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UNIFIED FACILITIES GUIDE SPECIFICATIONS

References are in agreement with UMRL dated October 2007

SECTION 23 74 33.00 40

PACKAGED, OUTDOOR, HEATING AND COOLING MAKEUP AIR-CONDITIONERS 04/07

NOTE: This specification covers the requirements
for packaged-air conditioning units.

Drawings or schedule shall show cooling and
dehumidification requirements, capacity, mounting
details, power connections, etc.

Heating provisions are not included.

Edit this guide specification for project specific
requirements by adding, deleting, or revising text.
For bracketed items, choose applicable items(s) or
insert appropriate information.

Remove information and requirements not required in
respective project, whether or not brackets are
present.

Comments and suggestions on this guide specification
are welcome and should be directed to the technical
proponent of the specification. A listing of
technical proponents, including their organization
designation and telephone number, is on the Internet.

Recommended changes to a UFGS should be submitted as
a Criteria Change Request (CCR).

PART 1 GENERAL

1.1 REFERENCES

NOTE: This paragraph is used to list the
publications cited in the text of the guide
specification. The publications are referred to in
the text by basic designation only and listed in
this paragraph by organization, designation, date,
and title.

Use the Reference Wizard's Check Reference feature when you add a RID outside of the Section's Reference Article to automatically place the reference in the Reference Article. Also use the Reference Wizard's Check Reference feature to update the issue dates.

References not used in the text will automatically be deleted from this section of the project specification when you choose to reconcile references in the publish print process.

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.

AIR-CONDITIONING AND REFRIGERATION INSTITUTE (ARI)

- ARI 210/240 (2006) Performance Rating of Unitary Air-Conditioning and Air-Source Heat Pump Equipment
- ARI 340/360 (2004) Performance Rating of Commercial and Industrial Unitary Air-Conditioning and Heat Pump Equipment
- ARI 450 (1999) Standard for Water-Cooled Refrigerant Condensers, Remote Type

AMERICAN BEARING MANUFACTURERS ASSOCIATION (ABMA)

- ABMA 11 (1990; R 1999) Load Ratings and Fatigue Life for Roller Bearings
- ABMA 9 (1990; R 2000) Load Ratings and Fatigue Life for Ball Bearings

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

- ASHRAE 52.1 (1992) Gravimetric and Dust-Spot Procedures for Testing Air-Cleaning Devices Used in General Ventilation for Removing Particulate Matter
- ASHRAE 90.1 - IP (2004; Addendas a,b,c,d,e,f,g,h,i,j,k,l,m,n,o,p,r,s,t,u,v,x,ak 2006; Supp to Addendas 2006; Errata 2007) Energy Standard for Buildings Except Low-Rise Residential Buildings, I-P Edition
- ASHRAE 90.1 - SI (2004; Addendas a,b,c,d,e,f,g,h,i,j,k,l,m,n,o,p,r,s,t,u,v,x,ak 2006; Supp to Addendas 2006; Errata 2007) Energy Standard for Buildings Except Low-Rise Residential Buildings, SI Edition

ASME INTERNATIONAL (ASME)

ASME BPVC SEC VIII D1 (2007) Boiler and Pressure Vessel Code;
Section VIII, Pressure Vessels Division 1
- Basic Coverage

U.S. DEPARTMENT OF ENERGY (DOE)

DOE CE-3 (2001) How to Buy an Energy-Efficient
Commercial Unitary Air Conditioner

DOE RA-1 (2000) How to Buy an Energy-Efficient Room
Air Conditioner

1.2 SUBMITTALS

NOTE: Review Submittal Description (SD) definitions in Section 01 33 00 SUBMITTAL PROCEDURES and edit the following list to reflect only the submittals required for the project. Submittals should be kept to the minimum required for adequate quality control.

A "G" following a submittal item indicates that the submittal requires Government approval. Some submittals are already marked with a "G". Only delete an existing "G" if the submittal item is not complex and can be reviewed through the Contractor's Quality Control system. Only add a "G" if the submittal is sufficiently important or complex in context of the project.

For submittals requiring Government approval on Army projects, a code of up to three characters within the submittal tags may be used following the "G" designation to indicate the approving authority. Codes for Army projects using the Resident Management System (RMS) are: "AE" for Architect-Engineer; "DO" for District Office (Engineering Division or other organization in the District Office); "AO" for Area Office; "RO" for Resident Office; and "PO" for Project Office. Codes following the "G" typically are not used for Navy, Air Force, and NASA projects.

Choose the first bracketed item for Navy, Air Force and NASA projects, or choose the second bracketed item for Army projects.

Government approval is required for submittals with a "G" designation; submittals not having a "G" designation are [for Contractor Quality Control approval.] [for information only. When used, a designation following the "G" designation identifies the office that will review the submittal for the Government.] Submit the following in accordance with Section 01 33 00 SUBMITTAL PROCEDURES:

SD-03 Product Data

Equipment and Performance Data shall be submitted for packaged air-conditioning units in accordance with paragraph entitled, "General Requirements," of this section.

Manufacturer's catalog data shall be submitted for the following items:

Air-Conditioning Systems
Compressor
Cooling Coil
Fans
Controls
Casing
Filters
Condenser
Vibration Isolation

SD-02 Shop Drawings

Fabrication drawings shall be submitted for the following items consisting of fabrication and assembly details to be performed in the factory.

Packaged Unit
Compressor
Cooling Coil
Controls
Casing
Condenser

Installation Drawings shall be submitted for packaged air-conditioning units in accordance with paragraph entitled, "Installation," of this section.

SD-07 Certificates

Listing of Product Installations shall be submitted for packaged air-conditioning units in accordance with paragraph entitled, "Installation," of this section.

SD-10 Operation and Maintenance Data

Operation and Maintenance Manuals shall be submitted in accordance with paragraph entitled, "Operation and Maintenance," of this section.

1.3 GENERAL REQUIREMENTS

NOTE: If Section 23 00 00.00 40 HEATING,
VENTILATING, AND AIR-CONDITIONING is not included in
the project specification, applicable requirements
therefrom should be inserted and the following
paragraph deleted. If Section 23 05 48.00 40
VIBRATION AND SEISMIC CONTROLS FOR HVAC PIPING AND
EQUIPMENT is not included in the project
specification, applicable requirements therefrom
should be inserted and the second paragraph deleted.

[Section 23 00 00.00 40 HEATING, VENTILATING, AND AIR-CONDITIONING applies to work specified in this section.]

[Section 23 05 48.00 40 VIBRATION AND SEISMIC CONTROLS FOR HVAC PIPING AND EQUIPMENT applies to work specified in this section.]

Equipment and Performance Data shall be submitted for packaged air-conditioning units consisting of use life, power ratings, capacity ranges, face area classifications, and rotational velocities.

PART 2 PRODUCTS

2.1 MANUFACTURED UNITS

2.1.1 Window-Type, Packaged, Self-Contained (WAC)

NOTE: Unit sizes to 23,000 British thermal units
(Btu) 6740 watt per hour.

Packaged unit shall be a window-type, self-contained assemblage that includes hermetic compressor, fan(s), motor drives, coils and controls for fully automatic operation, intercomponent piping and wiring, totally enclosed weatherproof casing, and frame mounting ready for power connection.

Units shall use a non-chlorofluorocarbon (CFC) refrigerant and be shipped with a refrigerant holding charge.

Unit shall be window type through wall.

Unit shall be Underwriters Laboratories (UL) listed.

Rating shall be at unit maximum speed.

Controls shall be located [on front face of unit] [with remote thermostat with on/off/fan selector] [at a remote panel]. Conditioned-air circulating fan control shall be [two] [three]-speed [gradually adjustable] [solid-state].

Unit shall have provisions for admitting controlled amounts of outside air as makeup and for exhausting internal air.

Units shall have efficiencies in accordance with the recommended levels specified in DOE RA-1 and ASHRAE 90.1 - IP ASHRAE 90.1 - SI.

Evaporator fan shall be centrifugal type with [_____] type blades.

Condenser fan shall be [centrifugal] [propeller] type.

Evaporator and condenser fans shall be driven by [a common motor with double shaft] [individual motors].

Evaporator coil shall be nonferrous construction with [_____] [aluminum] [copper] plate fins per millimeter inch, mechanically bonded to staggered [aluminum] [copper] tubing [_____] millimeter [_____] inch in diameter.

Condenser coil shall be nonferrous construction with [_____] [aluminum]

[copper] plate fins per millimeter, inch, mechanically bonded to staggered [aluminum] [copper] tubing [] millimeter [] inch in diameter.

Unit shall have an internally mounted [reusable] [throwaway] filter, minimum [] millimeter [] inch(es) thick with minimum face area of [] square millimeter [] square [inches] [feet].

Outlet grilles shall be constructed to permit adjustable horizontal and vertical flow.

2.1.2 Console-Type, Packaged, Self-Contained (CAC)

NOTE: Referenced standard permits actual capacity of furnished unit to be 95 percent of nameplate capacity and the power input to be 105 percent of rated input.

Unit sizes 20,000 to 120,000 Btu 5861 to 35168 watts per hour.

Packaged unit shall be self-contained, floor-mounted assemblage that includes compressors, fans, motor(s), drives, coils, water-cooled condenser, air filters, controls for fully automatic operation, intercomponent piping and wiring, and a single casing suitable for exposed-to-view office locations ready for field terminal connections.

Units shall use a non-cfc refrigerant and be shipped with a refrigerant holding-charge.

Unit shall be [ARI Classification RCU-W-CB, evaporator/blower unit, and remote air-cooled condensing unit with capacities ranging from [5860 to 35170 watts20,000 to 120,000 British thermal units]] [Evaporator/blower unit with plenum, modified to be self-contained, conforming to ARI 210/240].

Units shall have efficiencies in accordance with the recommended levels specified in DOE CE-3.

[Room sensible cooling effect requirements of ARI 210/240 shall be 70 percent.]

Rating shall be at unit maximum speed.

Conditioned-air circulating fans shall be centrifugal type with [] type blades.

Evaporator coil shall be nonferrous construction with [] [aluminum] [copper] plate fins per millimeter inch mechanically bonded to [aluminum] [copper] tubing [] millimeter [] inch in diameter.

Condenser shall be water-cooled type and shall be contained within the enclosure.

Outlet grilles shall be constructed to permit adjustable horizontal and vertical flow.

[Unit shall be fitted with automatic cooling-water control valves.]

2.1.3 Remote-Split-Type, Packaged, Self-Contained (RSAC)

NOTE: Heating provisions are not included. Air-and water-cooled condensers are included.

Referenced standard permits actual capacity of furnished unit to be 95 percent of identification plate capacity and a power input 105 percent of rated input.

Type I unit range 20,000 to 120,000 Btu/hr 5860 to 35170 watts; Type II unit range 35,000 to 180,000 Btu/hr 10260 to 52755 watt/hr; Type III unit range 31,000 to 240,000 Btu/hr 9085 to 70340 watt/hr.

Style A units are console type with plenum; Style B units have duct connections.

Air-conditioner shall consist of matched assemblies. Packaged unit shall be provided complete with frame and enclosure, interconnecting piping and wiring, necessary controls and safety devices, and operating charge of oil. Unit shall be ready for full-capacity operation after removal of shipping protection, connection to remote compressor/condenser or condenser, charging, and connection to utilities. System shall be completely charged in the field. Refrigerant shall be R-22. Units shall be shipped with a refrigerant holding-charge.

[Unit shall be ARI Classification RCU-A-CB, ARI 210/240, evaporator/blower unit and remote air-cooled condenser and compressor, with capacities ranging from 5860 to 35170 watt 20,000 to 120,000 Btu per hour.]

[Unit shall be RCU-W-CB, ARI 210/240 ARI 340/360, evaporator/blower unit and remote water-cooled condenser and compressor, with capacities ranging from 10260 to 52755 watt 35,000 to 180,000 Btu per hour.]

[Air-cooled units shall have efficiencies in accordance with the recommended levels specified in DOE CE-3.]

[Water-cooled units shall have efficiencies in accordance with the recommended levels specified in DOE CE-3.]

[Unit shall be RC-A, ARI 340/360, evaporator/blower, compressor unit and remote air-cooled condenser unit, with capacities ranging from 9085 to 70340 watt 31,000 to 240,000 Btu per hour.]

[Evaporator/blower unit shall be floor-mounted console type with plenum.]

[Evaporator/blower unit shall be floor-mounted with connections for ductwork.]

2.1.3.1 Compressor

Compressor shall be 1,750-revolution per minute (rpm) [semihermetic] [hermetic] type with internal crankcase sight glass and protected motor. A 3,500-rpm compressor is acceptable in units of 70340 watt 20 tons and less.

Unit shall be capable of continuous operation under ARI, "Maximum Operating Conditions" and "Load Temperature Operations".

Compressors shall be provided with capacity reduction devices to produce automatic-capacity reduction of at least 66 percent in two equal steps. Compressors shall start with capacity reduction devices in the unloaded position. If standard with the manufacturer, two equal-sized compressors shall be provided in lieu of a single compressor, and shall operate in completely independent refrigerant circuits, shall be actuated by capacity control relays interlocked with a time sequence switch, and shall start unloaded or with gas pressures across the compressor equalized.

[Compressors shall be provided with high/low pressure safety cutoff. Compressor shall be equipped with reversible oil pump for lubrication, an oil-pressure-failure switch and gage, crankcase heaters, suction and discharge flanged valves, head pressure, and suction pressure gages with shutoff valves. System selection shall limit the compressor power input to 1.2 kilowatts per ton of refrigeration at standard ARI conditions. Compressor shall be mounted on spring-type vibration isolators.]

2.1.3.2 Cooling Coil

[Separate cooling-coil circuits shall be provided for each compressor in the unit] [Pilot expansion valves shall be furnished]. For compressors with capacity reduction, the associated coil shall be provided with a separate circuit, liquid solenoid valve, and an expansion device for each two stages of capacity reduction. For each compressor of a dual-compressor unit, the associated coil shall be provided with a protected, insulated drain pan. Tubes shall be seamless copper, and fins shall be [copper] [aluminum], mechanically bonded to the tube at 12 fins per 25 millimeter inch, maximum. Coils shall be [vertical] [set at an angle] and shall be equipped with liquid-feed distributors to ensure equal feed to each refrigerant circuit. Coils shall be tested at 2760 kilopascal 400 pounds per square inch (psi) at the factory and completely dehydrated. Air flow shall be limited to 2.54 meter per second 500 feet per minute (fpm). Design shall preclude carryover of water.

2.1.3.3 Fans

Centrifugal-type fans with [_____] type blades shall be provided in each fan section. Fans shall be [mounted on a common shaft] [on two shafts if each shaft is driven by double belts and a single double-end motor]. Bearings shall be antifriction type, manufactured from vacuum processed alloys. Bearing shall have [ABMA 9] [ABMA 11], L-10 life expectancy rating of 40,000 hours under service load conditions. Fans shall be statically and dynamically balanced. Fans shall be V-belt driven by constant-speed motor of sufficient size that the brake power rating shall not exceed the nominal motor rating. Adjustable sheave shall provide not less than 20 percent fan-speed adjustment. Sheave size shall be selected so that fan speed at the approximate midpoint of the sheave adjustment will produce the specified air quantity.

2.1.3.4 Casing

Outer casing shall be constructed of insulated 1.3 millimeter 18-gage metal panels adequately reinforced with [angles] [formed metal frame], and provided with easily removable access panels located for access to all parts of the equipment. Corners shall be rounded to provide a neat appearance. All metal surfaces shall be Bonderite treated, phosphatized, and have a baked enamel finish. Return air inlet grilles located on the front face of the unit shall be an integral part of the unit casing. Casing and insulation shall be designed to limit noise and vibration within

acceptable levels.

Outlet grilles shall be constructed to permit adjustable directional flow in both horizontal and vertical planes.

2.1.3.5 Controls

A switch with fan/off/cool positions, shall be mounted [in the unit] [with the remote thermostat]. Thermostat shall be remotely mounted where shown on the drawing. Other controls, including motor starter or contactors and safety controls, shall be mounted inside the enclosure and wired at the factory. Motor starters shall be magnetic across-the-line type. Enclosures for motor starter shall be general purpose. Where two or more compressors are used, time-delay relays shall be provided for sequence starting.

2.1.3.6 Filters

Filters shall be located in the filter return air fixture [in the rear of the casing] [on the inside of the front casing]. Filters shall limit air velocities to 2.54 meter per second 500 fpm. Filter shall have an average efficiency of not less than 20 percent based on ASHRAE 52.1.

[Filters shall be [] millimeter [] inch thick panel, permanent, cleanable, impingement type, all-metal construction. Frame metal shall be galvanized steel not less than 1.0 millimeter 20-gage with mitered, reinforced corners. Filter medium shall be galvanized, corrugated metal. Aluminum filters shall be used if the medium is the herringbone type (expanded aluminum metal will not be accepted).]

[Filters shall be [] millimeter [] inch thick panel, glass-fiber type, housed in a fiberboard casing between metal grids. Stiffener bar shall be provided for additional support. Filtering medium shall be formed of continuous interlaced glass filaments. Fiber shall be coated with a nonflammable fluid jell that forms an adhesive film to hold collected dust. Fluid jell shall not drip at temperatures below 66 degrees C 150 degrees F.]

2.1.3.7 Air-Cooled Condenser

Air-cooled condenser with vertical discharge, in a weather-protected casing, shall be suitable for installation remote from air-conditioning unit. Air inlet and discharge grilles shall be provided with galvanized wire-mesh birdscreens.

Condenser coil shall be an extended surface fin-and-tube type, constructed with [copper] [aluminum] tubes with [] [copper] [aluminum] fins per 25 millimeter inch mechanically bonded to coil. Entire refrigerant circuit shall be dehydrated and sealed at the factory. Coil shall be designed for the refrigerant used in the air conditioner. R-22 condensers shall be designed for working pressure of not less than 2070 kilopascal 300 psi and shall be factory tested at not less than [2760] [400] [] kilopascal [] psi.

Fans shall be [centrifugal] [propeller] type. Fans shall be [belt-driven] [directly connected to low-speed (1,200 rpm maximum) electric motors]. Belt drive shall be provided with guard and adjustable sheaves to provide not less than 20 percent fan speed adjustment. Sheaves shall be selected to provide the capacity indicated at the approximate midpoint of the adjustment.

Electric motor shall be totally enclosed. Motor starter shall be magnetic across-the-line type within a weather-resistant housing.

Condenser enclosure shall be constructed of [not less than 1.3 millimeter 18-gage sheet steel] [aluminum adequately reinforced and braced], with access panels and with rust-inhibitive baked enamel or galvanized finish.

[Condensing pressure control shall be accomplished by an electronic solid-state control system that will modulate speed of condenser fan motor from 0 to 100 percent by fan cycling.]

[Condensing pressure control shall be accomplished by an electric thermostat that cycles the condenser fan motor.]

[Condensing pressure control shall be accomplished by a head pressure switch that cycles the condenser fan motor.]

[Condensing pressure control shall be accomplished by [fan cycling] [modulation of dampers located in the airstream].]

[Condensing pressure control shall be accomplished by [condenser-coil flooding system] [by modulation of dampers located in the airstream].]

2.1.3.8 Water-Cooled Condenser

**NOTE: The following covers remote condensers for
process or comfort air-conditioning systems.**

Water-cooled condensers shall include all necessary openings, water and refrigerant connections, purge valves, relief devices, refrigerant valves, liquid-level indicating device, and support provisions.

Condenser shall conform to ARI 450, ASME BPVC SEC VIII D1 [and so stamped].

[When a condenser is being used as a combination receiver, the pump-down capacity shall be 80 percent of the available condenser volume.]

[Unit shall be selected for water velocities not in excess of 2.1 meter 7 feet per second and a fouling factor of 0.0010.]

[Condensing surface between halogen refrigerant and cooling water shall be [copper] [brass].]

[Condensing surface between halogen refrigerant and cooling water shall be copper; tube sheets shall be nonferrous metal.]

[Condensers with a refrigeration capacity of 35 kilowatt 10 tons and under shall be [shell and coil] [shell and U-tube] [shell and tube] construction. Coil joints shall be [brazed] [silver] soldered.]

[Condenser shall be [shell and coil] [shell and U-tube] [shell and tube] construction.]

[Condensers with a refrigeration capacity of 35 kilowatt 10 tons or more shall be shell and tube cleanable type construction, and tubes shall be [rolled] [brazed] into tube sheet.]

[Condenser shall be shell and tube cleanable type construction, and tubes shall be [rolled] [brazed] into tube sheet.]

Intermediate tube supports shall be provided so that distance between straight-tube supports does not exceed [900] [3] [_____] millimeter [_____] feet for copper tubes and [1200] [4] [_____] millimeter [_____] feet for brass tubes. Supports shall be fitted to the tubes in a manner to preclude corrosion, vibration, and abrasion.

2.2 COMPONENTS

2.2.1 Vibration Isolators

Vibration isolation provisions shall conform to requirements specified in Section 23 05 48.00 40 VIBRATION AND SEISMIC CONTROLS FOR HVAC PIPING AND EQUIPMENT.

PART 3 EXECUTION

3.1 INSTALLATION

Equipment shall be installed in accordance with manufacturer's recommendations.

Listing of Product Installations shall be submitted for packaged air-conditioning units showing a minimum of 5 installed units, similar to those proposed for use, that have been in successful service for a minimum period of 5 years. List shall include purchaser, address of installation, service organization, and date of installation.

Installation Drawings shall be submitted for packaged air-conditioning units in accordance with referenced standards in this section.

3.2 TESTING

3.2.1 Quality Control

Components of the air-conditioning systems shall be tested and rated as a system in accordance with ARI 210/240.

3.3 OPERATION AND MAINTENANCE

Contractor shall submit [6] [_____] copies of the Operation and Maintenance Manuals 30 calendar days prior to testing the packaged air-conditioning units. Data shall be updated and resubmitted for final approval no later than 30 calendar days prior to contract completion.

-- End of Section --