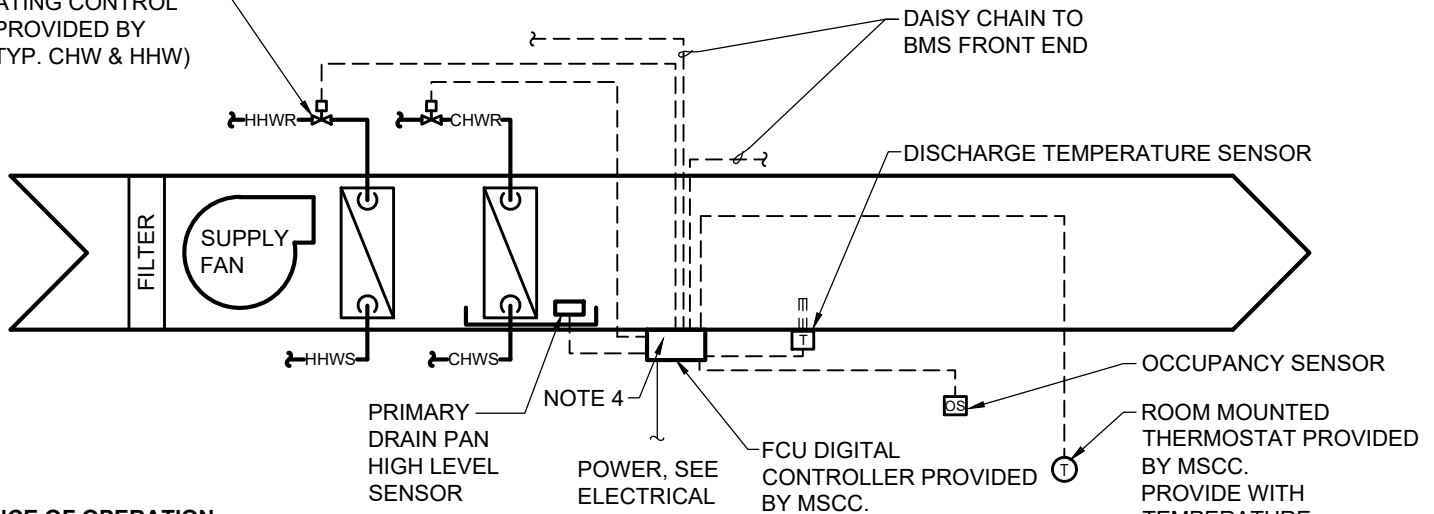


2-WAY ELECTRIC
MODULATING CONTROL
VALVE PROVIDED BY
MSCC (TYP. CHW & HHW)



SEQUENCE OF OPERATION:

- A. The Fan Coil Unit is controlled by a unit mounted controller provided by Mechanical Systems Controls Contractor (MSCC).
- B. On a call for cooling, the thermostat signals for the heating control valve to modulate toward the closed position. On a further call for cooling, the thermostat signals for the fan to speed up from its minimum setting to its maximum setting, via the fan's ECM motor. Upon a further call for cooling, this cooling coil control valve shall be modulated open.
- C. On a call for heating, the thermostat signals the cooling coil control valve to close. A further call for heating shall slow the fan to its minimum airflow setting. On a further call for heating, the thermostat signals the heating coil valve to modulate toward the full open position.
- D. When not scheduled, assume minimum airflow setpoint of 30% of scheduled maximum airflow.
- E. In the unoccupied mode the unit cycles on and off and sequences heating and cooling as noted above to maintain temperature range of 70°F - 74°F.

Note To Editor: For work in MED INN, delete the above paragraph 'E' & associated occupancy sensor in diagram and use the below paragraph 'E':

- E. In the unoccupied mode the unit cycles on and off and sequences heating and cooling as noted to maintain unoccupied setpoint temperatures.

Occupied: Monday - Friday 7:00am to 6:00pm

Unoccupied: Monday - Friday 6:01pm to 6:59am, Saturday and Sunday

- F. If the drain pan alarm is initiated, the unit stops and an alarm is sent to the BMS. The unit automatically resets when the drain pan is cleared of water.

NOTES:

1. The Mechanical Systems Control Contractor (MSCC) shall be responsible for the selection of, providing & installing all DDC controllers & control devices to accomplish the sequence of operation specified herein. All products, manufacturers & installation requirements shall conform to Masterspec 230905 - "Mechanical Systems Controls".
2. The MSCC shall provide & install all DDC & related wiring, conduit & j-hook hanging systems. See Masterspec 230905 - "Mechanical Systems Controls" for raceway/conduit, cabling and labeling requirements.
3. MSCC shall integrate unit controls back to the UMH unified front end (i.e. Desigo) per standards outlined in Masterspec 230905 - "Mechanical Systems Controls"
4. The Systems Integrator (SI) shall be responsible for the integration of all DDC devices and points, point instantiation and the creation of all graphics on the UMH Desigo front-end. See Masterspec 230924 - "Systems Integration"

Note To Editor: Select below if appropriate:

5. FCU control enclosure, pre-wired by FCU manufacturer, on 36" long whip, as part of UL/ETI labeled assembly. Field mount enclosure to achieve minimum 36" long working clearance at access to enclosure controller & electrical connections



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FAN COIL UNIT
CONTROL DIAGRAM