPS 3/4) threaded nipple with cap, at low points in piping system mains and elsewhere as required for system drainage.

D. Install piping at a uniform grade of 0.2 percent upward in direction of flow.

E. Reduce pipe sizes using eccentric reducer fitting installed with level side up.

F. Unless otherwise indicated, install branch connections to mains using tee fittings in main pipe, with the takeoff coming out the bottom of the main pipe. For up-feed risers, install the takeoff coming out the top of the main pipe.

G. Install strainers on supply side of each control valve, pressure-reducing valve, solenoid valve, in-line pump, and elsewhere as indicated. Install NPS 3/4) nipple and ball valve in blowdown connection of strainers NPS 2) and larger. Match size of strainer blowoff connection for strainers smaller than NPS 2).

H. Anchor piping for proper direction of expansion and contraction.

I. Install unions in pipes 2-inch NPS and smaller, adjacent to each valve, at final connections of each piece of equipment, at each coil on all sides of automatic valves where valves do not have union connections, elsewhere as indicated and wherever necessary to prevent undue difficulty in making repairs or replacement. Unions are not required at flanged connections.

J. Install flanges on valves, apparatus, and equipment having 2-1/2-inch NPS and larger connections.

K. Install flexible connectors at inlet and discharge connections to pumps (except in-line pumps) and other vibration-producing equipment.

L. Install dielectric coupling and nipple fittings to connect piping materials of dissimilar metals.

M. No piping shall be run above any electrical panels, electrical equipment, or access clearances for electrical panels or equipment. No piping shall be run through any electrical rooms.

N. Provide valving for complete drainage of system.

O. All piping systems shall be installed so that they can be easily drained by means of drainage of low points of all piping without disconnecting pipe. If not specifically indicated on the drawings, the frequency of draining shall determine whether drain caps, plugs, cocks, or valves are to be used.

All installed pipe lines shall be straight, free from dents, scars, and burrs, with ends reamed smooth, and shall remain straight against strains tending to cause distortion during system operation. The Contractor shall make proper allowance for pipe line expansion and contraction so that no unsightly distortion, noise, damage, or improper operation results therefrom.

Piping shall run only parallel or at right angles to the walls or axes of the building and shall be neatly organized. The Contractor shall study the architectural, structural, mechanical, electrical, and other drawings to eliminate conflict of piping with other structure lighting or other services. Unless specified otherwise, no piping shall be exposed in a finished room, except in shop or storage areas. All changes in direction shall be made with fittings.

No piping shall be run above any electrical panels, electrical equipment or access clearances for electrical for electrical panels or equipment. No piping shall be allowed to run through any electrical rooms.

All piping shall be clean and free from acids and loose dirt when installed and shall be kept clean during the completion of the installation.

Plugs of rags, wools, cottons, waste, or similar materials may not be used in plugging. All piping shall be so arranged to not interfere with removal of other equipment or devices; and to not block access to manholes, access openings, etc. Piping shall be arranged to facilitate equipment maintenance. Flanges or unions, as applicable for the type of piping specified, shall be provided in the piping at connections to all items of equipment. Piping shall be placed and installed so that there will be no interference with the installation of the air-conditioning equipment, ducts, etc. All piping shall be so installed to insure noiseless circulation. All valves and specialties shall be so placed to permit easy operation and access, and all valves shall be regulated and packed, and the glands shall be adjusted at the completion of the work and before final acceptance. All piping shall be erected to insure proper draining. Cooling and heating piping mains may be run level, with traps avoided where possible. No bushings, short nipples, or street-type fittings shall be used.

Drain valves shall be installed at all low points in all piping systems to allow for complete drainage of piping systems.

When insulated pipes are supported by a roller hanger they shall be protected from damage by suitable pipe covering protection saddles. Saddles shall support pipe on roller and shall be packed with insulation.

## 3.4 HANGERS AND SUPPORTS

A. Hanger, support, and anchor devices are specified in Division 23 Section "Hangers and Supports." Comply with requirements below for maximum spacing of supports.

B. Install the following pipe attachments:

1. Adjustable steel clevis hangers for individual horizontal piping less than 20 feet) long.
2. Adjustable roller hangers and spring hangers for individual horizontal piping 20 feet) or longer.
3. Pipe Roller: MSS SP-58, Type 44 for multiple horizontal piping 20 feet) or longer, supported on a trapeze.
4. Spring hangers to support vertical runs.
5. On plastic pipe, install pads or cushions on bearing surfaces to prevent hanger from scratching pipe.

C. Install hangers for steel piping with the following minimum rod sizes and maximum spacing:

| **Pipe Size** | **Rod Diameter** | **Maximum Spacing** |
|---|---|---|
| 1 1/4 in. and smaller | ½ in. | 6 ft |

| | | |
|---|---|---|
| 1-1/2 in. and 2 in. | ½ in. | 9 ft. |
| 2-1/2 in. and 2 in. | 5/8 in. | 10 ft. |
| 4 in. and 6 in. | 3/4 in. | 10 ft. |
| 8 in. and 10 in. | 7/8 in. | 10 ft. |
| 12 in. and 14 in | 1 in. | 10 ft. |
| 16 in. through 24 in. | (2)-1in | 10 ft. |

In addition to the spacing listed, an additional hanger shall be provided 1 foot 0 inches from each pipe drop, rise or turn.

D. Support vertical runs at each floor.

Support vertical runs at roof, at each floor, and at 10-foot (3-m) intervals between floors.

## 3.5 PIPE JOINT CONSTRUCTION

A. Refer to Division 23 Section "Basic Mechanical Materials and Methods" for joint construction requirements for soldered and brazed joints in copper tubing; threaded, welded, and flanged joints in steel piping; and solvent-welded joints for PVC and CPVC piping.

## 3.6 HYDRONIC SPECIALTIES INSTALLATION

A. Install manual air vents at high points in piping, at heat-transfer coils, and elsewhere as required for system air venting.

B. Automatic air vents may cause damage to ceilings and other finished surfaces. Air vents aid in system filling. Air removal after initial startup is accomplished by air separator or boiler dip-tube. Manual air vents may be a better solution.

## 3.7 TERMINAL EQUIPMENT CONNECTIONS

A. Size for supply and return piping connections shall be same as for equipment connections.

B. Install control valves in accessible locations close to connected equipment.

C. Install bypass piping with globe valve around control valve. If multiple, parallel control valves are installed, only one bypass is required.

D. Install ports for pressure and temperature gages at coil inlet connections.

## 3.8 FIELD QUALITY CONTROL

A. Prepare hydronic piping according to ASME B31.9 and as follows:

1. Leave joints, including welds, uninsulated and exposed for examination during test.
2. Provide temporary restraints for expansion joints that cannot sustain reactions due to test pressure. If temporary restraints are impractical, isolate expansion joints from testing.
3. Flush system with clean water. Clean strainers.

4. Isolate equipment from piping. If a valve is used to isolate equipment, its closure shall be capable of sealing against test pressure without damage to valve. Install blinds in flanged joints to isolate equipment.
5. Install safety valve, set at a pressure no more than one-third higher than test pressure, to protect against damage by expanding liquid or other source of overpressure during test.

B. Perform the following tests on hydronic piping:

1. Use ambient temperature water as a testing medium unless there is risk of damage due to freezing. Another liquid that is safe for workers and compatible with piping may be used.
2. While filling system, use vents installed at high points of system to release trapped air. Use drains installed at low points for complete draining of liquid.
3. Check expansion tanks to determine that they are not air bound and that system is full of water.
4. Subject piping system to hydrostatic test pressure that is not less than 1.5 times the design pressure. Test pressure shall not exceed maximum pressure for any vessel, pump, valve, or other component in system under test. Verify that stress due to pressure at bottom of vertical runs does not exceed either 90 percent of specified minimum yield strength or 1.7 times "SE" value in Appendix A of ASME B31.9, "Building Services Piping."
5. After hydrostatic test pressure has been applied for at least 10 minutes, examine piping, joints, and connections for leakage. Eliminate leaks by tightening, repairing, or replacing components, and repeat hydrostatic test until there are no leaks.
6. Prepare written report of testing.

## 3.9 ADJUSTING

A. Mark calibrated nameplates of pump discharge valves after hydronic system balancing has been completed, to permanently indicate final balanced position.

B. Perform these adjustments before operating the system:

1. Open valves to fully open position. Close coil bypass valves.
2. Check pump for proper direction of rotation.
3. Set automatic fill valves for required system pressure.
4. Check air vents at high points of system and determine if all are installed and operating freely (automatic type), or bleed air completely (manual type).
5. Set temperature controls so all coils are calling for full flow.
6. Check operation of automatic bypass valves.
7. Check and set operating temperatures of boilers, chillers, and cooling towers to design requirements.
8. Lubricate motors and bearings.

## 3.10 CLEANING

A. Flush hydronic piping systems with clean water. Remove and clean or replace strainer screens. After cleaning and flushing hydronic piping systems, but before balancing, remove disposable fine-mesh strainers in pump suction diffusers.

## 3.11 COMMISSIONING

A. Fill system and perform initial chemical treatment.

B. Check expansion tanks to determine that they are not air bound and that system is completely full of water.

C. Perform these steps before operating the system:

1. Open valves to fully open position. Close coil bypass valves.
2. Check pump for proper direction of rotation.
3. Set automatic fill valves for required system pressure.
4. Check air vents at high points of systems and determine if all are installed and operating freely (automatic type) or bleed air completely (manual type).
5. Set temperature controls so all coils are calling for full flow.
6. Check operation of automatic bypass valves.
7. Check and set operating temperatures of boilers, chillers, and cooling towers to design requirements.
8. Lubricate motors and bearings.

END OF SECTION 232113

# SECTION 232500 - CHEMICAL WATER TREATMENT

## PART 1 - GENERAL

### 1.1 RELATED DOCUMENTS

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

### 1.2 SUMMARY

A. This Section includes water-treatment systems for the following:

1. Chilled-water systems.

B. Samples shall be taken and turned into a testing agency for verification.

### 1.3 SYSTEM DESCRIPTION

A. Closed System:

1. Introduce closed system treatment through bypass feeder when required or indicated by test.
2. Performance: Water treatment sized and equipped to treat raw water available at Project site to sustain the following water characteristics:

| | | |
|---|---|---|
| a. | Hardness: | less than 200ppm as $CaCO_3$ |
| b. | Sodium Nitrite: | 800 —1000 ppm as $NaNO_2$ |
| c. | Conductivity (µmhos): | 3000 to 4000 µmhos/cm |
| d. | Silica: | 60 ppm or less. |
| e. | pH: | 9.5 or above. |

Water characteristics will change with location and type of treatment - usually the treatment parameters will be left to the water treatment supplier based on the type of treatment specified.

3. Closed Circulating Water Systems:

a. Chemicals:

1) Liquid Alkaline Cleaner
2) Non-Chromate, Borate-Nitrite corrosion inhibitor

b. Cleaning: Cleaning shall be performed by the contractor under the supervision of the chemical supplier at the time of start up. The system shall be filled with water and checked for leakage and debris. Add the proper dosage of liquid alkaline cleaner and circulate for 24 hours at required temperature. Drain and flush piping, clean the strainers. Flush until system pH is no more than eight.

c. Control: The contractor shall provide a Sodium Nitrite drop test kit for checking the concentration of sodium nitrite in the system.

d. Service: The contractor shall provide initial and continuing field service to fulfill the requirements and objectives of the General Water Treatment Specifications.

## 1.4 QUALITY ASSURANCE

A. Supplier Qualifications: A recognized chemical water treatment supplier with warehousing facilities in the Project's vicinity and that is or employs an experienced consultant, available at reasonable times during the course of the Work to consult with Contractor, Architect, and Owner about water treatment.

B. Chemical Standards: Meet state and local pollution-control regulations.

C. Comply with NFPA 70 for components and installation.

D. Listing and Labeling: Provide products specified in this Section that are listed and labeled.

1. The Terms "Listed" and "Labeled": As defined in the National Electrical Code, Article 100.
2. Listing and Labeling Agency Qualifications: A "Nationally Recognized Testing Laboratory" (NRTL) as defined in OSHA Regulation 1910.7.

## 1.5 MAINTENANCE

A. Service Period: Provide chemicals and service program for period of one year from startup date of equipment, including the following:

1. Initial water analysis and recommendations.
2. Startup assistance.
3. Training of operating personnel.
4. Periodic field service and consultation.
5. Customer report charts and log sheets.
6. Laboratory technical assistance.

## 1.6 EXTRA MATERIALS

A. Furnish the following extra materials, matching products installed, packaged with protective covering for storage and with identification labels clearly describing contents.

B. Chemicals: Furnish quantity equal to 50 percent of amount initially installed (or treatment for one year.)

## 1.7 SUBMITTALS

A. General: Submit each item in this Article according to the Conditions of the Contract and Division 1 Specification Sections.

B. Product data for each type of product specified. Include manufacturer's technical product data, rated capacities of selected equipment clearly indicated, water-pressure drops, weights (shipping, installed, and operating), furnished specialties, accessories, and installation and startup instructions.

C. Shop drawings from manufacturer detailing equipment assemblies and indicating dimensions, weights, loadings, required clearances, method of field assembly, components, and location and size of each field connection.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Chemical Water Treatment Products:

a. Power

### 2.2 CHEMICALS

A. Furnish chemicals recommended by water treatment system manufacturer for treating water to seals, and accessories.

B. System Cleaner: Liquid alkaline compound with emulsifying agents and detergents to remove grease and petroleum products.

C. Biocide: Chlorine release agents or microbiocides.

D. Closed System (Water) Chemicals: Sequestering agent to reduce deposits and adjust pH, corrosion inhibitors, and conductivity enhancers.

## PART 3 - EXECUTION

### 3.1 INSTALLATION

A. Install treatment equipment level and plumb, according to manufacturer’s written instructions, rough-in drawings, the original design, and referenced standards.

### 3.2 CONNECTIONS

A. Piping installation requirements are specified in other Division 23 Sections. The Drawings indicate the general arrangement of piping, fittings, and specialties. The following are specific connection requirements:

1. Install piping adjacent to equipment to allow servicing and maintenance.
2. Hot Water Piping: Conform to applicable requirements of Division 23 Section “Hydronic Piping.”
3. Steam Piping: Conform to applicable requirements of Division 23 Section “Steam and Condensate Piping.”

B. Electrical: Conform to applicable requirements of Division 26 Sections for connecting electrical equipment.

1. Install electrical devices furnished with boiler but not specified to be factory mounted

## 3.3 FIELD QUALITY CONTROL

A. Testing Agency: A qualified independent testing agency employed and paid by Owner will perform field quality-control testing.
B. Testing Agency: Provide the services of a qualified independent testing agency to perform field quality-control testing.

## 3.4 ADJUSTING

A. Sample boiler water at 1-week intervals after boiler startup for a period of 5 weeks and prepare certified test report for each required water performance characteristic. Where applicable, comply with ASTM D 3370 and the following standards:

1. Silica: ASTM D 859.
2. Steam System: ASTM D 1066.
3. Acidity and Alkalinity: ASTM D 1067
4. Iron: ASTM D 1068.
5. Water Hardness: ASTM D 1126.
6. Particulate and Dissolved Matter: ASTM D 1888.

## 3.5 CLEANING

A. After completing system installation, including outlet fittings and devices, inspect exposed finish. Remove burrs, dirt, and construction debris; repair damaged finishes, including chips, scratches, and abrasions.

B. Ensure that system is operational, filled, started, and vented prior to cleaning. Place terminal control valves in OPEN position during cleaning. Use water meter to record capacity in each system.

C. Add cleaning chemicals as recommended by manufacturer.

1. Hot-Water Heating System: Apply heat while circulating, slowly raising system to design temperature; maintain for a minimum of 12 hours. Remove heat and allow to cool; drain and refill with clean water. Circulate for 6 hours at design temperature, then drain. Refill with clean water and repeat until system cleaner is removed.
2. Chilled-Water System: Circulate for 48 hours, then drain. Refill with clean water, circulate for 24 hours, then drain. Refill with clean water and repeat until system cleaner is removed.
3. Steam System: Fill steam boilers only with cleaner and water. Apply heat and maintain for a minimum of 12 hours. Cool and drain. Refill with clean water, drain, refill, and check for sludge. Repeat until system is free of sludge. Apply heat to produce steam for piping system and maintain for a minimum of 8 hours. Bypass traps and waste condensate.
4. Open System: Flush with clean water for a minimum of one hour. Drain completely and refill.

## 3.6 COMMISSIONING

A. Startup Services: Provide the services of a factory-authorized service representative to provide startup service and to demonstrate and train Owner’s maintenance personnel as

specified below.

B. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

C. Startup Procedures: During boiler system startup, operate boiler water treatment system (after charging with specified chemicals) to maintain required steady-state characteristics of feedwater.

## 3.7 DEMONSTRATION

A. Provide services of supplier's technical representative for half a day to instruct Owner's personnel in operation, maintenance, and testing procedures of boiler water treatment system.

B. Train Owner's maintenance personnel on procedures and schedules related to startup and shutdown, troubleshooting, servicing, and preventive maintenance.

C. Review data in the operation and maintenance manuals. Refer to Division I Section "Contract Closeout."

D. Schedule training with Owner, through the Architect, with at least 7 days' advance notice.

END OF SECTION 232500

**SECTION 236419 - AIR COOLED WATER CHILLERS**

PART 1 – GENERAL

1.1 REGULATORY REQUIREMENTS

A. Comply with ARI Standard 590-92 for testing and rating certification of reciprocating water chillers. Provide ARI certification label on all units.

B. Unit shall conform to UL 1995/CSA 22.2 #236 for construction of air cooled chiller and shall have UL/CSA label affixed to unit.

C. Conform to ASME SEC 8 Boiler and Pressure Vessel Code for construction and testing of reciprocating water chillers.

D. Conform to ANSI/ASHRAE Standard 15-1994 for construction and operation of water chillers.

1.2 WARRANTY

A. Provide a full parts warranty for one year from substantial completion.

PART 2 - PRODUCTS

2.1 SUMMARY

A. The contractor shall furnish and install air-cooled water chillers as shown as scheduled on the contract documents. The chillers shall be installed in accordance with this specification and perform at the specified conditions as scheduled.

2.2 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Carrier
2. McQauy
3. York

2.3 GENERAL UNIT DESCRIPTION

A. Provide factory assembled and tested outdoor air- cooled chillers consisting of semi-hermetic reciprocating or scroll type compressors, condenser, evaporator, thermal expansion valve, refrigeration accessories, and control panel. Construction and ratings shall be in accordance with ANSI/ARI 590.

2.4 COMPRESSORS

A. Compressors shall be industrial grade, energy efficient direct drive 3600 RPM maximum speed reciprocating or scroll type. The motor shall be of a suction gas cooled hermetic design. Compressor shall have centrifugal oil pump with dirt separator, oil sight glass, and oil

charging valve. A solid state temperature sensor shall be embedded in the motor windings to protect against excessive winding temperatures.

1. If semi-hermetic reciprocating industrial grade compressors are utilized provide single piece crankshafts, connecting rods, aluminum pistons, rings to prevent gas leakage, high strength non-flexing ring type suction and discharge valves, spring loaded heads, replaceable cylinder liners, and sealing surface immersed in oil. Provide removable discharge heads and hand hole covers, and discharge service valves.

2. Provide compressor with automatic capacity reduction equipment consisting of suction valve unloaders. Use electric solenoid actuated lifting mechanism operated by oil pressure. Provide for unloaded compressor start.

B. Motor shall be designed for across-the-line starting and suitable for a voltage utilization range of +/- 10 percent from nameplate voltage.

## 2.5 EVAPORATOR

A. Provide shell and tube type evaporator with welded steel construction with fabricated steel heads, seamless copper tubes with integral fins, rolled into tube sheets. Provide series of internal baffles for one water pass. Each shell shall provide a drain and a vent connection.

B. Design, test, and stamp refrigerant side for 225 psig working pressure. Water side shall be designed for 300 psig working pressure.

C. Insulate with 0.75 inch thick flexible elastomeric rubber, closed cell insulation with maximum K value of 0.26. Provide thermostatically controlled heat tape to protect evaporator to -20 degrees F.

D. Provide thermometer wells for temperature control sensors.

## 2.6 CONDENSERS

A. Construct condenser coils of aluminum fins mechanically bonded to copper tubing. Provide sub-cooling circuits. Factory leak test under water to 450 psig.

B. Provide vertical discharge direct drive propeller type condenser fans with fan guard on discharge. Equip with permanently lubricated ball bearings and three-phase thermal overload protection.

## 2.7 ENCLOSURES

A. House components in 12-14 gauge welded galvanized steel frame with minimum 16 gauge galvanized steel panels and weather resistant access doors, phosphatized and finished with air dry paint.

B. Unit paint finish shall be capable of withstanding over 600 consecutive hours of salt spray resistance in accordance with ASTM B117 test method.

## 2.8 REFRIGERANT CIRCUIT AND CAPACITY MODULATION

A. Provide two independent refrigerant circuits with full operating charge of refrigerant and oil completely piped and factory leak tested.

B. Provide for each refrigerant circuit:

1. Liquid line solenoid valve.
2. Filter dryer.
3. Liquid line sight glass and moisture indicator.
4. Thermal expansion valve.

5. Charging valve.
6. Liquid line shut-off valve.
7. Compressor discharge service valve.

C. Capacity Modulation: Provide two step capacity control in response to leaving chilled water temperature. Leaving chilled water temperature control range shall be 40-60 degrees F.

2.9 CONTROLS

A. Provide unit mounted weatherproof steel control panel, containing power and control wiring, field-provided disconnect switch factory wired with single point power connection. Each unit control panel shall have compressor contactors and unit controller. Standard power connections include main three phase power and 24 volt connection that handles the unit controls. The unit controller shall be suitable to control leaving chilled solution temperature for selectable comfort or process applications, automatic compressor sequencing, load limiting and anti-recycle functions. Failure protections include loss of chilled solution flow, chiller freeze protection, chilled solution flow interlock, head pressure control, pump down control, low ambient start, hot start control and low ambient lockout. Leaving and entering solution temperature sensor is factory installed. Controls include auto/stop switch, a leaving water temperature setpoint adjustment, a Delta T adjustment viewable through the unit Human Interface digital display.

B. Provide the following operating controls:

1. Leaving chilled water temperature control.
2. Timer prevents compressor from short cycling.
3. Periodic pump down.
4. Load limit thermostat.
7. Chilled water set point.

2.10 MISCELLANEOUS FEATURES

A. Provide lead-lag function that either by mechanical or microprocessor devices alternates the usage of compressors.

PART 3 – EXECUTION

3.1 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Align chiller package on steel or concrete foundations.

C. Install units in vibration isolation.

D. Verify power requirements and connect to electrical service.

E. Connect to chilled water piping. On inlet, provide thermometer well for temperature controller, thermometer well for temperature limit controller, and shut- off valve. On outlet, provide flexible pipe connector and shut-off valve.

3.2 MANUFACTURER'S FIELD SERVICES

A. Supply service of factory trained representative for a period of 2 days to supervise testing, start- up, and instruction on operation and maintenance to Owner.

END OF SECTION