SECTION 23 09 00

INSTRUMENTATION AND CONTROL FOR HVAC
08/24

PART 1 GENERAL

1.1 SUMMARY

Provide a complete Direct Digital Control (DDC) system, except for the Front End which is specified in Section 25 10 10 UTILITY MONITORING AND CONTROL (UMCS) FRONT END AND INTEGRATION, suitable for the control of the heating, ventilating and air conditioning (HVAC) and other building-level systems as indicated and shown and in accordance with Section 23 09 13 INSTRUMENTATION AND CONTROL DEVICES FOR HVAC, Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS for BACnet systems, Section 25 05 11.01 CYBERSECURITY FOR UTILITY MONITORING AND CONTROL SYSTEM, and other referenced Sections.

Provide control panels indicated on the Mechanical drawings, such as the BAS Control Panel (BASP) and the Fuel System Control Panel (FCP). Typical panel components include but are not limited to enclosures, controllers, internal wiring, and external indicators with identifying nameplates. Typical panel functions include those indicated on Mechanical drawings for schedules and controls.

Control System Vendor Requirement: The control system provided under this Section must be Johnson Controls International (JCI) Metasys software platform and product line. Configure the equipment as indicated in Contract Drawings and in accordance with WVA's base-wide standards.

1.1.1 Proprietary Systems

1.1.1.1 Proprietary Systems Exempted From Open Protocol Requirements

The following systems are specifically exempted from the open protocol requirements of Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS:

a. A simple split (DX) system consisting of a single indoor unit and a single outdoor unit from the same manufacturer.

b. Systems in Table I (previously approved by the designer in accordance with UFC 3-410-02).

TABLE I: Systems Approved to Use Proprietary Communications		
System	Type (Multi-Split/VRF)	Proprietary Multi-Split Engineering Tool Software Required (for Multi-Split/VRF only)

1.1.1.2 Implementation of Proprietary Systems

For proprietary systems exempted from open protocol requirements, a

proprietary network and DDC hardware communicating via a proprietary protocol are permitted. For these systems a building control network meeting the requirements of Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS must also be provided, along with a gateway or interface to connect the proprietary system to the open building control network.

The proprietary system gateway or interface must provide the required functionality as shown on the points schedule. Scheduling, alarming, trending, overrides, network inputs, network outputs and other protocol related requirements must be met on the open protocol control system as specified in Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS.

1.1.1.3 Proprietary Multi-Split Engineering Tool Software

For each permitted proprietary systems in Table 1 shown as requiring Proprietary Multi-Split Engineering Tool Software, provide the software needed to replace a unit and configure the replacement. Submit hard copies of the software user manuals with the software submittal.

Submit Proprietary Multi-Split Engineering Tool Software on CD-ROM as a Technical Data Package. Submit 4 hard copies of the software user manual for each piece of software.

1.1.2 System Requirements

Provide systems meeting the requirements this Section and other Sections referenced by this Section, and which have the following characteristics:

a. The system implements the control sequences of operation shown in the Contract Drawings using DDC hardware to control mechanical and electrical equipment

b. The system meet the requirements of this specification as a stand-alone system and does not require connection to any other system.

c. Control sequences reside in DDC hardware in the building. The building control network is not dependent upon connection to a Utility Monitoring and Control System (UMCS) Front End or to any other system for performance of control sequences. To the greatest extent practical, the hardware performs control sequences without reliance on the building network.

d. The hardware is installed such that individual control equipment can be replaced by similar control equipment from other equipment manufacturers with no loss of system functionality.

e. All necessary documentation, configuration information, programming tools, programs, drivers, and other software are licensed to and otherwise remain with the Government such that the Government or their agents are able to perform repair, replacement, upgrades, and expansions of the system without subsequent or future dependence on the Contractor, Vendor or Manufacturer.

f. Sufficient documentation and data, including rights to documentation and data, are provided such that the Government or their agents can execute work to perform repair, replacement, upgrades, and expansions of the system without subsequent or future dependence on the

Contractor, Vendor or Manufacturer.

g. Hardware is installed and configured such that the Government or their agents are able to perform repair, replacement, and upgrades of individual hardware without further interaction with the Contractor, Vendor or Manufacturer.

1.1.3 End to End Accuracy

Select products, install and configure the system such that the maximum error of a measured value as read from the DDC Hardware over the network is less than the maximum allowable error specified for the sensor or instrumentation.

1.1.4 Verification of Dimensions

After becoming familiar with all details of the work, verify all dimensions in the field, and advise the Contracting Officer of any discrepancy before performing any work.

1.1.5 Drawings

The Government will not indicate all offsets, fittings, and accessories that may be required on the drawings. Carefully investigate the mechanical, electrical, and finish conditions that could affect the work to be performed, arrange such work accordingly, and provide all work necessary to meet such conditions.

1.2 RELATED SECTIONS

Related work specified elsewhere:

a. Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS for BACnet systems.

b. Section 23 09 13 INSTRUMENTATION AND CONTROL DEVICES FOR HVAC

c. Section 25 08 10 UTILITY MONITORING AND CONTROL SYSTEMS TESTING

d. Section 25 05 11.01 CYBERSECURITY FOR UTILITY MONITORING AND CONTROL SYSTEM.

e. Section 25 10 10 UTILITY MONITORING AND CONTROL SYSTEMS (UMCS) FRONT END AND INTEGRATION

f. Section 23 81 00 DECENTRALIZED UNITARY HVAC EQUIPMENTg. Section 01 91 00.15 BUILDING COMMISSIONING

1.3 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.

AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)

ASHRAE 135 (2020; Interpretation 1-8 2021; Errata 1-2 2021; Addenda CD 2021; Addenda BV-CE 2022;

	Interpretation 9-12 2022; Interpretation 13-24 2023; Addenda BV-CF 2023; Errata 3 2023) BACnet—A Data Communication Protocol for Building Automation and Control Networks
ASHRAE FUN IP	(2021) Fundamentals Handbook, I-P Edition

INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE)

IEEE 802.11	(2020; BD 2022) Information Technology-Telecommunications and Information Exchange Between Systems Local and Metropolitan Area Networks - Specific Requirements Part 11: Wireless LAN Medium Access Control (MAC) and Physical Layer (PHY) Specifications Amendment 3: Wake-Up Radio Operation
IEEE C62.41	(1991; R 1995) Recommended Practice on Surge Voltages in Low-Voltage AC Power Circuits

NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)

NEMA 250	(2020) Enclosures for Electrical Equipment (1000 Volts Maximum)

NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

NFPA 70	(2023) National Electrical Code
NFPA 90A	(2024) Standard for the Installation of Air Conditioning and Ventilating Systems

U.S. DEPARTMENT OF DEFENSE (DOD)

UFC 3-410-02	(2018; with Change 2, 2021) Direct Digital Control for HVAC and Other Building Control Systems

UNDERWRITERS LABORATORIES (UL)

UL 1778	(2014; Reprint Apr 2023) UL Standard for Safety Uninterruptible Power Systems
UL 5085-3	(2006; Reprint Jan 2022) UL Standard for Safety Low Voltage Transformers - Part 3: Class 2 and Class 3 Transformers

1.4 DEFINITIONS

The following list of definitions includes terms used in Sections referenced by this Section and are included here for completeness. The definitions contained in this Section may disagree with how terms are defined or used in other documents, including documents referenced by this Section. The definitions included here are the authoritative definitions for this Section and all Sections referenced by this Section.

After each term the protocol related to that term is included in parenthesis.

1.4.1 Alarm Generation (All protocols)

Alarm Generation is the monitoring of a value, comparison of the value to alarm conditions and the creation of an alarm when the conditions set for the alarm are met. Note that this does NOT include delivery of the alarm to the final destination (such as a user interface) - see paragraph ALARM ROUTING in Section 25 10 10 UTILITY MONITORING AND CONTROL SYSTEM (UMCS) FRONT END AND INTEGRATION.

1.4.2 Building Automation and Control Network (BACnet) (BACnet)

The term BACnet is used in two ways. First meaning the BACnet Protocol Standard - the communication requirements as defined by ASHRAE 135 including all annexes and addenda. The second to refer to the overall technology related to the ASHRAE 135 protocol.

1.4.3 BACnet Advanced Application Controller (B-AAC) (BACnet)

A hardware device BTL Listed as a B-AAC, which is required to support BACnet Interoperability Building Blocks (BIBBs) for scheduling and alarming, but is not required to support as many BIBBs as a B-BC.

1.4.4 BACnet Application Specific Controller (B-ASC) (BACnet)

A hardware device BTL Listed as a B-ASC, with fewer BIBB requirements than a B-AAC. It is intended for use in a specific application.

1.4.5 BACnet Building Controller (B-BC) (BACnet)

A hardware device BTL Listed as a B-BC. A general-purpose, field-programmable device capable of carrying out a variety of building automation and control tasks including control and monitoring via direct digital control (DDC) of specific systems and data storage for trend information, time schedules, and alarm data. Like the other BTL Listed controller types (B-AAC, B-ASC etc.) a B-BC device is required to support the server ("B") side of the ReadProperty and WriteProperty services, but unlike the other controller types it is also required to support the client ("A") side of these services. Communication between controllers requires that one of them support the client side and the other support the server side, so a B-BC is often used when communication between controllers is needed.

1.4.6 BACnet Broadcast Management Device (BBMD) (BACnet)

A communications device, typically combined with a BACnet router. A BBMD forwards BACnet broadcast messages to BACnet/IP devices and other BBMDs connected to the same BACnet/IP network. Each IP subnet that is part of a BACnet/IP network must have at least one BBMD. Note there are additional restrictions when multiple BBMDs share an IP subnet.

1.4.7 BACnet/IP (BACnet)

An extension of BACnet, Annex J, defines the use of a reserved UDP socket to transmit BACnet messages over IP networks. A BACnet/IP network is a collection of one or more IP subnets that share the same BACnet network number. See also paragraph BACNET BROADCAST MANAGEMENT DEVICE.

1.4.8 BACnet Internetwork (BACnet)

Two or more BACnet networks, connected with BACnet routers. In a BACnet Internetwork, there exists only one message path between devices.

1.4.9 BACnet Interoperability Building Blocks (BIBBs) (BACnet)

A BIBB is a collection of one or more ASHRAE 135 Services intended to define a higher level of interoperability. BIBBs are combined to build the BACnet functional requirements for a device in a specification. Some BIBBs define additional requirements (beyond requiring support for specific services) in order to achieve a level of interoperability. For example, the BIBB DS-V-A (Data Sharing-View-A), which would typically be used by a front-end, not only requires the client to support the ReadProperty Service, but also provides a list of data types (Object / Properties) which the client must be able to interpret and display for the user.

In the BIBB shorthand notation, -A is the client side and -B is the server side.

The following is a list of some BIBBs used by this or referenced Sections:	
DS-COV-A	Data Sharing-Change of Value (A side)
DS-COV-B	Data Sharing-Change of Value (B side)
NM-RC-B	Network Management-Router Configuration (B side)
DS-RP-A	Data Sharing-Read Property (A side)
DS-RP-B	Data Sharing-Read Property (B side)
DS-RPM-A	Data Sharing-Read Property Multiple (A Side)
DS-RPM-B	Data Sharing-Read Property Multiple (B Side)
DS-WP-A	Data Sharing-Write Property (A Side)
DM-TS-B	Device Management-Time Synchronization (B Side)
DM-UTC-B	Device Management-UTC Time Synchronization (B Side)
DS-WP-B	Data Sharing-Write Property (B side)
SCHED-E-B	Scheduling-External (B side)
DM-OCD-B	Device Management-Object Creation and Deletion (B side)
AE-N-I-B	Alarm and Event-Notification Internal (B Side)
AE-N-E-B	Alarm and Event-Notification External (B Side)

The following is a list of some BIBBs used by this or referenced Sections:	
T-VMT-I-B	Trending-Viewing and Modifying Trends Internal (B Side)
T-VMT-E-B	Trending-Viewing and Modifying Trends External (B Side)

1.4.10 BACnet Network (BACnet)

In BACnet, a portion of the control Internetwork consisting of one or more segments connected by repeaters. Networks are separated by routers.

1.4.11 BACnet Operator Display (B-OD) (BACnet)

A basic operator interface with limited capabilities relative to a B-OWS. It is not intended to perform direct digital control. A B-OD profile could be used for LCD devices, displays affixed to BACnet devices, handheld terminals or other very simple user interfaces.

1.4.12 BACnet Segment (BACnet)

One or more physical segments interconnected by repeaters (ASHRAE 135).

1.4.13 BACnet Smart Actuator (B-SA) (BACnet)

A simple actuator device with limited resources intended for specific applications.

1.4.14 BACnet Smart Sensor (B-SS) (BACnet)

A simple sensing device with limited resources.

1.4.15 BACnet Testing Laboratories (BTL) (BACnet)

Established by BACnet International to support compliance testing and interoperability testing activities and consists of BTL Manager and the BTL Working Group (BTL-WG). BTL also publishes Implementation Guidelines.

1.4.16 BACnet Testing Laboratories (BTL) Listed (BACnet)

A device that has been listed by BACnet Testing Laboratory. Devices may be certified to a specific device profile, in which case the listing indicates that the device supports the required capabilities for that profile, or may be listed as "other".

1.4.17 Binary (All protocols)

A two-state system where an "ON" condition is represented by a high signal level and an "OFF" condition is represented by a low signal level. 'Digital' is sometimes used interchangeably with 'binary'.

1.4.18 Broadcast (BACnet)

Unlike most messages, which are intended for a specific recipient device, a broadcast message is intended for all devices on the network.

1.4.19 Building Control Network (BCN) (All protocols)

The network connecting all DDC Hardware within a building (or specific group of buildings).

1.4.20 Building Point of Connection (BPOC) (All protocols)

A FPOC for a Building Control System. (This term is being phased out of use in preference for FPOC but is still used in some specifications and criteria. When it was used, it typically referred to a piece of control hardware. The current FPOC definition typically refers instead to IT hardware.)

1.4.21 Commandable (All protocols)

See Overridable.

1.4.22 Commandable Objects (BACnet)

Commandable Objects have a Commandable Property, Priority_Array, and Relinquish_Default Property as defined in ASHRAE 135, Clause 19.2, Command Prioritization.

1.4.23 Configurable (All protocols)

A property, setting, or value is configurable if it can be changed via hardware settings on the device, via the use of engineering software or over the control network from the front end, and is retained through (after) loss of power.

a. In a BACnet system, a property, setting, or value is configurable if it can be changed via one or more of:
   (1) via BACnet services (including proprietary BACnet services)
   (2) via hardware settings on the device

Note this is more stringent than the ASHRAE 135 definition.

1.4.24 Control Logic Diagram (All protocols)

A graphical representation of control logic for multiple processes that make up a system.

1.4.25 Device (BACnet)

A Digital Controller that contains a BACnet Device Object and uses BACnet to communicate with other devices.

1.4.26 Device Object (BACnet)

Every BACnet device requires one Device Object, whose properties represent the network visible properties of that device. Every Device Object requires a unique Object Identifier number on the BACnet Internetwork. This number is often referred to as the device instance or device ID.

1.4.27 Device Profile (BACnet)

A collection of BIBBs determining minimum BACnet capabilities of a device, defined in ASHRAE 135. Standard device profiles include BACnet Advanced Workstations (B-AWS), BACnet Building Controllers (B-BC), BACnet Advanced

Application Controllers (B-AAC), BACnet Application Specific Controllers (B-ASC), BACnet Smart Actuator (B-SA), and BACnet Smart Sensor (B-SS).

1.4.28 Digital Controller (All protocols)

An electronic controller, usually with internal programming logic and digital and analog input/output capability, which performs control functions.

1.4.29 Direct Digital Control (DDC) (All protocols)

Digital controllers performing control logic. Usually the controller directly senses physical values, makes control decisions with internal programs, and outputs control signals to directly operate switches, valves, dampers, and motor controllers.

1.4.30 Field Point of Connection (FPOC) (All protocols)

The FPOC is the point of connection between the UMCS IP Network and the field control network (either an IP network, a non-IP network, or a combination of both). The hardware at this location which provides the connection is generally an IT device such as a switch, IP router, or firewall.

In general, the term "FPOC Location" means the place where this connection occurs, and "FPOC Hardware" means the device that provides the connection. Sometimes the term "FPOC" is used to mean either and its actual meaning (For example, location or hardware) is determined by the context in which it is used.

1.4.31 Gateway (All protocols)

A device that translates from one protocol application data format to another. Devices that change only the transport mechanism of the protocol - "translating" from TP/FT-10 to Ethernet/IP or from BACnet MS/TP to BACnet over IP for example - are not gateways as the underlying data format does not change. Gateways are also called Communications Bridges or Protocol Translators.

1.4.32 IEEE 802.3 Ethernet (All protocols)

A family of local-area-network technologies providing high-speed networking features over various media, typically Cat 5, 5e or Cat 6 twisted pair copper or fiber optic cable.

1.4.33 Internet Protocol (IP, TCP/IP, UDP/IP) (All protocols)

A communication method, the most common use is the World Wide Web. At the lowest level, it is based on Internet Protocol (IP), a method for conveying and routing packets of information over various LAN media. Two common protocols using IP are User Datagram Protocol (UDP) and Transmission Control Protocol (TCP). UDP conveys information to well-known "sockets" without confirmation of receipt. TCP establishes connections, also known as "sessions", which have end-to-end confirmation and guaranteed sequence of delivery.

1.4.34 Input/Output (I/O) (All protocols)

Physical inputs and outputs to and from a device, although the term

sometimes describes network or "virtual" inputs or outputs. See also "Points".

1.4.35 I/O Expansion Unit (All protocols)

An I/O expansion unit provides additional point capacity to a digital controller

1.4.36 IP subnet (All protocols)

A group of devices which share a defined range IP addresses. Devices on a common IP subnet can share data (including broadcasts) directly without the need for the traffic to traverse an IP router.

1.4.37 Local-Area Network (LAN) (All protocols)

A communication network that spans a limited geographic area and uses the same basic communication technology throughout.

1.4.38 Local Display Panels (LDPs) (All protocols)

A DDC Hardware with a display and navigation buttons, and must provide display and adjustment of points as shown on the Points Schedule and as indicated.

1.4.39 MAC Address (All protocols)

Media Access Control address. The physical device address that identifies a device on a Local Area Network.

1.4.40 Master-Slave/Token-Passing (MS/TP) (BACnet)

Data link protocol as defined by the BACnet standard. Multiple speeds (data rates) are permitted by the BACnet MS/TP standard.

1.4.41 Monitoring and Control (M&C) Software (All protocols)

The UMCS 'front end' software which performs supervisory functions such as alarm handling, scheduling and data logging and provides a user interface for monitoring the system and configuring these functions.

1.4.42 Network Number (BACnet)

A site-specific number assigned to each network. This network number must be unique throughout the BACnet Internetwork.

1.4.43 Object (BACnet)

An ASHRAE 135 Object. The concept of organizing BACnet information into standard components with various associated Properties. Examples include Analog Input objects and Binary Output objects.

1.4.44 Object Identifier (BACnet)

A grouping of two Object properties: Object Type (e.g. Analog Value, Schedule) and Object Instance (in this case, a number). Object Identifiers must be unique within a device.

1.4.45 Object Instance (BACnet)

See paragraph OBJECT IDENTIFIER

1.4.46 Object Properties (BACnet)

Attributes of an object. Examples include present value and high limit properties of an analog input object. Properties are defined in ASHRAE 135; some are optional and some are required. Objects are controlled by reading from and writing to object properties.

1.4.47 Operator Configurable (All protocols)

Operator configurable values are values that can be changed from a single common front end user interface across multiple vendor systems.

A property, setting, or value in a device is Operator Configurable when it is Configurable and is either:

a. a Writable Property of a Standard BACnet Object; or

b. a Property of a Standard BACnet Object that is Writable when Out_Of_Service is TRUE and Out_Of_Service is Writable.

1.4.48 Override (All protocols)

Changing the value of a point outside of the normal sequence of operation where the change has priority over the sequence and where there is a mechanism for releasing the change such that the point returns to the normal value. Overrides persist until released or overridden at the same or higher priority but are not required to persist through a loss of power. Overrides are often used by operators to change values, and generally originate at a user interface (workstation or local display panel).

1.4.49 Packaged Equipment (All protocols)

Packaged equipment is a single piece of equipment provided by a manufacturer in a substantially complete and operable condition, where the controls (DDC Hardware) are factory installed, and the equipment is sold and shipped from the manufacturer as a single entity. Disassembly and reassembly of a large piece of equipment for shipping does not prevent it from being packaged equipment. Package units may require field installation of remote sensors. Packaged equipment is also called a "packaged unit".

Note industry may use the term "Packaged System" to mean a collection of equipment that is designed to work together where each piece of equipment is packaged equipment and there is a network that connects the equipment together. A "packaged system" of this type is NOT packaged equipment; it is a collection of packaged equipment, and each piece of equipment must individually meet specification requirements.

1.4.50 Packaged Unit (All protocols)

See packaged equipment.

1.4.51 Performance Verification Test (PVT) (All protocols)

The procedure for determining if the installed BAS meets design criteria

prior to final acceptance. The PVT is performed after installation, testing, and balancing of mechanical systems. Typically the PVT is performed by the Contractor in the presence of the Government.

1.4.52 Physical Segment (BACnet)

Single contiguous medium to which BACnet devices are attached (ASHRAE 135).

1.4.53 Polling (All protocols)

A device periodically requesting data from another device.

1.4.54 Points (All protocols)

Physical and virtual inputs and outputs. See also paragraph INPUT/OUTPUT (I/O).

1.4.55 Proportional, Integral, and Derivative (PID) Control Loop (All protocols)

Three parameters used to control modulating equipment to maintain a setpoint. Derivative control is often not required for HVAC systems (leaving "PI" control).

1.4.56 Proprietary (BACnet)

Within the context of BACnet, any extension of or addition to object types, properties, PrivateTransfer services, or enumerations specified in ASHRAE 135. Objects with Object_Type values of 128 and above are Proprietary Objects. Properties with Property_Identifier of 512 and above are proprietary Properties.

1.4.57 Protocol Implementation Conformance Statement (PICS) (BACnet)

A document, created by the manufacturer of a device, which describes which portions of the BACnet standard may be implemented by a given device. ASHRAE 135 requires that all ASHRAE 135 devices have a PICS, and also defines a minimum set of information that must be in it. A device as installed for a specific project may not implement everything in its PICS.

1.4.58 Repeater (All protocols)

A device that connects two control network segments and retransmits all information received on one side onto the other.

1.4.59 Router (All protocols)

A device that connects two ASHRAE 135 networks and controls traffic between the two by retransmitting signals received from one side onto the other based on the signal destination. Routers are used to subdivide a BACnet internetwork and to limit network traffic.

1.4.60 Segment (All protocols)

A 'single' section of a control network that contains no repeaters or routers. There is generally a limit on the number of devices on a segment, and this limit is dependent on the topology/media and device type.

1.4.61 Standard BACnet Objects (BACnet)

Objects with Object_Type values below 128 and specifically enumerated in Clause 21 of ASHRAE 135. Objects which are not proprietary. See paragraph PROPRIETARY.

1.4.62 Standard BACnet Properties (BACnet)

Properties with Property_Identifier values below 512 and specifically enumerated in Clause 21 of ASHRAE 135. Properties which are not proprietary. See Proprietary.

1.4.63 Standard BACnet Services (BACnet)

ASHRAE 135 services other than ConfirmedPrivateTransfer or UnconfirmedPrivateTransfer. See paragraph PROPRIETARY.

1.4.64 UMCS (All protocols)

UMCS stands for Utility Monitoring and Control System. The term refers to all components by which a project site monitors, manages, and controls real-time operation of HVAC and other building systems. These components include the UMCS "front-end" and all field building control systems connected to the front-end. The front-end consists of Monitoring and Control Software (user interface software), browser-based user interfaces and network infrastructure.

The network infrastructure (the "UMCS Network"), is an IP network connecting multiple building or facility control networks to the Monitoring and Control Software.

1.4.65 UMCS Network (All protocols)

The UMCS Network connects multiple building or facility control networks to the Monitoring and Control Software.

1.4.66 Writable Property (BACnet)

A Property is Writable when it can be changed through the use of one or more of the WriteProperty services defined in ASHRAE 135, Clause 15 regardless of the value of any other Property. Note that in the ASHRAE 135 standard, some Properties may be writable when the Out of Service Property is TRUE; for purposes of this Section, Properties that are only writable when the Out of Service Property is TRUE are not considered to be Writable.

1.5 PROJECT SEQUENCING

TABLE II: PROJECT SEQUENCING lists the sequencing of submittals as specified in paragraph SUBMITTALS (denoted by an 'S' in the 'TYPE' column) and activities as specified in PART 3 EXECUTION (denoted by an 'E' in the 'TYPE' column). TABLE II does not specify overall project milestone and completion dates.

a. Sequencing for Submittals: The sequencing specified for submittals is the deadline by which the submittal must be initially submitted to the Government. Following submission there will be a Government review period as specified in Section 01 33 00 SUBMITTAL PROCEDURES. If the submittal is not accepted by the Government, revise the submittal and

resubmit it to the Government within 14 days of notification that the submittal has been rejected. Upon resubmittal there will be an additional Government review period. If the submittal is not accepted the process repeats until the submittal is accepted by the Government.

b. Sequencing for Activities: The sequencing specified for activities indicates the earliest the activity may begin.

c. Abbreviations: In TABLE II the abbreviation AAO is used for 'after approval of' and 'ACO' is used for 'after completion of'.

TABLE II. PROJECT SEQUENCING

ITEM #	TYPE	DESCRIPTION	SEQUENCING (START OF ACTIVITY OR DEADLINE FOR SUBMITTAL)
1	S	Existing Conditions Report	
2	S	DDC Contractor Design Drawings	
3	S	Manufacturer's Product Data	
4	S	Pre-construction QC Checklist	
5	E	Install Building Control System	AAO #1 thru #4
6	E	Start-Up and Start-Up Testing	ACO #5
7	S	Post-Construction QC Checklist	14 days ACO #6
8	S	Programming Software Configuration Software	14 days ACO #6
9	S	Draft As-Built Drawings	14 days ACO #6
10	S	Start-Up Testing Report	14 days ACO #6
11	S	PVT Procedures	14 days before schedule start of #12 and AAO #10
12	E	Execute PVT	AAO #9 and #11
13	S	PVT Report	14 days ACO #12
14	S	Controller Application Programs Controller Configuration Settings	14 days AAO #13
15	S	Final As-Built Drawings	14 days AAO #13
16	S	O&M Instructions	AAO #15
17	S	Training Documentation	AAO #10 and 14 days before scheduled start of #18

TABLE II. PROJECT SEQUENCING			
ITEM #	TYPE	DESCRIPTION	SEQUENCING (START OF ACTIVITY OR DEADLINE FOR SUBMITTAL)
18	E	Training	AAO #16 and #17
19	S	Closeout QC Checklist	ACO #18

1.6 SUBMITTALS

Government approval is required for submittals with a "G" or "S" classification. Submit the following in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

SD-02 Shop Drawings

DDC Contractor Design Drawings; G, AE

Draft As-Built Drawings; G, AE

Final As-Built Drawings; G

SD-03 Product Data

Programming Software; G

Controller Application Programs; G

Configuration Software; G

Controller Configuration Settings; G

Proprietary Multi-Split Engineering Tool Software; G

Manufacturer's Product Data; G, AE

COMPUTER SOFTWARE; G, AE

COMPUTER HARDWARE; G, AE

UNINTERRUPTIBLE POWER SUPPLY; G, AE

SD-05 Design Data

Proprietary System Gateway Request

SD-06 Test Reports

Existing Conditions Report

Pre-Construction Quality Control (QC) Checklist; G

Post-Construction Quality Control (QC) Checklist; G

Start-Up Testing Report; G

PVT Procedures; G

PVT Report; G

SD-10 Operation and Maintenance Data

Operation and Maintenance (O&M) Instructions; G

Training Documentation; G

SD-11 Closeout Submittals

Enclosure Keys; G

Password Summary Report; G

Closeout Quality Control (QC) Checklist; G

1.7 DATA PACKAGE AND SUBMITTAL REQUIREMENTS

Technical data packages consisting of technical data and computer software (meaning technical data which relates to computer software) which are specifically identified in this project and which may be defined/required in other specifications must be delivered strictly in accordance with the CONTRACT CLAUSES and in accordance with the Contract Data Requirements List, DD Form 1423. Data delivered must be identified by reference to the particular specification paragraph against which it is furnished. All submittals not specified as technical data packages are considered 'shop drawings' under the Federal Acquisition Regulation Supplement (FARS) and must contain no proprietary information and be delivered with unrestricted rights.

1.8 SOFTWARE FOR DDC HARDWARE AND GATEWAYS

Provide all software related to the programming and configuration of DDC Hardware and Gateways as indicated. License all Software to the project site. The term "controller" as used in these requirements means both DDC Hardware and Gateways.

1.8.1 Configuration Software

For each type of controller, provide the configuration tool software in accordance with Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS. Submit hard copies of the software user manuals for each software with the software submittal.

Submit Configuration Software on CD-ROM as a Technical Data Package. Submit 3 hard copies of the software user manual for each piece of software.

1.8.2 Controller Configuration Settings

For each controller, provide copies of the installed configuration settings as source code compatible with the configuration tool software for that controller in accordance with Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS.

Submit Controller Configuration Settings on CD-ROM as a Technical Data Package. Include on the CD-ROM a list or table of contents clearly

indicating which files are associated with each device. Submit 3 copies of the Controller Configuration Settings CD-ROM.

1.8.3 Programming Software

For each type of programmable controller, provide the programming software in accordance with Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS. Submit hard copies of software user manuals for each software with the software submittal.

Submit Programming Software on CD-ROM as a Technical Data Package. Submit 4 hard copies of the software user manual for each piece of software.

1.8.4 Controller Application Programs

For each programmable controller, provide copies of the application program as source code compatible with the programming software for that controller in accordance with Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS.

Submit Controller Application Programs on CD-ROM as a Technical Data Package. Include on the CD-ROM a list or table of contents clearly indicating which application program is associated with each device. Submit 3 copies of the Controller Application Programs CD-ROM.

1.9 PROPRIETARY SYSTEM GATEWAY REQUEST

If requesting the use of a gateway to a proprietary system as indicated in paragraph Proprietary Systems Exempted From Open Protocol Requirements, submit a Proprietary System Gateway Request describing the configuration of the proprietary system including model numbers for equipment and controllers, the sequence of operation for the units, and a justification for the need to operate the units on a shared non-BACnet network.

1.10 QUALITY CONTROL CHECKLISTS

The QC Checklist for BACnet Systems in APPENDIX A of this Section must be completed by the Contractor's Chief Quality Control (QC) Representative and submitted as indicated.

The QC Representative must verify each item indicated and initial in the space provided to indicate that the requirement has been met. The QC Representative must sign and date the Checklist prior to submission to the Government.

1.10.1 Pre-Construction Quality Control (QC) Checklist

Complete items indicated as Pre-Construction QC Checklist items in the QC Checklist. Submit four copies of the Pre-Construction QC Checklist.

1.10.2 Post-Construction Quality Control (QC) Checklist

Complete items indicated as Post-Construction QC Checklist items in the QC Checklist. Submit four copies of the Post-Construction QC Checklist.

1.10.3 Closeout Quality Control (QC) Checklist

Complete items indicated as Closeout QC Checklist items in the QC

Checklist. Submit four copies of the Closeout QC Checklist.

PART 2 PRODUCTS

Provide products meeting the requirements of Section 23 09 13 INSTRUMENTATION AND CONTROL DEVICES FOR HVAC, Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS for BACnet systems, other referenced Sections, and this Section.

2.1 GENERAL PRODUCT REQUIREMENTS

Units of the same type of equipment must be products of a single manufacturer. Each major component of equipment must have the manufacturer's name and address, and the model and serial number in a conspicuous place. Materials and equipment must be standard products of a manufacturer regularly engaged in the manufacturing of these and similar products. The standard products must have been in a satisfactory commercial or industrial use for two years prior to use on this project. The two year use must include applications of equipment and materials under similar circumstances and of similar size. DDC Hardware not meeting the two-year field service requirement is acceptable provided it has been successfully used by the Contractor in a minimum of two previous projects. The equipment items must be supported by a service organization. Items of the same type and purpose must be identical, including equipment, assemblies, parts and components.

2.2 PRODUCT DATA

Provide manufacturer's product data sheets documenting compliance with product specifications for each product provided under Section 23 09 13 INSTRUMENTATION AND CONTROL DEVICES FOR HVAC, Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS, or this Section. Provide product data for all products in a single indexed compendium, organized by product type.

For all BACnet hardware: for each manufacturer, model and version (revision) of DDC Hardware provide the Protocol Implementation Conformance Statement (PICS) in accordance with Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS.

Submit Manufacturer's Product Data on CD-ROM.

2.3 OPERATION ENVIRONMENT

Unless otherwise specified, provide products rated for continuous operation under the following conditions:

a. Pressure: Pressure conditions normally encountered in the installed location.

b. Vibration: Vibration conditions normally encountered in the installed location.

c. Temperature:

(1) Products installed indoors: Ambient temperatures in the range of 32 to 112 degrees F and temperature conditions outside this range normally encountered at the installed location.

(2) Products installed outdoors or in unconditioned indoor spaces: Ambient temperatures in the range of -35 to +151 degrees F and temperature conditions outside this range normally encountered at the installed location.

d. Humidity: 10 to 95 percent relative humidity, noncondensing and humidity conditions outside this range normally encountered at the installed location.

2.4 WIRELESS CAPABILITY

Wireless capabilities must comply with Section 25 05 11.01 CYBERSECURITY FOR UTILITY MONITORING AND CONTROL SYSTEM.

2.5 ENCLOSURES

Enclosures supplied as an integral (pre-packaged) part of another product are acceptable. Provide two Enclosure Keys for each lockable enclosure on a single ring per enclosure with a tag identifying the enclosure the keys operate. Provide enclosures meeting the following minimum requirements:

2.5.1 Outdoors

For enclosures located outdoors, provide enclosures meeting NEMA 250 Type 4 requirements.

2.5.2 Mechanical and Electrical Rooms

For enclosures located in mechanical or electrical rooms, provide enclosures meeting NEMA 250 Type 2 requirements.

2.5.3 Other Locations

For enclosures in other locations including but not limited to occupied spaces, above ceilings, and in plenum returns, provide enclosures meeting NEMA 250 Type 1 requirements.

2.6 WIRE AND CABLE

Provide wire and cable meeting the requirements of NFPA 70 and NFPA 90A in addition to the requirements of this specification and referenced specifications.

2.6.1 Terminal Blocks

For terminal blocks which are not integral to other equipment, provide terminal blocks which are insulated, modular, feed-through, clamp style with recessed captive screw-type clamping mechanism, suitable for DIN rail mounting, and which have enclosed sides or end plates and partition plates for separation.

2.6.2 Control Wiring for Binary Signals

For Control Wiring for Binary Signals, provide 18 AWG copper or thicker wire rated for 300-volt service.

2.6.3 Control Wiring for Analog Signals

For Control Wiring for Analog Signals, provide 18 AWG or thicker, copper,

single- or multiple-twisted wire meeting the following requirements:

a. minimum 2 inch lay of twist

b. 100 percent shielded pairs

c. at least 300-volt insulation

d. each pair has a 20 AWG tinned-copper drain wire and individual overall pair insulation

e. cables have an overall aluminum-polyester or tinned-copper cable-shield tape, overall 20 AWG tinned-copper cable drain wire, and overall cable insulation.

2.6.4 Power Wiring for Control Devices

For 24-volt circuits, provide insulated copper 18 AWG or thicker wire rated for 300 VAC service. For 120-volt circuits, provide 14 AWG or thicker stranded copper wire rated for 600-volt service.

2.6.5 Transformers

Provide UL 5085-3 approved transformers. Select transformers sized so that the connected load is no greater than 80 percent of the transformer rated capacity.

2.7 COMPUTER HARDWARE

For computer hardware furnished under this specification provide standard products of a single manufacturer which advertises service in all 48 contiguous states, and provide only model currently in production. Except for PCI-E cards installed into expansion slots provided in a desktop or server computer in order to meet the requirements of this specification, do not modify computer hardware from the manufacturer configuration.

2.7.1 Workstation Hardware (Desktops and Laptops

Provide a standard desktop computer or laptop meeting the following minimum requirements for the Computer Workstation Hardware (workstation) as indicated.

2.7.1.1 Processor

Six-core/12-thread processor designed for laptop applications. Processor speed must be at least 50 percent of the speed of the fastest Intel laptop processor commercially available.

2.7.1.2 Random Access Memory (RAM)

300 percent of the recommended requirements of the software to be installed on the server and no less than 8GB.

2.7.1.3 Communications Ports

Two USB ports, plus a PCMCIA card slot or an additional USB port, plus an additional USB port and a USB to RS-232 serial adapter.

2.7.1.4 Hard Drive and Controller

500GB or larger solid state drive.

2.7.1.5 Optical Drive

DVD-RW drive, external with USB power-and-data connector.

2.7.1.6 Video Output

32-bit color with a minimum resolution of 1920 by 1080 at minimum refresh rates of 70 Hz, and DisplayPort or HDMI output.

2.7.1.7 Audio Output

Built-in stereo speakers, and 3.5 mm audio jack.

2.7.1.8 Network Interface

Integrated 1000Base-T Ethernet with RJ45 connector. If integrated with a IEEE 802.11b/g/n wireless interface, the Laptop must have a physical switch for activation and deactivation of the wireless interface.

2.7.1.9 Monitor

LCD Screen sized as indicated but no less than 325 mm 13 inch nominal with a maximum supported resolution of no less than 1600 by 900 pixels.

2.7.1.10 Keyboard and Smart Card Reader

Standard laptop keyboard. Internal smart card reader compatible with a Department of Defense Common Access Card (CAC).

2.7.1.11 Mouse

Integrated touch-pad plus a 2-button wired USB optical scroll mouse with a minimum resolution of 400 dots per inch.

2.7.1.12 Power Supply

Onboard replaceable battery of lithium-ion or approved equivalent technology with at least four hours life on a single charge in typical usage, and internal battery charging circuit. External power adapter with grounded cord and plug.

2.8 COMPUTER SOFTWARE

2.8.1 Operating System (OS)

Provide the latest version of the Gold Master Windows Operating System. The Operating System media will be furnished by the Government. Provide the Operating System license.

2.8.2 Virus Protection Software

Provide Virus Protection Software consisting of the project site's standard virus protection software complete with a virus definition update subscription.

2.8.3 Disk Imaging (Backup) Software

Provide Disk imaging (backup) software capable of performing a bare-metal restore (imaging and restoring to a new blank hard drive such that restoration of the image is sufficient to restore system operation to the imaged state without the need for re-installation of software).

2.8.4 Monitoring and Control (M&C) Software

M&C software and related components are existing on the existing UMCS; see Section 25 10 10 UTILITY MONITORING AND CONTROL SYSTEM (UMCS) FRONT END AND INTEGRATION. Integrate the computer with the existing UMCS and its software. The Government will furnish copies M&C software as necessary; install on the computer.

2.9 UNINTERRUPTIBLE POWER SUPPLY (UPS)

Provide uninterruptible power supplies (UPS) as self contained devices suitable for installation and operation at the location of Server and Workstation hardware and sized to provide a minimum of 20 minutes of operation of the connected hardware. Equipment connected to the UPS must not be affected in any manner by a power outage of a duration less than the rated capacity of the UPS. Provide the UPS complete with the necessary power supplies, transformers, batteries, and accessories. Provide UPS which include visual indication of normal power operation, UPS operation, abnormal operation and visual and audible indication of AC input loss and low battery power. Provide UL 1778 approved UPS. UPS powering Server Hardware must notify the server via USB interface of impending battery failure.

PART 3 EXECUTION

3.1 EXISTING CONDITIONS

3.1.1 Existing Conditions Survey

Perform a field survey, including testing and inspection of the equipment to be controlled and submit an Existing Conditions Report documenting the current status and its impact on the Contractor's ability to meet this specification. For those items considered nonfunctional, document the deficiency in the report including explanation of the deficiencies and estimated costs to correct the deficiencies. As part of the report, define the scheduled need date for connection to existing equipment. Make written requests and obtain Government approval prior to disconnecting any controls and obtaining equipment downtime.

Submit four copies of the Existing Conditions Report.

3.1.2 Existing Equipment Downtime

Make written requests and obtain Government approval prior to disconnecting any controls and obtaining equipment downtime.

3.1.3 Existing Control System Devices

Inspect, calibrate, and adjust as necessary to place in proper working order all existing devices which are to be reused.

3.2 INSTALLATION

Fully install and test the control system in accordance Section 23 09 13 INSTRUMENTATION AND CONTROL DEVICES FOR HVAC, Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS for BACnet systems, and this Section.

3.2.1 Dielectric Isolation

Provide dielectric isolation where dissimilar metals are used for connection and support. Install control system in a matter that provides clearance for control system maintenance by maintaining access space required to calibrate, remove, repair, or replace control system devices. Install control system such that it does not interfere with the clearance requirements for mechanical and electrical system maintenance.

3.2.2 Penetrations in Building Exterior

Make all penetrations through and mounting holes in the building exterior watertight.

3.2.3 Device Mounting Criteria

Install devices in accordance with the manufacturer's recommendations and as indicated and shown. Provide a weathershield for all devices installed outdoors. Provide clearance for control system maintenance by maintaining access space required to calibrate, remove, repair, or replace control system devices. Provide clearance for mechanical and electrical system maintenance; do not not interfere with the clearance requirements for mechanical and electrical system maintenance.

3.2.4 Labels and Tags

Key all labels and tags to the unique identifiers shown on the As-Built drawings. For labels exterior to protective enclosures provide engraved plastic labels mechanically attached to the enclosure or DDC Hardware. Labels inside protective enclosures may be attached using adhesive, but must not be hand written. For tags, provide plastic or metal tags mechanically attached directly to each device or attached by a metal chain or wire.

a. Label all Enclosures and DDC Hardware.

b. Tag Airflow measurement arrays (AFMA) with flow rate range for signal output range, duct size, and pitot tube AFMA flow coefficient.

c. Tag duct static pressure taps at the location of the pressure tap

3.2.5 Surge Protection

3.2.5.1 Power-Line Surge Protection

Protect equipment connected to AC circuits to withstand power-line surges in accordance with IEEE C62.41. Do not use fuses for surge protection.

3.2.5.2 Surge Protection for Transmitter and Control Wiring

Protect DDC hardware against or provided DDC hardware capable of withstanding surges induced on control and transmitter wiring installed

outdoors and as shown. Protect equipment against the following two waveforms:

a. A waveform with a 10-microsecond rise time, a 1000-microsecond decay time and a peak current of 60 amps.

b. A waveform with an 8-microsecond rise time, a 20-microsecond decay time and a peak current of 500 amperes.

3.2.6 Basic Cybersecurity Requirements

3.2.6.1 Passwords

Password development and the Password Summary Report submittal must comply with Section 25 05 11.01 CYBERSECURITY FOR UTILITY MONITORING AND CONTROL SYSTEM.

3.2.6.2 Wireless Capability

Wireless capabilities must comply with Section 25 05 11.01 CYBERSECURITY FOR UTILITY MONITORING AND CONTROL SYSTEM.

3.2.6.3 IP Network Physical Security

IP network physical security must comply with Section 25 05 11.01 CYBERSECURITY FOR UTILITY MONITORING AND CONTROL SYSTEM.

3.3 DRAWINGS AND CALCULATIONS

Provide drawings in the form and arrangement indicated and shown. Use the same abbreviations, symbols, nomenclature and identifiers shown. Assign a unique identifier as shown to each control system element on a drawing. When packaging drawings, group schedules by system. When space allows, it is permissible to include multiple schedules for the same system on a single sheet. Except for drawings covering all systems, do not put information for different systems on the same sheet.

Submit hardcopy drawings on ISO A1 34 by 22 inches sheets, and electronic drawings in PDF and in AutoCAD format. In addition, submit electronic drawings in editable Excel format for all drawings that are tabular, including but not limited to the Point Schedule and Equipment Schedule.

a. Submit DDC Contractor Design Drawings consisting of each drawing indicated with pre-construction information depicting the intended control system design and plans. Submit DDC Contractor Design Drawings as a single complete package: four hard copies and four copies on CD-ROM.

b. Submit Draft As-Built Drawings consisting of each drawing indicated updated with as-built data for the system prior to PVT. Submit Draft As-Built Drawings as a single complete package: four hard copies and four copies on CD-ROM.

c. Submit Final As-Built Drawings consisting of each drawing indicated updated with all final as-built data. Final As-Built Drawings as a single complete package: four hard copies and four copies on CD-ROM.

3.3.1 Sample Drawings

Sample drawings in electronic format are available at the Whole Building Design Guide page for this section:
http://www.wbdg.org/ffc/dod/unified-facilities-guide-specifications-ufgs/ufgs-23-09-00
These drawings may prove useful in demonstrating expected drawing formatting and example content and are provided for illustrative purposes only. Note that these drawings do not meet the content requirements of this Section and must be completed to meet project requirements.

3.3.2 Drawing Index and Legend

Provide an HVAC Control System Drawing Index showing the name and number of the building, military site, State or other similar designation, and Country. In the Drawing Index, list all Contractor Design Drawings, including the drawing number, sheet number, drawing title, and computer filename when used. In the Design Drawing Legend, show and describe all symbols, abbreviations and acronyms used on the Design Drawings. Provide a single Index and Legend for the entire drawing package.

3.3.3 Thermostat and Occupancy Sensor Schedule

Provide a thermostat and occupancy sensor schedule containing each thermostat's unique identifier, room identifier and control features and functions as shown. Provide a single thermostat and occupancy sensor schedule for the entire project.

3.3.4 Valve Schedule

Provide a valve schedule containing each valve's unique identifier, size, flow coefficient Kv (Cv), pressure drop at specified flow rate, spring range, positive positioner range, actuator size, close-off pressure to torque data, dimensions, and access and clearance requirements data. In the valve schedule include actuator selection data supported by calculations of the force required to move and seal the valve, access and clearance requirements. Provide a single valve schedule for the entire project.

3.3.5 Damper Schedule

Provide a damper schedule containing each damper's unique identifier, type (opposed or parallel blade), nominal and actual sizes, orientation of axis and frame, direction of blade rotation, actuator size and spring ranges, operation rate, positive positioner range, location of actuators and damper end switches, arrangement of sections in multi-section dampers, and methods of connecting dampers, actuators, and linkages. Include the AMCA 511 maximum leakage rate at the operating static-pressure differential for each damper in the Damper Schedule. Provide a single damper schedule for the entire project.

3.3.6 Project Summary Equipment Schedule

Provide a project summary equipment schedule containing the manufacturer, model number, part number and descriptive name for each control device, hardware and component provided under this specification. Provide a single project equipment schedule for the entire project.

3.3.7 Equipment Schedule

Provide system equipment schedules containing the unique identifier, manufacturer, model number, part number and descriptive name for each control device, hardware and component provided under this specification. Provide a separate equipment schedule for each HVAC system.

3.3.8 Occupancy Schedule

Provide an occupancy schedule drawing containing the same fields as the occupancy schedule Contract Drawing with Contractor updated information. Provide a single occupancy schedule for the entire project.

3.3.9 DDC Hardware Schedule

Provide a single DDC Hardware Schedule for the entire project and including following information for each device.

3.3.9.1 DDC Hardware Identifier

The Unique DDC Hardware Identifier for the device.

3.3.9.2 HVAC System

The system "name" used to identify a specific system (the name used on the system schematic drawing for that system).

3.3.9.3 BACnet Device Information

3.3.9.3.1 Device Object Identifier

The Device Object Identifier: The Object_Identifier of the Device Object

3.3.9.3.2 Network Number

The Network Number for the device.

3.3.9.3.3 MAC Address

The MAC Address for the device

3.3.9.3.4 BTL Listing

The BTL Listing of the device. If the device is listed under multiple BTL Profiles, indicate the profile that matches the use and configuration of the device as installed.

3.3.9.3.5 Proprietary Services Information

If the device uses non-standard ASHRAE 135 services as defined and permitted in Section 23 09 23.02 BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS, indicate that the device uses non-standard services and include a description of all non-standard services used. Describe usage and content such that a device from another vendor can interoperate with the device using the non-standard service. Provide descriptions with sufficient detail to allow a device from a different manufacturer to be programmed to both read and write the non-standard service request:

a. read: interpret the data contained in the non-standard service and;

b. write: given similar data, generate the appropriate non-standard service request.

3.3.9.3.6 Alarming Information

Indicate whether the device is used for alarm generation, and which types of alarm generation the device implements: intrinsic, local algorithmic, remote algorithmic.

3.3.9.3.7 Scheduling Information

Indicate whether the device is used for scheduling.

3.3.9.3.8 Trending Information

Indicate whether the device is used for trending, and indicate if the device is used to trend local values, remote values, or both.

3.3.10 Points Schedule

Provide a Points Schedule in tabular form for each HVAC system, with the indicated columns and with each row representing a hardware point, network point or configuration point in the system.

a. When a Points Schedule was included in the Contract Drawing package, use the same fields as the Contract Drawing with updated information in addition to the indicated fields.

b. When Point Schedules are included in the contract package, items requiring contractor verification or input have been shown in angle brackets ("<" and ">"), such as <___> for a required entry or <value> for a value requiring confirmation. Complete all items in brackets as well as any blank cells. Do not modify values which are not in brackets without approval.

Points Schedule Columns must include:

3.3.10.1 Point Name

The abbreviated name for the point using the indicated naming convention.

3.3.10.2 Description

A brief functional description of the point such as "Supply Air Temperature".

3.3.10.3 DDC Hardware Identifier

The Unique DDC Hardware Identifier shown on the DDC Hardware Schedule and used across all drawings for the DDC Hardware containing the point.

3.3.10.4 Settings

The value and units of any setpoints, configured setpoints, configuration parameters, and settings related to each point.

3.3.10.5 Range

The range of values, including units, associated with the point, including but not limited to a zone temperature setpoint adjustment range, a sensor measurement range, occupancy values for an occupancy input, or the status of a safety.

3.3.10.6 Input or Output (I/O) Type

The type of input or output signal associated with the point. Use the following abbreviations for entries in this column:

a. AI: The value comes from a hardware (physical) Analog Input

b. AO: The value is output as a hardware (physical) Analog Output

c. BI: The value comes from a hardware (physical) Binary Input

d. BO: The value is output as a hardware (physical) Binary Output

e. PULSE: The value comes from a hardware (physical) Pulse Accumulator Input

f. NET-IN: The value is provided from the network (generally from another device). Use this entry only when the value is received from another device as part of scheduling or as part of a sequence of operation, not when the value is received on the network for supervisory functions such as trending, alarming, override or display at a user interface.

g. NET-OUT: The value is provided to another controller over the network. Use this entry only when the value is transmitted to another device as part of scheduling or as part of a sequence of operation, not when the value is transmitted on the network for supervisory functions such as trending, alarming, override or display at a user interface.

3.3.10.7 Object and Property Information

The Object Type and Instance Number for the Object associated with the point. If the value of the point is not in the Present_Value Property, then also provide the Property ID for the Property containing the value of the point. Any point that is displayed at the front end or on an LDP, is trended, is used by another device on the network, or has an alarm condition must be documented here.

3.3.10.8 Network Data Exchange Information (Gets Data From, Sends Data To)

Provide the DDC Hardware Identifier of other DDC Hardware the point is shared with.

3.3.10.9 Override Information (Object Type and Instance Number)

For each point requiring an Override, indicate whether the Object for the point is Commandable or, if the use of a separate Object was specifically approved by the Contracting Officer, provide the Object Type and Instance Number of the Object to be used in overriding the point.

3.3.10.10 Trend Object Information

For each point requiring a trend, indicate if the trend is Local or Remote, the trend Object type and the trend Object instance number. For remote trends provide the DDC Hardware Identifier for the device containing the trend Object in the Points Schedule notes.

3.3.10.11 Alarm Information

Indicate the Alarm Generation Type, Event Enrollment Object Instance Number, and Notification Class Object Instance Number for each point requiring an alarm. (Note that not all alarms will have Event Enrollment Objects.)

3.3.10.12 Configuration Information

Indicate the means of configuration associated with each point.

a. For Operator Configurable Points indicate BACnet Object and Property information (Name, Type, Identifiers) containing the configurable value. Indicate whether the property is writable always, or only when Out_Of_Service is TRUE.

b. For Configurable Points indicate the BACnet Object and Property information as for Operator Configurable points, or identification of the configurable settings from within the engineering software for the device or identification of the hardware settings on the device.

3.3.11 Riser Diagram

The Riser Diagram of the Building Control Network may be in tabular form, and must show all DDC Hardware and all Network Hardware, including network terminators. For each item, provide the unique identifier, common descriptive name, physical sequential order (previous and next device on the network), room identifier and location within room. A single riser diagram must be submitted for the entire system.

3.3.12 Control System Schematics

Provide control system schematics in the same form as the control system schematic Contract Drawing with Contractor updated information. Provide a control system schematic for each HVAC system.

3.3.13 Sequences of Operation

Provide HVAC control system sequence of operation and in the same format as the Contract Drawings. Within these drawings, refer to devices by their unique identifiers. Submit sequences of operation for each HVAC system

3.3.14 Controller, Motor Starter and Relay Wiring Diagram

Provide controller wiring diagrams as functional wiring diagrams which show the interconnection of conductors and cables to each controller and to the identified terminals of input and output devices, starters and package equipment. Show necessary jumpers and ground connections and the labels of all conductors. Identify sources of power required for control systems and for packaged equipment control systems back to the panel board circuit breaker number, controller enclosures, magnetic starter, or

packaged equipment control circuit. Show each power supply and transformer not integral to a controller, starter, or packaged equipment. Show the connected volt-ampere load and the power supply volt-ampere rating. Provide wiring diagrams for each HVAC system.

3.4 CONTROLLER TUNING

Tune each controller in a manner consistent with that described in the ASHRAE FUN IP and in the manufacturer's instruction manual. Tuning must consist of adjustment of the proportional, integral, and where applicable, the derivative (PID) settings to provide stable closed-loop control. Each loop must be tuned while the system or plant is operating at a high gain (worst case) condition, where high gain can generally be defined as a low-flow or low-load condition. Upon final adjustment of the PID settings, in response to a change in controller setpoint, the controlled variable must settle out at the new setpoint with no more than two oscillations above and below setpoint. Upon settling out at the new setpoint the controller output must be steady. With the exception of naturally slow processes such as zone temperature control, the controller must settle out at the new setpoint within five minutes. Set the controller to its correct setpoint and record and submit the final PID configuration settings with the O&M Instructions and on the associated Points Schedule.

3.5 START-UP

3.5.1 Start-Up Test

Perform the following startup tests for each control system to ensure that the described control system components are installed and functioning per this specification.

Adjust, calibrate, measure, program, configure, set the time schedules, and otherwise perform the necessary actions to ensure that the systems function as indicated and shown in the sequence of operation and other contract documents.

3.5.1.1 Systems Check

An item-by-item check must be performed for each HVAC system

3.5.1.1.1 Step 1 - System Inspection

With the system in unoccupied mode and with fan hand-off-auto switches in the OFF position, verify that power and main air are available where required and that all output devices are in their failsafe and normal positions. Inspect each local display panel and each M&C Client to verify that all displays indicate shutdown conditions.

3.5.1.1.2 Step 2 - Calibration Accuracy Check

Perform a two-point accuracy check of the calibration of each HVAC control system sensing element and transmitter by comparing the value from the test instrument to the network value provided by the DDC Hardware. Use digital indicating test instruments, such as digital thermometers, motor-driven psychrometers, and tachometers. Use test instruments with accuracy at least twice as accurate as the specified sensor accuracy and with calibration traceable to National Institute of Standards and Technology standards. Check one the first check point in the bottom

one-third of the sensor range, and the second in the top one-third of the sensor range. Verify that the sensing element-to-DDC readout accuracies at two points are within the specified product accuracy tolerances, and if not recalibrate or replace the device and repeat the calibration check.

3.5.1.1.3 Step 3 - Actuator Range Check

With the system running, apply a signal to each actuator through the DDC Hardware controller. Verify proper operation of the actuators and positioners for all actuated devices and record the signal levels for the extreme positions of each device. Vary the signal over its full range, and verify that the actuators travel from zero stroke to full stroke within the signal range. Where applicable, verify that all sequenced actuators move from zero stroke to full stroke in the proper direction, and move the connected device in the proper direction from one extreme position to the other. For valve actuators and damper actuators, perform the actuator range check under normal system pressures.

3.5.1.2 Weather Dependent Test

Perform weather dependent test procedures in the appropriate climatic season.

3.5.2 Start-Up Testing Report

Submit 4 copies of the Start-Up Testing Report. The report may be submitted as a Technical Data Package documenting the results of the tests performed and certifying that the system is installed and functioning per this specification, and is ready for the Performance Verification Test (PVT).

3.6 PERFORMANCE VERIFICATION TEST (PVT)

3.6.1 PVT Procedures

Prepare PVT Procedures based on Section 25 08 10 UTILITY MONITORING AND CONTROL SYSTEM TESTING explaining step-by-step, the actions and expected results that will demonstrate that the control system performs in accordance with the sequences of operation, and other contract documents. Submit 4 copies of the PVT Procedures. The PVT Procedures may be submitted as a Technical Data Package.

3.6.1.1 Sensor Accuracy Checks

Include a one-point accuracy check of each sensor in the PVT procedures.

3.6.1.2 Endurance Test

Include a one-week endurance test as part of the PVT during which the system is operated continuously.

Use the building control system BACnet Trend Log or Trend Log Multiple Objects to trend all points shown as requiring a trend on the Point Schedule for the entire endurance test. If insufficient buffer capacity exists to trend the entire endurance test, upload trend logs during the course of the endurance test to ensure that no trend data is lost.

3.6.1.3 PVT Equipment List

Include in the PVT procedures a control system performance verification test equipment list that lists the equipment to be used during performance verification testing. For each piece of equipment, include manufacturer name, model number, equipment function, the date of the latest calibration, and the results of the latest calibration

3.6.2 PVT Execution

Demonstrate compliance of the control system with the contract documents. Using test plans and procedures approved by the Government, software capable of reading and writing COV Notification Subscriptions, Notification Class Recipient List Properties, event enrollments, demonstrate all physical and functional requirements of the project. Show, step-by-step, the actions and results demonstrating that the control systems perform in accordance with the sequences of operation. Do not start the performance verification test until after receipt of written permission by the Government, based on Government approval of the PVT Plan and Draft As-Builts and completion of balancing. UNLESS GOVERNMENT WITNESSING OF A TEST IS SPECIFICALLY WAIVED BY THE GOVERNMENT, PERFORM ALL TESTS WITH A GOVERNMENT WITNESS. Do not conduct tests during scheduled seasonal off periods of base heating and cooling systems. If the system experiences any failures during the endurance test portion of the PVT, repair the system repeat the endurance test portion of the PVT until the system operates continuously and without failure for the specified endurance test period.

3.6.3 PVT Report

Prepare and submit a PVT report documenting all tests performed during the PVT and their results. Include all tests in the PVT procedures and any additional tests performed during PVT. Document test failures and repairs conducted with the test results.

Submit four copies of the PVT Report. The PVT Report may be submitted as a Technical Data Package.

3.7 OPERATION AND MAINTENANCE (O&M) INSTRUCTIONS

Provide HVAC control System Operation and Maintenance Instructions which include:

a. "Data Package 3" as indicated in Section 01 78 23 OPERATION AND MAINTENANCE DATA for each piece of control equipment.

b. "Data Package 4" as described in Section 01 78 23 OPERATION AND MAINTENANCE DATA for all air compressors.

c. HVAC control system sequences of operation formatted as indicated.

d. Procedures for the HVAC system start-up, operation and shut-down including the manufacturer's supplied procedures for each piece of equipment, and procedures for the overall HVAC system.

e. As-built HVAC control system detail drawings formatted as indicated.

f. Routine maintenance checklist. Provide the routine maintenance checklist arranged in a columnar format, where the first column lists

all installed devices, the second column states the maintenance activity or that no maintenance required, the third column states the frequency of the maintenance activity, and the fourth column is used for additional comments or reference.

g. Qualified service organization list, including at a minimum company name, contact name and phone number.

h. Start-Up Testing Report.

i. Performance Verification Test (PVT) Procedures and Report.

Submit 4 copies of the Operation and Maintenance Instructions, indexed and in booklet form. The Operation and Maintenance Instructions may be submitted as a Technical Data Package.

3.8 MAINTENANCE AND SERVICE

Provide services, materials and equipment as necessary to maintain the entire system in an operational state as indicated for a period of one year from the date of final acceptance of the project. Minimize impacts on facility operations.

a. The integration of the system specified in this section into a Utility Monitoring and Control System must not, of itself, void the warranty or otherwise alter the requirement for the one year maintenance and service period. Integration into a UMCS includes but is not limited to establishing communication between devices in the control system and the front end or devices in another system.

b. The changing of configuration properties must not, of itself, void the warranty or otherwise alter the requirement for the one year maintenance and service period.

3.8.1 Description of Work

Provide adjustment and repair of the system including the manufacturer's required sensor and actuator (including transducer) calibration, span and range adjustment.

3.8.2 Personnel

Use only service personnel qualified to accomplish work promptly and satisfactorily. Advise the Government in writing of the name of the designated service representative, and of any changes in personnel.

3.8.3 Scheduled Inspections

Perform two inspections at six-month intervals and provide work required. Perform inspections in June and December. During each inspection perform the indicated tasks:

a. Perform visual checks and operational tests of equipment.

b. Clean control system equipment including interior and exterior surfaces.

c. Check and calibrate each field device. Check and calibrate 50 percent of the total analog inputs and outputs during the first inspection.

Check and calibrate the remaining 50 percent of the analog inputs and outputs during the second major inspection. Certify analog test instrumentation accuracy to be twice the specified accuracy of the device being calibrated. Randomly check at least 25 percent of all binary inputs and outputs for proper operation during the first inspection. Randomly check at least 25 percent of the remaining binary inputs and outputs during the second inspection. If more than 20 percent of checked inputs or outputs failed the calibration check during any inspection, check and recalibrate all inputs and outputs during that inspection.

d. Run system software diagnostics and correct diagnosed problems.

e. Resolve any previous outstanding problems.

3.8.4 Scheduled Work

This work must be performed during regular working hours, Monday through Friday, excluding Federal holidays.

3.8.5 Emergency Service

The Government will initiate service calls when the system is not functioning properly. Qualified personnel must be available to provide service to the system. A telephone number where the service supervisor can be reached at all times must be provided. Service personnel must be at the site within 24 hours after receiving a request for service. The control system must be restored to proper operating condition as required per Section 01 78 00 CLOSEOUT SUBMITTALS.

3.8.6 Operation

After performing scheduled adjustments and repairs, verify control system operation as demonstrated by the applicable tests of the performance verification test.

3.8.7 Records and Logs

Keep dated records and logs of each task, with cumulative records for each major component, and for the complete system chronologically. Maintain a continuous log for all devices, including initial analog span and zero calibration values and digital points. Keep complete logs and provide logs for inspection onsite, demonstrating that planned and systematic adjustments and repairs have been accomplished for the control system.

3.8.8 Work Requests

Record each service call request as received and include its location, date and time the call was received, nature of trouble, names of the service personnel assigned to the task, instructions describing what has to be done, the amount and nature of the materials to be used, the time and date work started, and the time and date of completion. Submit a record of the work performed within 5 days after work is accomplished.

3.8.9 System Modifications

Submit recommendations for system modification in writing. Do not make system modifications, including operating parameters and control settings, without prior approval of the Government.

3.9 TRAINING

Conduct a training course for eight operating staff members designated by the Government in the maintenance and operation of the system, including specified hardware and software. Conduct 32 hours of training at the project site within 30 days after successful completion of the performance verification test. The Government reserves the right to make audio and visual recordings (using Government supplied equipment)of the training sessions for later use. Provide audiovisual equipment and other training materials and supplies required to conduct training. A training day is defined as 8 hours of classroom instruction, including two 15 minute breaks and excluding lunchtime, Monday through Friday, during the daytime shift in effect at the training facility.

3.9.1 Training Documentation

Prepare training documentation consisting of:

a. Course Attendee List: Develop the list of course attendees in coordination with and signed by the Controls shop supervisor.

b. Training Manuals: Provide training manuals which include an agenda, defined objectives for each lesson, and a detailed description of the subject matter for each lesson. When presenting portions of the course material by audiovisuals, deliver copies of those audiovisuals as a part of the printed training manuals.

3.9.2 Training Course Content

For guidance in planning the required instruction, assume that attendees will have a high school education, and are familiar with HVAC systems. During the training course, cover all of the material contained in the Operating and Maintenance Instructions, the layout and location of each controller enclosure, the layout of one of each type of equipment and the locations of each, the location of each control device external to the panels, the location of the compressed air station, preventive maintenance, troubleshooting, diagnostics, calibration, adjustment, commissioning, tuning, and repair procedures. Typical systems and similar systems may be treated as a group, with instruction on the physical layout of one such system. Present the results of the performance verification test and the Start-Up Testing Report as benchmarks of HVAC control system performance by which to measure operation and maintenance effectiveness.

3.9.3 Training Documentation Submittal Requirements

Submit hardcopy training manuals and all training materials on CD-ROM. Provide one hardcopy manual for each trainee on the Course Attendee List and 4 additional copies for archive at the project site. Provide 4 copies of the Course Attendee List with the archival copies. Training Documentation may be submitted as a Technical Data Package.

APPENDIX A

QC CHECKLIST FOR BACNET SYSTEMS		
This checklist is not all-inclusive of the requirements of this specification and should not be interpreted as such. Instructions: Initial each item in the space provided (|____|) verifying that the requirement has been met.		
This checklist is for (circle one:) Pre-Construction QC Checklist Submittal Post-Construction QC Checklist Submittal Close-out QC Checklist Submittal		
Items verified for Pre-Construction, Post-Construction and Closeout QC Checklist Submittals:		
1	All DDC Hardware is numbered on Control System Schematic Drawings.	|____|
2	Signal lines on Control System Schematic are labeled with the signal type.	|____|
3	Local Display Panel (LDP) Locations are shown on Control System Schematic drawings.	|____|
Items verified for Post-Construction and Closeout QC Checklist Submittals:		
4	All sequences are performed as specified using DDC Hardware.	|____|
5	Training schedule and course attendee list has been developed and coordinated with shops and submitted.	|____|
Items verified for Closeout QC Checklist Submittal:		
6	Final As-built Drawings, including all Points Schedule drawings, accurately represent the final installed system.	|____|
7	Programming software has been submitted for all programmable controllers.	|____|
8	All software has been licensed to the Government.	
9	O&M Instructions have been completed and submitted.	|____|
10	Training course has been completed.	|____|
11	All DDC Hardware is installed on a BACnet ASHRAE 135 network using either MS/TP in accordance with Clause 9 or IP in accordance with Annex J.	|____|

QC CHECKLIST FOR BACNET SYSTEMS		
12	All DDC Hardware is BTL listed.	|_____|
13	Communication between DDC Hardware is only via BACnet using standard services, except as specifically permitted by the specification. Non-standard services have been fully documented in the DDC Hardware Schedule.	|_____|
14	Scheduling, Alarming, and Trending have been implemented using the standard BACnet Objects for these functions.	|_____|
15	All Properties indicated as required to be Writable are Writable and Overrides have been provided as indicated.	|_____|
	_____ _____	
	(QC Representative Signature) (Date)	

-- End of Section --

SECTION 23 09 23.02

BACNET DIRECT DIGITAL CONTROL FOR HVAC AND OTHER BUILDING CONTROL SYSTEMS
08/24

PART 1 GENERAL

1.1 SUMMARY

Provide a complete Direct Digital Control (DDC) system, except for the front end which is specified in Section 25 10 10 UTILITY MONITORING AND CONTROL (UMCS) FRONT END AND INTEGRATION, suitable for the control of the heating, ventilating and air conditioning (HVAC) and other building-level systems as specified and shown and in accordance with Section 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC.

1.1.1 System Requirements

Provide a system meeting the requirements of both Section 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC and this Section and with the following characteristics:

a. Install and configure control hardware to provide ASHRAE 135 Objects and Properties as indicated and as needed to meet the requirements of this specification.

1.1.2 Verification of Specification Requirements

Review all specifications related to the control system installation and advise the Contracting Officer of any discrepancies before performing any work. If Section 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC or any other Section referenced in this specification is not included in the project specifications advise the Contracting Officer and either obtain the missing Section or obtain Contracting Officer approval before performing any work.

1.2 REFERENCES

The publications listed below form a part of this specification to the extent referenced. The publications are referred to within the text by the basic designation only.

AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR-CONDITIONING ENGINEERS (ASHRAE)

ASHRAE 135	(2020; Interpretation 1-8 2021; Errata 1-2 2021; Addenda CD 2021; Addenda BV-CE 2022; Interpretation 9-12 2022; Interpretation 13-24 2023; Addenda BV-CF 2023; Errata 3 2023) BACnet—A Data Communication Protocol for Building Automation and Control Networks

BACNET TESTING LABORATORIES (BTL)

BTL Guide	(v.50; 2022) BACnet Testing Laboratory Implementation Guidelines

INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE)

IEEE 802.3	(2022) Ethernet

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA)

TIA-485	(1998a; R 2012) Electrical Characteristics of Generators and Receivers for Use in Balanced Digital Multipoint Systems

U.S. FEDERAL COMMUNICATIONS COMMISSION (FCC)

FCC Part 15	Radio Frequency Devices (47 CFR 15)

UNDERWRITERS LABORATORIES (UL)

UL 916	(2015; Reprint Oct 2021) UL Standard for Safety Energy Management Equipment

1.3 DEFINITIONS

For definitions related to this section, see Section 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC.

1.4 SUBMITTALS

Submittal requirements related to this Section are specified in Section 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC.

PART 2 PRODUCTS

Products used to meet this specification must meet the indicated requirements, but not all products specified here will be required by every project. Products must meet the requirements of Section 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC, Section 25 05 11.01 CYBERSECURITY FOR UTILITY MONITORING AND CONTROL SYSTEM and this Section.

2.1 NETWORK HARDWARE

2.1.1 BACnet Router

BACnet Routers must be BACnet/IP Routers and must perform layer 3 routing of ASHRAE 135 packets over an IP network in accordance with ASHRAE 135 Annex J and Clause 6. The router must provide the appropriate connection to the IP network and connections to one or more ASHRAE 135 MS/TP networks. Devices used as BACnet Routers must meet the requirements for DDC Hardware, and must support the NM-RC-B BIBB.

2.1.2 BACnet Gateways

In addition to the requirements for DDC Hardware, the BACnet Gateway must meet the following requirements:

a. It must perform bi-directional protocol translation from one non-ASHRAE 135 protocol to ASHRAE 135. BACnet Gateways must incorporate a network connection to an ASHRAE 135 network (either BACnet over IP in accordance with Annex J or MS/TP) and a separate connection appropriate for the non-ASHRAE 135 protocol and media.

b. It must retain its configuration after a power loss of an indefinite time, and must automatically return to their pre-power loss state once power is restored.

c. It must allow bi-directional mapping of data between the non-ASHRAE 135 protocol and Standard Objects as defined in ASHRAE 135. It must support the DS-RP-B BIBB for Objects requiring read access and the DS-WP-B BIBB for Objects requiring write access.

d. It must support the DS-COV-B BIBB.

Although Gateways must meet DDC Hardware requirements they are not DDC Hardware and must not be used when DDC Hardware is required.

2.1.3 Ethernet Switch

Ethernet Switches must be as specified in Section 25 05 11.01 CYBERSECURITY FOR UTILITY MONITORING AND CONTROL SYSTEM.

2.2 CONTROL NETWORK WIRING

a. BACnet MS/TP communications wiring must be in accordance with ASHRAE 135. The wiring must use shielded, three wire (twisted-pair with reference) cable with characteristic impedance between 100 and 120 ohms. Distributed capacitance between conductors must be less than 30 pF per foot.

b. Building Control Network Backbone IP Network must use Ethernet media. Ethernet cables must be CAT-5e at a minimum and meet the requirements of IEEE 802.3.

2.3 DIRECT DIGITAL CONTROL (DDC) HARDWARE

2.3.1 General Requirements

DDC Hardware must meet the following requirements:

a. It must be locally powered and must incorporate a light to indicate the device is receiving power.

b. It must conform to the BTL Guide

c. It must be BACnet Testing Laboratory (BTL) Listed.

d. The Manufacturer's Product Data submittal for each piece of DDC Hardware must include the Protocol Implementation Conformance Statement (PICS) for that hardware as specified in Section 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC.

e. It must communicate and be interoperable in accordance with ASHRAE 135 and have connections for BACnet IP or MS/TP control network wiring.

f. Other than devices controlling terminal units or functioning solely as a BACnet Router, it must support DS-COV-B, DS-RPM-A and DS-RPM-B BIBBs.

g. Devices supporting the DS-RP-A BIBB must also support the DS-COV-A BIBB.

h. Application programs, configuration settings and communication

information must be stored in a manner such that they persist through loss of power:

(1) Application programs must persist regardless of the length of time power is lost.

(2) Configured settings must persist for any loss of power less than 2,500 hours.

(3) Communication information, including but not limited to COV subscriptions, event reporting destinations, Notification Class Object settings, and internal communication settings, must persist for any loss of power less than 2,500 hours.

i. Internal Clocks:

(1) Clocks in DDC Hardware incorporating a Clock must continue to function for 120 hours upon loss of power to the DDC Hardware.

(2) DDC Hardware incorporating a Clock must support the DM-TS-B or DM-UTC-B BIBB.

j. It must have the functionality indicated and required to support the application (Sequence of Operation or portion thereof) in which it is used, including but not limited to providing Objects as specified and as indicated on the Points Schedule.

k. In addition to these general requirements and the DDC Hardware Input-Output (I/O) Function requirements, DDC Hardware must also meet any additional requirements for the application in which it is used (such as scheduling, alarming, or trending).

l. It must meet FCC Part 15 requirements and have UL 916 or equivalent safety listing.

m. Device must support Commandable Objects to support Override requirements as detailed in PART 3 EXECUTION

n. User interfaces which allow for modification of Properties or settings must be password-protected.

o. Devices communicating BACnet MS/TP must meet the following requirements:

(1) Must have a configurable Max_Master Property.

(2) DDC Hardware other than hardware controlling a single terminal unit must have a configurable Max_Info_Frames Property.

(3) Must respond to any valid request within 50 msec with either the appropriate response or with a response of "Reply Postponed".

(4) Must use twisted pair with reference and shield (3-wire media) wiring.

p. Devices communicating BACnet/IP must use UDP Port 0xBAC0. Devices with configurable UDP Ports must default to 0xBAC0.

q. Device IDs, Network Numbers, and BACnet MAC addresses of devices must

be fully configurable without limitation, except MS/TP MAC addresses may be limited by ASHRAE 135 requirements.

r. DDC Hardware controlling a single terminal unit must have:

(1) Objects (including the Device Object) with an Object Name Property of at least 8 characters in length.

(2) A configurable Device Object Name.

(3) A configurable Device Object Description Property at least 16 characters in length.

s. Except for Objects in DDC Hardware controlling a single terminal unit, Objects (including Device Objects) must:

(1) Have a configurable Object Name Property of at least 12 characters in length.

(2) Have a configurable Object Description Property of at least 24 characters in length.

t. For programmable DDC Hardware, provide and license to the project site the programming software required to program the Hardware in accordance with Section 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC.

u. For programmable DDC Hardware, provide copies of the installed application programs (the software that is not common to every controller of the same manufacturer and model) as source code compatible with the supplied programming software in accordance with Section 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC. The submitted application program must be the complete application necessary for controller to function as installed and be sufficient to allow replacement of the installed controller with another controller of the same type.

2.3.2 Hardware Input-Output (I/O) Functions

DDC Hardware incorporating hardware input-output (I/O) functions must meet the following requirements:

2.3.2.1 Analog Inputs

DC Hardware analog inputs (AIs) must be implemented using ASHRAE 135 Analog Input Objects and perform analog to digital (A-to-D) conversion with a minimum resolution of 8 bits plus sign or better as needed to meet the accuracy requirements specified in Section 23 09 00. Signal conditioning including transient rejection must be provided for each analog input. Analog inputs must be capable of being individually calibrated for zero and span. Calibration via software scaling performed as part of point configuration is acceptable. The AI must incorporate common mode noise rejection of at least 50 dB from 0 to 100 Hz for differential inputs, and normal mode noise rejection of at least 20 dB at 60 Hz from a source impedance of 10,000 ohms.

2.3.2.2 Analog Outputs

DDC Hardware analog outputs (AOs) must be implemented using ASHRAE 135 Analog Output Objects and perform digital to analog (D-to-A) conversion

with a minimum resolution of 8 bits plus sign, and output a signal with a range of 4-20 mAdc or 0-10 Vdc. Analog outputs must be capable of being individually calibrated for zero and span. Calibration via software scaling performed as part of point configuration is acceptable. DDC Hardware with Hand-Off-Auto (H-O-A) switches for analog outputs must provide for overriding the output to 0 percent and to 100 percent.

2.3.2.3 Binary Inputs

DDC Hardware binary inputs (BIs) must be implemented using ASHRAE 135 Binary Input Objects and accept contact closures and must ignore transients of less than 5 milli-second duration. Protection against a transient 50VAC must be provided.

2.3.2.4 Binary Outputs

DDC Hardware binary outputs (BOs) must be implemented using ASHRAE 135 Binary Output Objects and provide relay contact closures or triac outputs for momentary and maintained operation of output devices. DDC Hardware with H-O-A switches for binary outputs must provide for overriding the output open or closed.

2.3.2.4.1 Relay Contact Closures

Closures must have a minimum duration of 0.1 second. Relays must provide at least 180V of isolation. Electromagnetic interference suppression must be provided on output lines to limit transients to 50 Vac. Minimum contact rating must be 0.5 amperes at 24 Vac.

2.3.2.4.2 Triac Outputs

Triac outputs must provide at least 180 V of isolation. Minimum contact rating must be 0.5 amperes at 24 Vac.

2.3.2.5 Pulse Accumulator

DDC Hardware pulse accumulators must be implemented using either an ASHRAE 135 Accumulator Object or an ASHRAE 135 Analog Value Object where the Present_Value is the totalized pulse count. Pulse accumulators must accept contact closures, ignore transients less than 5 msec duration, protect against
transients of 50 VAC, and accept rates of at least 20 pulses per second.

2.3.2.6 ASHRAE 135 Objects for Hardware Inputs and Outputs

The requirements for use of ASHRAE 135 objects for hardware input and outputs includes devices where the hardware sensor or actuator is integral to the controller.

2.3.3 Local Display Panel (LDP)

The Local Display Panels (LDPs) must be DDC Hardware with a display and navigation buttons or a touch screen display, and must provide display and adjustment of ASHRAE 135 Properties as indicated on the Points Schedule and as specified. LDPs must be either BTL Listed as a B-OD, B-OWS, B-AWS, or be an integral part of another piece of DDC Hardware listed as a B-BC. For LDPs listed as B-OWS or B-AWS, the hardware must be BTL listed and the product must come factory installed with the applications necessary for the device to function as an LDP.

The adjustment of values using display and navigation buttons must be password protected.

2.3.4 Expansion Modules and Tethered Hardware

A single piece of DDC Hardware may consist of a base unit and also:

a. An unlimited number of hardware expansion modules, where the individual hardware expansion modules are designed to directly connect, both mechanically and electrically, to the base unit hardware. The expansion modules must be commercially available as an optional add-on to the base unit.

b. A single piece of hardware connected (tethered) to a base unit by a single cable where the cable carries a proprietary protocol between the base unit and tethered hardware. The tethered hardware must not contain control logic and be commercially available as an optional add-on to the base unit as a single package.

   Note that this restriction on tethered hardware does not apply to sensors or actuators using standard binary or analog signals (not a communications protocol); sensors or actuators using standard binary or analog signals are not considered part of the DDC Hardware.

Hardware capable of being installed stand-alone, or without a separate base unit, is DDC Hardware and must not be used as expansion modules or tethered hardware.

2.3.5 Supervisory Control Requirements

2.3.5.1 Alarm Generation Hardware

DDC Hardware used for alarm generation must meet the following requirements:

a. Device must support the AE-N-I-B BIBB

b. The Recipient_List Property must be Writable for Notification Class Objects used for alarm generation.

c. For Objects implementing Intrinsic Alarming, the following Properties must be Writable:

   (1) Time_Delay
   (2) High_Limit
   (3) Low_Limit
   (4) Deadband
   (5) Event_Enable
   (6) If the issue date of this project specification is after 1 January 2016, Time_Delay_Normal must be writable.

PART 3 EXECUTION

3.1 CONTROL SYSTEM INSTALLATION3.1.1 Building Control Network (BCN)

Install the Building Control Network (BCN) as a single BACnet Internetwork consisting of a single IP network as the BCN Backbone and zero or more BACnet MS/TP networks. Note that in some cases there may only be a single

device on the BCN Backbone.

Except as permitted for the non-BACnet side of Gateways, use exclusively ASHRAE 135 networks.

3.1.1.1 Building Control Network IP Backbone

Install IP Network Cabling in conduit. Install Ethernet Switches in lockable enclosures. Install the Building Control Network (BCN) IP Backbone such that it is available at the Facility Point of Connection (FPOC) location where directed by the Contracting Officer. When the FPOC location is a room number, provide sufficient additional media to ensure that the Building Control Network (BCN) IP Backbone can be extended to any location in the room.

Use UDP port 0xBAC0 for the BACnet traffic on the IP network.

3.1.1.2 BACnet MS/TP Networks

When using MS/TP, provide MS/TP networks in accordance with ASHRAE 135 and in accordance with the ASHRAE 135 figure "Mixed Devices on 3-Conductor Cable with Shield" (Figure 9-1.4 in the 2020 version of ASHRAE 135). Ground the shield at the BACnet Router and at no other point. Ground the reference wire at the BACnet Router through a 100 ohm resistor and do not ground it at any other point. In addition:

a. Provide each segment in a doubly terminated bus topology in accordance with TIA-485.

b. Provide each segment with 2 sets of network bias resistors in accordance with ASHRAE 135, with one set of resistors at each end of the MS/TP network.

c. Use 3 wire (twisted pair and reference) with shield media for the MS/TP media installed inside. Use fiber optic isolation in accordance with ASHRAE 135 for MS/TP media installed outside buildings, or between multiple buildings.

d. For 18 AWG cable, use segments with a maximum length of 4000 ft. When using greater distances or different wire gauges comply with the electrical specifications of TIA-485.

e. For each controller that does not use the reference wire provide transient suppression at the network connection of the controller if the controller itself does not incorporate transient suppression.

f. Install no more than 32 devices on each MS/TP segment. Do not use MS/TP to MS/TP routers.

g. Connect each MS/TP network to the BCN backbone via a BACnet Router.

h. For BACnet Routers, configure the MS/TP MAC address to 0. Assign MAC Addresses to other devices consecutively beginning at 1, with no gaps.

i. Configure the Max_Master Property of the devices to be 31.

3.1.1.3 Building Control Network (BCN) Installation

Provide a building control network meeting the following requirements:

a. Install the DDC Hardware connected to the Building Control Network.

b. Where multiple pieces of DDC Hardware are used to execute one sequence, install the DDC Hardware executing that sequence on a single MS/TP network dedicated to that sequence.

c. Traffic between BACnet networks must be exclusively via BACnet routers.

3.1.2 DDC Hardware

Install DDC Hardware that connects to an IP network in lockable enclosures. Install other DDC Hardware in lockable enclosures. For DDC hardware with a user interface, coordinate with site to determine proper passwords and configure passwords into device.

a. Except for zone sensors (thermostats), install Tethered Hardware within 6 feet of its base unit.

b. Install and configure BTL-Listed devices in a manner consistent with their BTL Listing such that the device as provided still meets therequirements necessary for its BTL Listing.

c. Install and configure BTL-Listed devices in a manner consistent with the BTL Device Implementation Guidelines such that the device as provided meets all those Guidelines.

3.1.2.1 Device Identifiers, Network Addresses, and IP addresses

a. Do not use any Device Identifier or Network Number already used by another BACnet system at the project site. Coordinate Device IDs and Network Numbers with the installation.

3.1.2.2 Object Name Property and Object Description Property

Configure the Object_Names and Object_Descriptions properties of Objects (including Device Objects) as indicated on the Points Schedule (Point Name and Point Description) and as specified. At a minimum:

a. Except for DDC Hardware controlling a single terminal unit, configure the Object_Name and Object_Description properties of Objects (including Device Objects) as indicated on the Points Schedule and as specified.

b. In DDC Hardware controlling a single terminal unit, configure the Device Object_Name and Device Object_Description as indicated on the Points Schedule and as specified.

When Points Schedule entries exceed the length limitations in the device, notify the Contracting Officer and provide recommended alternatives for approval.

3.1.2.3 Hand-Off-Auto (H-O-A) Switches

Provide Hand-Off-Auto (H-O-A) switches as specified and as indicated on the Points Schedule. Provide H-O-A switches that are integral to the controller hardware, an external device co-located with (in the same enclosure as) the controller, integral to the controlled equipment, or an external device co-located with (in the same enclosure as) the controlled

equipment.

a. For H-O-A switches integral to DDC Hardware, meet the requirements specified in paragraph DIRECT DIGITAL CONTROL (DDC) HARDWARE.

b. For external H-O-A switches used for binary outputs, provide for overriding the output open or closed.

c. For eternal H-O-A switches used for analog outputs, provide for overriding to 0 percent or 100 percent.

3.1.2.4 Local Display Panels

Provide LDPs to display and override values of ASHRAE 135 Object Properties as indicated on the Points Schedule. Install LDPs displaying points for anything other than a terminal unit in the same room as the equipment. For LDPs using WriteProperty to commandable objects to implement an override, write values with priority 9.

3.1.2.5 MS/TP Slave Devices

Configure the MS/TP devices as Master devices. Do not configure any devices to act as slave devices.

3.1.2.6 Change of Value (COV) and Read Property

a. To the greatest extent possible, configure devices to support the SubscribeCOV service (the DS-COV-B BIBB). At a minimum, devices supporting the DS-RP-B BIBB, other than devices controlling only a single terminal unit, must be configured to support the DS-COV-B BIBB.

b. Whenever supported by the server side, configure client devices to use the DS-COV-A BIBB.

3.1.2.7 Engineering Units

Configure devices to use English (Inch-Pound) engineering units as follows:

a. Temperature in degrees F

b. Air flows in cubic feet per minute (CFM)

c. Water in gallons per minute (GPM)

d. Differential Air pressures in inches of water column (IWC)

e. Water pressures in PSI

f. Enthalpy in BTU/lb

g. Heating and cooling energy in MBTU (1MBTU = 1,000,000 BTU))

h. Cooling load in tons (1 ton = 12,000 BTU/hour)

i. Heating load in MBTU/hour (1MBTU = 1,000,000 BTU)

j. Electrical Power: kilowatts (kW)

k. Electrical Energy: kilowatt-hours (kWh)

3.1.2.8 Occupancy Modes

Use the following correspondence between value and occupancy mode whenever an occupancy state or value is required:

a. OCCUPIED mode: a value of one
b. UNOCCUPIED mode: a value of two
c. WARM-UP/COOL-DOWN (PRE-OCCUPANCY) mode: a value of three

Note that elsewhere in this Section the Schedule Object is required to also support a value of four, which is reserved for future use. Also note that the behavior of a system in each of these occupancy modes is indicated in the sequence of operation for the system.

3.1.2.9 Use of BACnet Objects

Use only standard non-proprietary ASHRAE 135 Objects and services to accomplish the project scope of work as follows:

a. Use Analog Input or Analog Output Objects for analog hardware I/O. Do not use Analog Value Object for analog hardware I/O).

b. Use Binary Input or Binary Output Objects for binary hardware I/O. Do not use Binary Value Objects for binary hardware I/O.

c. Use Analog Value Objects for analog setpoints.

d. Use Accumulator Objects or Analog Value Objects for pulse inputs.

e. For occupancy modes, use Multistate Value Objects and the correspondence between value and occupancy mode specified in paragraph OCCUPANCY MODES.

g. For other points shown on the Points Schedule as requiring an ASHRAE 135 Object, use the Object type shown on the Points Schedule or, if no Object Type is shown, use a standard Object appropriate to the point.

3.1.2.10 Use of Standard BACnet Services

Except as noted in this paragraph, for DDC Hardware use Standard BACnet Services as defined in this specification (which excludes some ASHRAE 135 services) exclusively for application control functionality and communication.

DDC Hardware that cannot meet this requirement may use non-standard services provided they can provide identical functionality using Standard BACnet Services when communicating with BACnet devices from a different vendor. When implementing non-standard services, document non-standard services in the DDC Hardware Schedule as specified and as specified in Section 23 09 00 INSTRUMENTATION AND CONTROL FOR HVAC.

3.1.2.11 Device Application Configuration

a. For every property, setting or value shown on the Points Schedule or otherwise indicated as Configurable, provide a value that is retained through loss of power and can be changed via one or more of:

(1) BACnet services (including proprietary services)

(2) Hardware settings on the device

b. For every property, setting or value shown on the Points Schedule or otherwise indicated as Operator Configurable, provide a value that is retained through loss of power and can be changed via one or more of:

(1) A Writable Property of a standard BACnet Object

(2) A Property of a standard BACnet Object that is Writable when Out_Of_Service is TRUE and Out_Of_Service is Writable.

3.1.3 Scheduling, Alarming, Trending, and Overrides

3.1.3.1 Scheduling

Configure schedules in BACnet Scheduling Objects to schedule systems as indicated on the Points Schedule and as specified using the indicated correspondence between value and occupancy mode. If no devices supports both the SCHED-E-B and DM-OCD-B BIBBS for Schedule Objects, provide 5 blank Schedule Objects in DDC Hardware BTL listed as B-BCs and supporting the SCHED-E-B BIBB for later use by the site.

3.1.3.2 Configuration of Alarm Generation

a. Send alarm events as Alarms (not Events).

b. Use the ConfirmedNotification Service for alarm events.

c. For alarm generation, support two priority levels for alarms: critical and non-critical. Configure the Priority of Notification Class Objects to use Priority 112 for critical and 224 for non-critical alarms.

d. Number of Notification Class Objects for Alarm Generation:

(1) If the device implements non-critical alarms, or if any Object in the device supports Intrinsic Alarms, then provide a single Notification Class Object specifically for (shared by) thr non-critical alarms.

(2) If the device implements critical alarms, provide a single Notification Class Object specifically for (shared by) yhr critical alarms.

(3) If the device implements both critical and non-critical alarms, provide both Notification Class Objects (one for critical, one for non-critical).

(4) If the device controls equipment other than a single terminal unit, provide both Notification Class Objects (one for critical, one for non-critical) even if no alarm generation is required at time of installation.

e. For intrinsic alarms configure the Limit_Enable Property to set both HighLimitEnable and LowLimitEnable to TRUE. If the specified alarm conditions are for a single-sided alarm (only High_Limit used or only Low_Limit used) assign a value to the unused limit such that the

unused alarm condition will not occur.

f. For objects supporting intrinsic alarming, even if no alarm generation is required during installation, configure the following Properties as follows:

(1) Notification_Class to point to the non-Critical Notification Class Object in that device.

(2) Limit_Enable to enable both the HighLimitEnable and LowLimitEnable

(3) Notify_Type to Alarm

3.1.3.3 Overrides

Provide an override for each point shown on the Points Schedule as requiring an override.

Unless otherwise approved, provide Commandable Objects to support Overrides. With specific approval from the Contracting Officer, Overrides for points which are not hardware outputs and which are in DDC hardware controlling a single terminal unit may support overrides via an additional Object provided for the override. No other means of implementing Overrides may be used.

a. Where Commandable Objects are used, ensure that WriteProperty service requests with a Priority of 10 or less take precedence over the SEQUENCE VALUE and that WriteProperty service request with a priority of 11 or more have a lower precedence than the SEQUENCE VALUE.

b. For devices implementing overrides via additional Objects, provide Objects which are NOT Written to as part of the normal Sequence of Operations and are Writable when Out_Of_Service is TRUE and Out_Of_Service is Writable. Use this point as an Override of the normal value when Out_Of_Service is TRUE and the normal value otherwise. Note these Objects may be modified as part of the sequence via local processes, but must not be modified by local processes when Out_Of_Service is TRUE.

3.1.4 BACnet Gateways

The requirements in this paragraph do not themselves permit the installation of hardware not meeting the other requirements of this section. Except for proprietary systems specifically indicated in Section 23 09 00, control hardware installed under this project must meet the requirements of this specification, including the control hardware providing the network interface for a package unit or split system specified under another section. Only use gateways to connect to pre-existing control devices, and to proprietary systems specifically permitted by Section 23 09 00.

3.1.4.1 General Gateway Requirements

Provide BACnet Gateways to connect non-BACnet control hardware in accordance with the following:

a. Configure gateways to map writable data points in the controlled equipment to Writable Properties of Standard Objects as indicated in the Points Schedule and as specified.

b. Configure gateway to map readable data points in the controlled equipment to Readable Properties of Standard Objects as indicated in the Points Schedule and as specified.

c. Configure gateway to support the DS-COV-B BIBB for points mapped to BACnet Objects.

d. Do not use non-BACnet control hardware for controlling built-up units or any other equipment that was not furnished with factory-installed controls.

e. Do not use non-BACnet control hardware for system scheduling functions.

f. Each gateway must communicate with and perform protocol translation for non-BACnet control hardware controlling one and only one package unit or a single non-BACnet system specifically permitted by Section 23 09 00.

g. Connect one network port on the gateway to the Building Control Backbone IP Network or to a BACnet MS/TP network and the other port to the single piece of controlled equipment or the non-BACnet system specifically permitted by Section 23 09 00.

-- End of Section --