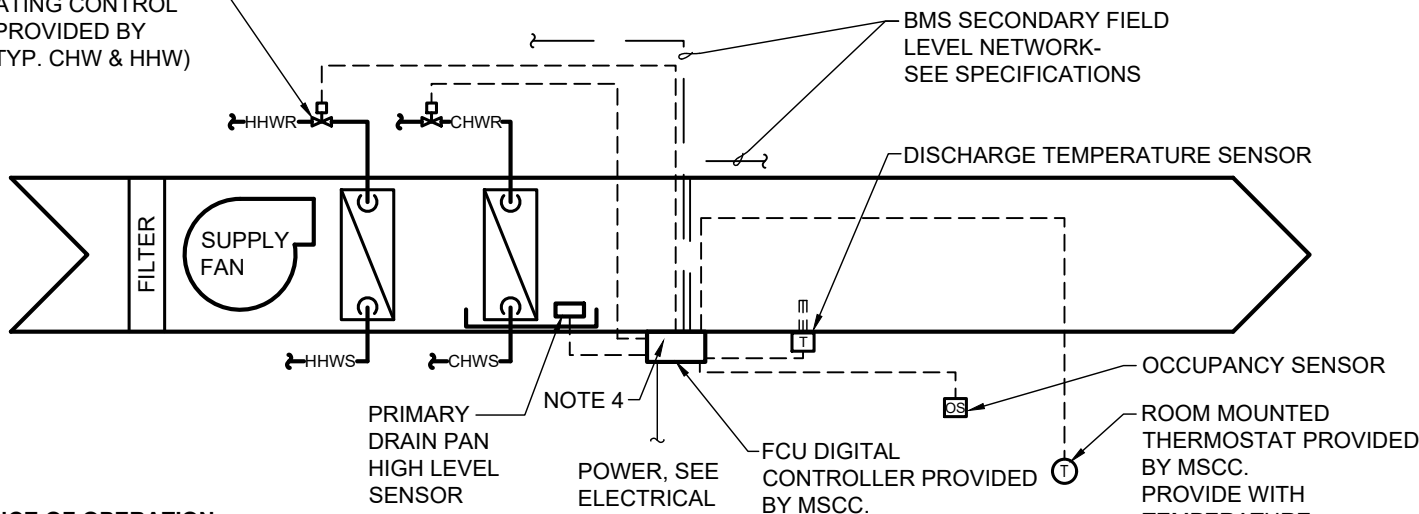


2-WAY ELECTRIC
MODULATING CONTROL
VALVE PROVIDED BY
MSCC (TYP. CHW & HHW)



SEQUENCE OF OPERATION:

- The Fan Coil Unit is controlled by a unit mounted controller provided by Mechanical Systems Controls Contractor (MSCC).
- 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.
- 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.
- When not scheduled, assume minimum airflow setpoint of 30% of scheduled maximum airflow.
- 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':

- 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

- 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:

- 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".
- 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.
- MSCC shall integrate unit controls back to the UMH unified front end (i.e. Design) per standards outlined in Masterspec 230905 - "Mechanical Systems Controls"
- 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 Design front-end. See Masterspec 230924 - "Systems Integration"

Note To Editor: Select below if appropriate:

- 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

