

Building Management Systems (BMS)

Design Guidelines

University of British Columbia Vancouver

Revised: November 2023

Contents

1	OVERVIEW	4
1.1.	General	4
1.2.	Application of these BMS Design Guidelines	4
1.3.	List of Abbreviations	5
1.4.	Existing BMS Facilities	7
1.5.	Existing BMS Communication Network Facilities at UBC	Error! Bookmark not defined.
2	BMS INSTALLATION GUIDELINES	10
2.1.	General BMS Installation Requirements	10
2.2.	BMS Electrical Installation Requirements	12
2.3.	BMS Communication Provisions	16
2.4.	BMS Pneumatic Control Installation Requirements	16
2.5.	BMS Installation Training Requirements	16
2.6.	BMS Documentation Requirements	17
2.7.	BMS Installation Commissioning and Testing	18
3	BMS DESIGN GUIDELINES	20
3.1.	General BMS Design Requirements	20
3.2.	BMS Subcontractor and System Qualifications	21
3.3.	BMS Network Architecture and Communications Requirements	22
4	BMS EQUIPMENT	25
4.1.	Management Level Network	25
4.2.	BMS Automation Level Network	25
4.3.	Communication Control Panels (CCP)	25
4.4.	Distributed Control Panels (DCP)	26
4.5.	Unitary Controllers (UC)	28
4.6.	Valves and Dampers	30
4.7.	BMS Field Devices and Instrumentation	36
5	BMS SOFTWARE, DATABASE AND PROGRAMMING REQUIREMENTS	44
5.1.	General	44
5.2.	System Requirements	44
5.3.	SOFTWARE	46
6	CBMS SOFTWARE, DATABASE AND PROGRAMMING REQUIREMENTS	48

6.1.	Integration of Standalone Building BMS into the Campus BMS	48
6.2.	CBMS Dynamic System Requirements	48
6.3.	CBMS Dynamic System Graphical Interface Requirements	49
6.4.	Alarm Management and Annunciation	51
6.5.	CBMS/BMS Alarm Handling Archiving Requirements	52
6.6.	Testing and Commissioning Requirements	54
6.7.	UBC BMS Point Naming Conventions Requirements	54
6.8.	UBC BMS Controller and Device Addressing and Naming Convention Requirements	55
7	GUIDELINES FOR APPLICATION OF BMS TO TYPICAL HVAC SYSTEMS	56
7.1.	BMS Sequences of Operation, Field Termination Schedules, and System Schematic Diagrams	56
7.2.	BMS Component and Building Equipment Failure Requirements	56
7.3.	BMS Automatic Sequenced Control of AHU Mixing Dampers and Valves	57
7.4.	General BMS Monitoring and Control Requirements	57
7.5.	Post Fire Alarm Equipment Restart	57
7.6.	Post Building Power Failure Equipment Restart	58
7.7.	Air Handling Unit Optimum Start and Stop Programs	58
7.8.	After-hours Equipment Operation	58
7.9.	Air Handling Unit Supply Air Temperature Reset Schedules	58
7.10.	Dynamic Mixed Air Calculations and Mixing Damper Minimum Outside Air Positioning	59
7.11.	Typical Sequence of Operation - Variable Volume Air Handling Unit	59
7.12.	Typical Sequence of Operation - VAV	59
7.13.	Chilled Water (CW) and Condenser Water (CSR) Systems	59
7.14.	Supply Hot Water System (SHW)	59
7.15.	Domestic Hot Water System	59

1 OVERVIEW

1.1. *General*

- A. The University of British Columbia is a large campus with numerous buildings of various ages. A significant number of these buildings are of a vintage that predates modern microprocessor based HVAC control systems and these older building control systems are continuously being upgraded. New buildings are also being constructed at the UBC Campus on an on-going basis.

To assist in the operation and maintenance of campus buildings, UBC Building Operations provide centralized monitoring and control of UBC buildings from a central location via microprocessor based DDC controls. To facilitate the centralized BMS monitoring and control standards have been applied to the selection of BMS equipment and for the application of BMS installations in buildings. The UBC BMS Design Guidelines serve to identify typical standards for the application of BMS's in UBC buildings. These Design Guidelines have also been developed to assist UBC in ensuring that UBC buildings are provided with high quality BMS installations that fully meet their requirements.

1.2. *Application of these BMS Design Guidelines*

- A. This document is intended to serve as a guideline for the Design of Building Management System (BMS) installations in buildings at the University of British Columbia (UBC). The guideline serves to generally identify the existing UBC Campus BMS infrastructure and installed components and to record BMS design requirements specific to UBC installations. The UBC Design Guidelines may be used by BMS Designers for guidance in the design of UBC BMS installations but shall not be reproduced, in whole, or part, for inclusion in BMS Design Specifications, or Tender or Contract Documents. The UBC BMS Design Guidelines are not Design Specifications and do not include sufficient detail to be used as such. BMS Designers will be required to include additional detailed information in BMS Design Specifications to clearly identify all aspects of the BMS installation.
- B. BMS Designs shall be based on sound industry standard practices. BMS Designers shall provide BMS Designs that have been specifically engineered for the application and shall exercise discretion in the application of these guidelines. All new building construction at UBC will utilize DDC BMS monitoring and control of building equipment and systems to some degree. Existing buildings are also being upgraded with retrofits to mechanical and electrical systems as well as to the building control and monitoring facilities. BMS Design Documents shall clearly identify the nature of the BMS installation work and shall include the contractual documentation and requirements where applicable.
- C. All new BMS installations shall comprise equipment, data and data communications that are fully compliant with ANSI/ASHRAE Standard 135-2001 "BACnet" and Division 27 Section 27 05 08 – 1.4.8.
1. Legacy equipment manufactured by JCI and SBT that are not compliant with ANSI/ASHRAE Standard 135-2001 shall NOT be used for NEW BMS installations.
 2. Equipment installed on extensions of a BMS using non-BACnet legacy equipment, manufactured by JCI and SBT, and shall have the capability of directly communicating to the legacy equipment in the proprietary communications protocol as well as communicating with BACnet devices. New equipment that does not have the capability to communicate in both the proprietary protocol and BACnet is placed onto a legacy system; the device shall use the BACnet communications protocol. When equipment capable of communicating only with BACnet is placed onto an

existing legacy system, a communication gateway device shall be placed on to the proprietary network. The gateway shall bridge the two disparate communication protocols and act as a translator that allows bilateral communication between the BACnet compliant devices and devices communicating using proprietary communication protocols.

1.3. *List of Abbreviations*

- A. The following are a list of abbreviations used throughout these design guidelines and are also abbreviations used by the University of British Columbia relating to Building Management Systems.

ANSI -	American National Standards Institute
ASC -	Application Specific Controller
ASHRAE -	American Society of Heating, Refrigerating and Air-Conditioning Engineers
ASTM -	American Society for Testing Materials
AWG -	American Wire Gauge
B-AWS -	BACnet Advanced Operator Workstation: The B-AWS is the advanced operator's window into a BACnet system. It is primarily used to monitor the performance of a system and to modify parameters that affect the operation of a system. It may also be used for configuration activities that are beyond the scope of this standard.
B-OWS -	BACnet Operator Workstation: The B-OWS is used for monitoring and basic control of a system, but differs from a B-AWS in that it does not support configuration activities, nor does it provide advanced troubleshooting capabilities.
B-OD -	BACnet Operator Display: The B-OD is a basic operator interface with limited capabilities relative to a B-OWS. It is not intended to perform direct digital control. The B-OD profile could be used for wall-mounted LCD devices, displays affixed to BACnet devices; handheld terminals or other very simple user interfaces.
B-BC -	BACnet Building Controller: A B-BC is a general-purpose, field-programmable device capable of carrying out a variety of building automation and control tasks.
B-AAC -	BACnet Advanced Application Controller: A B-AAC is a control device with limited resources relative to a B-BC. It may be intended for specific applications and supports some degree of programmability.
B-ASC -	BACnet Application Specific Controller: A B-ASC is a controller with limited resources relative to a B-AAC. It is intended for use in a specific application and supports limited programmability.
B-SA -	BACnet Smart Actuator: A B-SA is a simple control device with limited resources; it is intended for specific applications.
B-SS -	BACnet Smart Sensor: A B-SS is a simple sensing device with very limited resources.
BMS -	Building Management and Control System
BACnet -	Building Automation and Controls Network - ANSI/ASHRAE Standard 135-2012

BTL -	BACnet Testing Laboratory: A recognized, independent third party laboratory certified to test product for compliance to BACnet standards.
BTL Mark -	A seal affixed to product certifying that it has been tested by a recognized BACnet Testing Laboratory and found to conform to BACnet standards.
CBMS -	Campus Building Management System
CCF -	BMS Central Computer Facility
CCP -	Communications Control Panel
CPU -	Central Processing Unit
DAU	Data Archival Unit. A device that sits on the Automation Network Level and automatically collects data to be sent up to the central data archive server that resides on the Management Level network and is located in the MACC.
DCP -	Distributed Control Panel
DDC -	Direct Digital Control
DELTA	Delta Controls Inc.
ESC	ESC Automation Inc. is the installing contractor and local representative for DELTA Controls.
FAS -	Fire Detection, Alarm and Communication System
FTS -	Field Termination Schedule
H/O/A -	Hand/Off/Auto Motor Control Switch/Circuit
HDAS	Historical Data Archiving Server
HVAC -	Heating, Ventilating and Air Conditioning
IEEE -	Institute of Electrical and Electronics Engineers
I/O	Input/Output
JCI	Johnson Controls, Inc.
LAN -	Local Area Network
LCD -	Liquid Crystal Display
LED -	Light Emitting Diode
LON -	Local Operating Network
LonTalk -	The open control networking protocol developed by Echelon Corporation
LONWORKS	Echelon's family of hardware and software products
MACC-	BMS Master Alarm and Control Centre
NDS -	Network Data Server
NEC -	National Electrical Code
NEMA -	National Electrical Manufacturers Association
OIW -	Operator Interface Workstation
PC	Personal Computer
PICS	Protocol implementation conformance statement: All devices conforming to the BACnet protocol shall have a documented statement (PICS) that identifies all of the portions of BACnet that are implemented in the device.
POT -	Portable Operator Workstation
PIM	Process Interface Module
RAM -	Random Access Memory
RFI	Radio Frequency Interference

RH	Relative Humidity
ROW -	Remote Operator Workstation
RTD -	Resistance Temperature Device
SBT -	Siemens Building Technologies Ltd.
SVGA -	Super Video Graphics Adapter
UBC -	University of British Columbia
UC	Unitary Controller
cUL	Underwriters Laboratory Canada
UPS -	Uninterruptible Power Supply Unit
VDU -	Video Display Unit

1.4. Existing BMS Facilities

- A. There are three separate and autonomous BMS's installed and operating on the UBC Campus, all with individual central alarm monitoring and control facilities, interconnecting network communications facilities and BMS monitoring and control facilities installed within campus buildings. BMS installations within individual buildings are configured as stand-alone BMS installations capable of real-time monitoring and control. Each of the stand-alone building BMS installations communicates with central computer equipment. The existing BMS facilities are Delta Controls Ltd. (DELTA), *installed by Ainsworth*, Johnson Controls (JCI) *Metasys as installed by the factory branch*, and Siemens Building Technologies, Ltd. (SBT) *as installed by the Siemens factory branch*. The three different BMS's utilize separate communication network facilities.
- B. The following is a list of existing Delta Controls Ltd. BMS facilities and equipment at UBC:
1. Delta EnteliWEB software running on a Virtual Server.
 2. The EnteliWEB server is running on a virtual server segment, provided and maintained by UBC-BIS group.
 3. Delta DCP's and ASC's installed in distributed standalone building BMS installations.
 4. *Delta Entelivault is provided for long term historical trending (copper cubes are no longer required).*
- C. The following is a list of existing Siemens Building Technologies, Ltd. BMS facilities and equipment at UBC:
1. Insight server running revision 3.14 client.
 2. Desigo server running *v6.0*
 3. The Insight server and Desigo server is running on a virtual server segment provide by and maintained by the UBC-BIS group.
- D. The following is a list of JCI BMS Facilities and equipment at UBC.
1. Metasys Application Data Extended Server (ADX) (10 user) server running MEA version 12.0 / UI version *6.1*
 2. The ADX server is running on a virtual server segment, provided by and maintained by UBC-BIS group.
 3. Metasys Network Engines installed in distributed standalone building BMS installations.
 4. *New building installations can choose to forgo a physical building NAE and provide a network based NAE, on a server provided by UBC. The NAE software will still be provided by Johnson Controls.*

1.5. Existing BMS Communication Network Facilities at UBC

- A. All controls additions or modifications involved in a building renovation and/or addition shall be an extension of the existing BMS located in the building being renovated. An exception to this clause may be made if a vendor, other than the vendor of the existing BMS, makes an acceptable bid to replace the entire existing BMS system as well as satisfying the requirements of the building renovation or addition specifications.
1. UBC retains the right to define what an acceptable bid is.
 2. UBC retains the right to define the extent of work required to be completed before an existing BMS can be deemed to be replaced.
 3. The vendor seeking to replace an existing BMS shall submit a comprehensive engineering proposal to UBC Energy, Planning & Innovation department detailing the proposed replacement BMS. The UBC Energy, Planning & Innovation department must approve of the replacement BMS system design and scope before the system can be approved as an acceptable replacement.
- B. The Delta Controls BMS, JCI Metasys BMS, and the SBT *Desigo* BMS at UBC utilize separate network communication facilities. Existing BMS Network Communications facilities are generally as follows:
1. All vendors:
 - a. All core systems shall be BACnet IP controllers, using one controller per system. Examples of core systems are Air handling units, boiler systems, central heating systems, chiller plants, etc.
 - b. Core systems shall be provided IP addresses by UBC-BMS / UBC-BIS group.
 - c. Terminal units and lower level systems can be connected via BACnet MS/TP networks or IP networks, using vendor provided routers.
 - d. If routers are being provided by the vendor, they must be approved by UBC-BMS and UBC-BIS before install on site. Any non-compliant routers will be rejected out of hand, at vendor expense. Routers must be approved before install.
 - e. Single IP connection per building shall be provided by UBC, if more than one IP connection is required, this can be provided by exception, but shall not be the basis of design.
 - f. *For discussion: UBC - BMS is investigating the implementation of a layer 2 network inside critical buildings that will include some newer IP architecture, including ring networks and LLDP monitoring. To this end we are investigating products from Wieland and Cisco that are designed for industrial installation. If any of the vendors would like to provide feedback or comment on this investigation, please get in touch with Zach Danyluk at UBC – BMS.*
 2. Delta Controls BMS Data Communication within Building
 - a. Automation Level communication LAN (native BACnet) for data communication between CCP's/DCP's within building installations utilizes either BACnet/IP or MS/TP communications. The BMS automation level communication networks within buildings are dedicated BMS network segments and are not shared with other building data communications.
 - b. Each building shall be a separate site and a separate subnet in the Delta system.
 3. Delta Controls Campus BMS Data Communications
 - a. Management Level communication LAN (native BACnet) utilizes UBC campus enterprise IP Network for communication between remote building BMS installations and the central monitoring and control equipment. The dedicated standalone BMS network is interconnected to the UBC Campus Enterprise Network at a location within the building.

4. JCI BMS Facilities BMS Data Communication within Building
 - a. All systems shall be BACnet IP or MS/TP
 - b. N2 network is not approved in any case.

5. JCI Campus BMS Data Communications
 - a. There are a number of JCI building installations that utilize TCP/IP Ethernet data communications over the UBC campus enterprise Ethernet Network for communication between the remote building BMS installations and the central monitoring and control equipment. The dedicated standalone BMS network is interconnected to the UBC Campus Enterprise Network at a single location within the buildings.

6. SBT Apogee BMS Data Communications within Building
 - a. All systems shall be BACnet IP or MS/TP
 - b. New P2 bus connections are not approved in any cases.
 - c. New P1 or any other proprietary buses are not approved in any cases.
 - d. Non BACnet network connections are only permitted by exception, approved by the UBC-BMS group.

7. SBT Apogee BMS Campus Data Communications
 - a. All SBT Apogee building installations that utilize TCP/IP Ethernet data communications over the UBC campus enterprise Ethernet Network for communication between the remote building BMS installations and the central monitoring and control equipment. The dedicated standalone BMS network is interconnected to the UBC Campus Enterprise Network at a location within the building.

2 BMS INSTALLATION GUIDELINES

2.1. General BMS Installation Requirements

- A. This section of the UBC Design Guidelines identifies minimum requirements for BMS field installations. BMS designs shall include these requirements and BMS designers shall ensure that design specifications include these requirements.
- B. All DDC connected devices shall be provided in SI units from the factory. Local conversions *or unit conversion integrators* are not acceptable. This applied to all devices connected to the BMS system as well. No imperial units are acceptable. This applies to integration devices as well as first party devices.
- C. BMS installations shall be fully BACnet, and be based on sound industry standard practices that are in compliance with all applicable codes, statutes and ordinances.
- D. All building controls shall be by the base building contractor (existing buildings) or one of the three approved controls vendors (new construction, or if the competing controls contractor wants to replace all of the existing building controls with their system).
- E. Integrations that provide control that is not completely controlled by the base building controls contractor is not acceptable
 - 1. The following items are not acceptable:
 - a. Air handling unit package controls
 - b. VAV box packaged controls
 - c. Damper packaged controls
 - d. Fan coil packaged controls
 - e. HRV packaged controls
 - f. *Split air conditioning unit package controls.*
 - g. *High plume exhaust air systems.*
- F. Acceptable third party controls
 - 1. Devices that serve as a safety device that would have special requirements that cannot normally be executed by a controls contractor.
 - 2. Devices that meet these requirements:
 - a. Variable speed drives.
 - b. Kitchen ecology units
 - c. Chiller controllers for modular chillers
 - d. Boiler controllers for modular boilers
 - 3. These devices still have the requirement to integrate via BACnet, as will all other BMS requirements outline in this document.
 - 4. Exceptions are acceptable. But must be approved by UBC - BMS.
- G. All BACnet equipment and software supplied for the projects shall be supported by manufacturer supplied PICS (Protocol Implementation Conformance Statement) certifying that the device complies with the specified BACnet requirements.
 - 1. All products shall have a BTL Mark certifying that the product was independently tested by a third party testing facility and complied with BACnet conformance requirements.
- H. Design Specifications for BMS Installations shall provide detailed specifications for the all components of the BMS including equipment, field devices, wire/cable,

conduit, pneumatic tubing, mounts, terminations, etc.

- I. The BMS Designer shall fully coordinate BMS design requirements with the other project design team parties (where applicable). The BMS Designer shall coordinate field panel mounting locations, intended DCP/ASC locations, power supply requirements, communications outlet requirements, etc.
- J. All new BMS Installations shall be integrated into the CBMS through either the SBT Designo, JCI Metasys or Delta Enteliweb.
- K. The following are general installation guidelines for BMS installations:
 1. All equipment and materials furnished shall be new.
 2. All equipment and materials shall be cUL and/or UL listed and/or CSA approved where applicable. Equipment and components shall be labelled accordingly.
 3. Wherever possible all similar components (e.g. temperature sensors, differential pressure transducers, current transformer/relay combinations, signal transmitters, etc.) in a BMS installation shall be by the same manufacturer.
 4. Components shall be provided which are suitable for the intended application. Components shall be capable of maintained operation in the applicable environmental conditions and operation in contact with the controlled/monitored medium.
 5. With the exception of field mounted instrumentation and devices, all BMS components shall be installed in field panels. Panels and enclosures shall meet, at minimum, the following requirements:
 - a. Painted steel panels with hinged locking door. All panels shall be keyed to the controls vendors' standard key, or provided with non-keyed twist locks.
 - b. Ventilated to prevent excessive heat build-up, where required.
 - c. Cable within enclosures shall be installed in cable *ducts* with snap on covers.
 - d. Internal components shall be installed to allow easy access for diagnostics, maintenance, removal or replacement.
 - e. Panel or enclosure shall be suitable rated for the environment for which it is to be installed.
 - f. Exterior enclosures shall be, at minimum, NEMA 1 for indoor applications and NEMA 3R for outdoor applications.
 6. Panels and enclosures shall only be located within mechanical rooms or at approved locations. Panel locations shall be coordinated during design by the BMS Consultant and shall be identified on project design drawings. For new construction projects the BMS panel locations shall be identified in the project mechanical design drawings, and coordinated on site. For retrofit applications the BMS panel locations shall be identified on building floor plan drawings and in the graphics package to be included in the project BMS Specifications/Contract Documents.
 7. All components of the BMS shall be Identification tagged. Identification tags shall be *resistant to mechanical damage and* securely fastened to the device. Identification tags shall be provided for, at minimum, the following:
 - a. Sensors.
 - b. Transmitters.
 - c. BMS controlled valve and damper actuators.
 - d. End-Devices (other).
 - e. Field panels.
 8. All BMS wire and cable and pneumatic control tubing shall be identification tagged.

Wire/cable shall be identification tagged at every termination location. Wire/cable and tubing terminating at DCP's and ASC's shall be tagged with the point name (full point name, using the UBC standard {buildingnumber.system.device.point}). At any splices or terminal strips between the field device and DCP/ASC, the wiring shall be tagged on both sides of the termination point the same as for a field device termination.

9. 120 VAC power supply sources shall be provided to all BMS field panel and DCP mounting locations. As built documentation shall detail power supply circuit source panels and termination locations.
 10. DDC panels that require guaranteed up time, shall be connected to the building emergency power system, or the building UPS system. DDC provided UPS devices are not acceptable, except by exception.
 11. All installations shall be provided to readily allow access for maintenance.
- L. The BMS specifications shall identify requirements for all work to be provided by the BMS Contractor including all boring, saw cutting, fire stopping, sleeves, equipment mounting and supporting, etc.

2.2. **BMS Electrical Installation Requirements**

- A. All BMS wiring, conduit, junction boxes, pull boxes, cable tray, etc. shall be provided by the BMS Subcontractor as required for a complete installation. The BMS Contractor shall provide all required access panels, coring, saw cutting, fire stopping, mounting, etc. as defined by the specific job contract documents.
- B. The BMS Contractor shall coordinate installation of conduit with building structure and other trades. Conduit installation above accessible ceilings shall be such that there will be no interference with the installation of lighting fixtures, fire protection, air outlets or other devices. Color code *or place identifying stickers* at all conduit and fittings with a unique color at every junction box and at least every 3 m along the conduit. BMS conduit shall be identified by a blue colour code.
- C. BMS wire/cable shall not share conduit with other building wiring. Low voltage cable shall not be installed in conduit with line voltage or higher voltage carrying cable.
- D. The following are minimum requirements related to BMS electrical installations:
 1. All installations shall be in accordance with the National Electric Code, the British Columbia (BC) electrical code, and all governing codes, statutes and ordinances.
 - a. All NEC Class 1 (line voltage) wiring shall be UL listed in approved raceway according to NEC and Division 26 requirements.
 - b. All low-voltage wiring shall meet NEC Class 2 requirements. Low-voltage power circuits shall be sub-fused.
 2. With the specific exception identified within this document, all BMS wire and cable shall be installed in conduit.
 3. In new construction projects exposed conduit installations are not permitted in normally occupied building spaces. In retro-fit applications exposed conduit shall only be allowed in specific applications as approved by the BMS Consultant and UBC.
- E. Conduit:
 1. Conduit shall be run in all areas *exposed to mechanical damage*.

2. Conduit must be rigidly installed, adequately supported, properly reamed at both ends, and left clean and free of obstructions. Conduit sections shall be joined with couplings (according to code). Terminations must be made with fittings at boxes, and ends not terminating in boxes shall have bushings installed.
 3. Secure conduit with conduit clamps fastened to the structure and spaced according to code requirements. Conduit and pull boxes shall not be hung on flexible duct strap or tie rods. Conduit, junction boxes, pull boxes, and control panels shall not be run on or attached to ductwork.
 4. Conduit fill:
 - a. Shall meet the requirements of the Electrical Specifications for line voltage or AC power runs.
 - b. Shall not exceed 80% of the cross sectional area of the conduit for low voltage signal carrying conductors.
 5. Junction or pull boxes shall be installed:
 - a. Every 25 meters for 12mm conduit runs,
 - b. Every 30 meters for conduit greater than 12mm,
 - c. After the equivalent of four (4) 90° bends have been made. Every offset counts as ½ of a 90°, and each saddle counts as one 90° bend,
 - d. All junction boxes shall be installed in accessible locations.
 6. Use of flexible or BX (or equivalent) shall be limited to a maximum length of one (1) meter, and shall be supported on each end, *which connects to an end device*.
 7. Exposed conduit ends shall have bushings installed to protect wiring running through the end of the conduit.
 8. Flexible conduit shall have anti-short inters installed at each end to protect the wire or cable running through the end,
 9. All wiring shall be installed as continuous lengths, with no splices permitted between termination points.
 10. Wire/cable for space temperature sensors, VAV terminal unit damper actuator, zone coil control valve actuator, VAV terminal unit ASC automation LAN and (where applicable) 24VAC power supply distribution wiring may be installed in ceiling spaces without conduit where code permits.
 - a. Wire/cable installed in ceiling spaces without conduit shall be suitably rated and labelled.
 - b. Wire/cable shall be securely supported and installed in a neat and workmanlike manner following building lines.
 - c. Sleeves shall be provided for all wire/cable that penetrates wall partitions, concrete slabs, or rated partitions.
- F. BMS low voltage monitoring and control wiring shall meet the following minimum requirements:
1. Minimum #22 AWG stranded copper conductors (larger gauge wire/cable shall be provided where required by BMS equipment and where applications warrant (e.g. long runs, etc.).
 2. All BMS input/output point wire/cable and communication cable shall be shielded.
 - a. Non-shielded cables may be approved for BMS input and output field point wiring following certification from the BMS manufacturer that non-shielded cables will function satisfactorily for the life of the building and that the use of non-shielded cables will not negatively affect other building systems/cabling.
 - b. The manufacturers certification shall guarantee to UBC that should it be determined that BMS system performance is negatively affected or another building system or equipment is negatively affected due to the non-shielded cable, the BMS manufacturer shall replace the cable at no cost to UBC.

3. All cabling shall be installed in a neat and workmanlike manner. Follow manufacturer's installation recommendations for all communication cabling.
 4. Free air cabling installed in non-combustible rated buildings shall be fire rated cable with a minimum rating of FT-6.
 5. Wiring located in combustible rated buildings above T-bar ceiling shall be run in free air using fire rated cable with a minimum rating of *FT-6*.
 - a. Note: all free air cabling used in combustible rated buildings to interface to security or fire alarm systems shall be FT-6 rated.
 - b. Install plenum wiring in sleeves where it passes through walls and floors. Maintain fire rating at all penetrations.
 6. Cables shall follow building lines and be installed in bundles resting in a cabling support system (J-hooks, Bridal Rings, eye wraps can be used.) Where possible have wires installed to ceiling or highest possible elevation.
 7. Cable supports shall be attached to the wall or ceiling of the area they are running through. Cable supports **shall not be attached to**:
 - a. Electrical raceways,
 - b. Duct work,
 - c. Ceiling suspension systems,
 - d. Piping,
 - e. Wilson joists.
 8. Cabling bundles inside controls enclosures shall be held in the cable support system using Velcro straps, "zap straps" are not acceptable.
 9. Cable straps (Zap straps) are acceptable outside of control enclosures.
- G. Data Communication Cabling shall meet the following minimum requirements:
1. Unless otherwise specifically called for in the specifications, uniformity of manufacture to be maintained throughout the building for any particular item or type of equipment. All data cabling shall use stranded conductors. Solid core conductors are not accepted.
 2. Data cabling shall be run as per the vendors best practice guidelines. Communication runs be one continuous run from end to end without splices or connections, Cabling shall be colour coded with different colours for each conductor.
BACnet MS/TP communications wiring shall be installed in accordance with ASHRAE/ANSI Standard 135, and the appropriate vendor standards. This includes but is not limited to:
 3. The maximum length of an MS/TP segment is 900 meters (with AWG 22 cable. The use of greater distances and/or different wire gauges shall comply with the electrical specifications of EIA-485
The maximum number of nodes per segment shall be 32, as specified in the EIA 485 standard. Additional nodes may be accommodated by the use of repeaters. Exceptions can be approved by the UBC-BMS group.
 4. An MS/TP EIA-485 network shall have no T connections.
- H. BACnet Ethernet communications cabling shall meet the following minimum requirements:
1. Data cable shall Category 6 Ethernet cable.
 2. The maximum cable length for each run shall be limited to 90 meters.
 3. All Category 5 cables must be Power Sum accepted and recognized by the manufacturer.
 4. Cables must display the manufacturer's stamp stating that the cable is included in the latest UL verified publication for Category 6 standards.
 5. All cables must be included in the System / Applications Certification Warranty.
 6. All cabling installed inaccessible areas, (above drywall ceilings, and crawl spaces), must be installed in conduit or cable tray. Conduit fill must not exceed 40%.

7. *Cable colour shall be purple for BMS IP cable.*
8. Ethernet Cable Testing:
 - a. The Controls Contractor is to use a Level III tester that is capable of testing the specified cable to the performance level(s) indicated in this document. The tester is to use the latest version of firmware and software to test the unshielded twisted pair (UTP) cabling system.
 - b. The nominal velocity of propagation (NVP) must be set specific to each cable manufacturer before testing. Portable tester is to be calibrated on a minimum annual basis.
 - c. The Consultant before the commencement of all field-testing may perform a visual inspection. The installation will be validated for compliance with the Industry Standards with particular attention given to the following criteria:
 - I. Cable jacket removal and connector termination.
 - II. Routing and pathway supports.
 - III. Cable bend radius and cable tie slack.
 - IV. Neatness, clamping, and harnessing of cabling and wiring.
 - V. Wire and cable identification and labeling.
 - VI. Nameplates, identification, plates, and markings.
 - d. Provide two copies of testing and commissioning documentation for all items and their related components to the Project Manager and Owner's Designated Representative before the designation of substantial completion for the project. Include maintenance manuals and operating instructions for Customer's staff use. Substantial completion will not be granted until all documentation has been submitted and accepted by the Consultant.
 - e. The permanent link performance of the installed cabling Data system must comply with EIA / TIA 568B-1 specifications for testing Category 5e systems. All horizontal channel testing shall be performed end to end for each port, (Dual NEXT). No conditional passes will be accepted.
 - f. Testing of all 4 pairs of the horizontal cable (as specified in this document) is to include but not be limited to the following:
 - I. Wire Map including; end to end continuity, open and shorts, pair polarity
 - II. Cable length
 - III. Attenuation
 - IV. NEXT/FEXT
 - V. ACR
 - VI. Return Loss
 - VII. ELFEXT, PSELFEXT
 - VIII. Propagation Delay, Delay skew
 - IX. PSNEXT, PSACR.
 - g. All of the above parameters must be recorded and included in the test results.
 - h. Correct all cable faults. Splicing of any cables will not be permitted, for any reason, unless prior authorization is received in writing from the Consultant.
 - i. The Controls Contractor shall supply the Consultant with test results for approval and system acceptance. An additional copy of the test results is to be included for the maintenance manuals.
9. *The colour of BMS Ethernet cable shall be purple.*
 - I. Wiring runs shall be continuous runs without splices.
 - J. All BMS equipment and components shall be grounded to building ground facilities.

- K. BMS shall only be capable of controlling electric motors when the associated hand/off/auto (HOA) motor control switches are in the "auto" position. BMS control shall be wired into the auto circuit of the hand/off/auto motor control circuit only. Where hand/off/auto switches do not exist they shall be provided by the *electrical* contractor.
- L. Life safety and equipment protection interlocks shall be wired to override equipment whenever it is in operation.
- M. Existing interlocks and override control facilities should typically not be removed or overridden by the application of new BMS control facilities without the specific instruction of the BMS Design Consultant and the approval of UBC Building Operations.

2.3. BMS Communication Provisions

- A. The following minimum requirements shall be provided *by UBC IT group / Construction team*:
 - 1. One female data connection per building will be provided near a DDC panel. This location to be coordinated with the construction team/UBC-CI/UBC-BMS

2.4. BMS Pneumatic Control Installation Requirements

- A. Pneumatic are only approved by exception, as approved by UBC-BMS in buildings with existing pneumatic systems. Pneumatic specifications are available upon request.

2.5. BMS Installation Training Requirements

- A. The *project* BMS Specifications shall specify requirements for CBMS/BMS training to be provided as part of the work of all CBMS/BMS projects. CBMS/BMS Contractor shall submit an outline of the training courses to be given.
- B. Training sessions shall include classroom type instruction and "hands on" instruction and shall be given by the BMS Subcontractor on site using the completed installations. Arrange for additional meeting room space with the Owner.
- C. Provide training tailored to the various Owner operations personnel requirements. Duration and number of training sessions to be determined by the BMS Consultant and shall be specified to accommodate the installation requirements.
- D. The BMS Contractor shall provide initial basic monitoring and control training to the Owners personnel to provide them with sufficient knowledge of the BMS installations such that they can use the BMS for the day-by-day monitoring and control of the BMS.
- E. The advanced BMS training shall, at minimum, cover the following topics:
 - 1. Site review (equipment and device locations)
 - 2. Sequence of operations and programming review.
 - 3. Graphic package review.
 - 4. System interaction review.
 - 5. Sharing of special case situations that have occurred during construction.
- F. Training sessions shall be designed on the basis of experience and knowledge of the attendees scheduled to participate and shall differentiate between the requirements of supervisory, operations and maintenance personnel.

- G. The BMS Subcontractor may provide computer based, self-directed training accomplish the portions of the UBC training requirements. Provide onsite training for details specific to the particular BMS installation project (i.e. device locations, sequences of operation, safety devices, life safety system interlocks, maintenance procedures, etc.). Provide site training for any new products, equipment, devices, and software.

2.6. BMS Documentation Requirements

- A. The BMS Specifications shall specify requirements for CBMS and BMS documentation to be provided as part of the work of all CBMS/BMS projects.
- B. A Graphics package shall match the vendor specific requirements for each system.
 - 1. Delta:
 - a. Graphics shall be HTML5 (enteliviz), using the standard that has been developed in conjunction with ESC.
 - b. Old graphics are acceptable by exception, on existing buildings only
 - 2. Johnson Controls:
 - a. Graphics shall be MUI (Metasys User Interface, web development) graphics, using the standard that has been developed in conjunction with Johnson Controls.
 - b. Additionally GGT graphics shall not generated, unless an exception is required by UBC-BMS.
 - 3. Siemens Building Technology:
 - a. Graphics shall be Desigo graphics, using the standard developed by UBC-BMS.
 - b. Additionally Insight graphics shall be generated, unless an exception is provided by UBC-BMS.
- C. Shop drawings shall be generated *in a digital format*. Drawings shall include diagrams, mounting instructions, installation procedures, equipment details and software descriptions for all aspects of the system to be installed. At minimum, the shop drawings shall include:
 - 1. BMS topology/network architecture schematic(s).
 - 2. Installation drawings and schedules.
 - 3. Protocol Implementation Conformance Statements (PICS),
 - 4. CCP, DCP, UC and other panel layouts, including floor plan location and interconnection drawings.
 - 5. Field instrumentation locations on floor plan drawings.
 - 6. Schematic of systems indicating instrumentation locations.
 - 7. Installation details.
 - 8. Schedule of cabling including details of proposed cable types.
 - 9. *Wiring details drawings*
- D. Equipment submittals shall include design, performance and installation details for all aspects of the system to be installed. Equipment submittals shall be in hardcover binders with a table of contents and indexing tabs. At minimum, the equipment documentation submittals shall include:
 - 1. Equipment technical data sheets with mounting and installation details.
 - 2. The documentation shall include comprehensive and complete details of the Automation Level data communications, data objects, and devices including address, associated controller type, etc. as required and for the interface to the CBMS. Provide Protocol Implementation Statements (PICS) for all devices.
 - 3. Details of networks/communications equipment, cabling and protocols proposed.
 - 4. Software specifications and descriptions including operating sequences.

5. Field sensor and instrumentation specification sheets.
 6. Damper and actuator specification sheets.
 7. Valves and valve actuator specification sheets.
- E. Provide record documentation in manuals as indicated below (*digital copies* are required):
1. Specifications, maintenance requirements and installation requirements for all hardware components.
 2. *As build package of submission package*
 3. Field Instrumentation and End Device Hardware Manuals
 4. Software Documentation Manuals.
 5. Maintenance Manuals.
 6. Control Drawings.
 7. Other supporting documentation.
- F. Manuals shall be updated whenever the Subcontractor makes changes to the work. A unified package for each building shall be provided as part of each upgrade to a modified building.
- G. Provide a complete set of all record in .pdf electronic computer data file format, and modifiable shop drawings in Visio or CAD format.
- H. All BMS and CBMS Record Documentation shall be provided in electronic .pdf file format.

2.7. BMS Installation Commissioning and Testing

- A. BMS specifications shall clearly specify the requirements for Contractor testing and commissioning of the BMS including test documentation and requirements for testing and demonstration with other project commissioning personnel and the BMS design consultant.
- B. All commissioning shall be completed using the graphics generated for the user interface, and the graphics shall be verified at the same time that point end-to-end checks and programmed sequences of operation verifications are completed.
1. Hardware and graphics commissioning shall take place simultaneously.
 2. Should the initial end-to-end checks be completed without the use of the graphics, the end-to-end checks must be completed again to confirm the point layout indicated on the graphics is consistent with the point locations in the field.
- C. The BMS Subcontractor shall conduct full end-to-end testing and commissioning of the BMS installations and the overall monitoring and control of the building systems. , BMS Contractor testing shall include the monitoring and supervisory control and data communications with the associated campus NDS.
- D. The BMS Subcontractor shall work with the UBC BMS Group to ensure all controllers are visible on the network, and verify BMS integration.
- E. Point to point checks shall verify (at minimum) the following:
1. Correct location of the field device for the application.
 2. Correct installation of the control device/interface with reference to the manufacturer's literature and check that sufficient access has been provided for maintenance.
 3. That the control device has the correct range for the application, that the range is correctly entered in the controller and is correctly engineered on the operator's terminal.
 4. Correct operation of the controls device/interface, including any associated

- alarm and alarm text.
 - 5. Correct installation of each valve and damper actuator, and ensure that each valve and damper actuator is stroked correctly when checked against the BMS output.
 - 6. Calibration of the control device.
 - 7. Labels provided on the control devices and mechanical equipment is correct.
- F. Systems testing shall commence once all component testing has been successfully undertaken and approved by the Consultant.
- G. The Consultant's verification tests shall be performed by the BMS Subcontractor and shall be witnessed by the Consultant or Commissioning Agent who shall complete the Consultant's portion of the system performance verification test sheets as each test is successfully undertaken. The BMS Subcontractor shall remedy any deficiencies that are observed during the system performance verification tests and shall be re-tested as required to demonstrate satisfactory performance and compliance with the specifications.
- H. Integrated BMS/CBMS joint systems tests shall be undertaken to demonstrate that the interaction between the individual building BMS and the CBMS meets the UBC requirements. The BMS Subcontractor shall participate in joint verification of the integrated systems and cooperate with the Owner in the demonstration of the integrated systems.
- I. The BMS Specifications shall specify the requirements for the BMS/CBMS integration joint systems verification. The BMS/CBMS Integrated System Verification shall include the following minimum requirements:
- 1. Test all BMS monitored and controlled field devices, BMS data points and all BMS input and output points. CBMS monitored data point values shall be verified against actual field device position/state and compared to BMS values to ensure both BMS and CBMS values are the same.
 - 2. CBMS override control of all BMS output points and control data points shall be verified.
 - 3. BMS network and controller device status and data communications status are accurately monitored at the CBMS. Alarms for failed controllers and failed data communications are annunciated.
 - 4. BMS data values displayed on dynamic system graphics or in tabular data format at the CBMS are functional and accurate.
 - 5. CBMS operator control of BMS control output points and control data points are functional via the dynamic graphic interface.
 - 6. CBMS facilities for operator adjustment of alarm definition parameters and thresholds, set point adjustment, control parameter adjustments, point trend initiation and modification to trends, etc. are fully functional.
 - 7. The CBMS performance requirements for the monitoring and control of BMS data and field devices meet the UBC requirements.
 - 8. BMS device addressing and identification definitions are compatible and identical and the addressing scheme meets with UBC requirements.
 - 9. All BACnet controllers addressing shall conform to the UBC schedule for BACnet device addressing.
 - 10. Point naming used is compatible and conformal with the UBC requirements.
- J. All test documentation shall be maintained in electronic format.

3 BMS DESIGN GUIDELINES

3.1. General BMS Design Requirements

- A. BMS installations at UBC buildings shall be turnkey installations operating fully standalone.
- B. All BMS shall conform to the most recent revision of the ANSI/ASHRAE Standard 135 including all issued addenda, at minimum, at the Management data communication network level as defined within these guidelines. All BMS devices shall implement the functionality detailed in the BACnet Standard "Device Profiles". The BMS shall also be native BACnet compliant at the Automation data communication network level.
- C. The CBMS shall be compliant with the requirements defined for a BACnet Operator Workstation Device (B-OWS). The CBMS shall provide centralized operator interface for monitoring and supervisory control of the individual building BMS.
 - 1. Each BMS manufacturer has a virtualized CBMS installed.
 - a. New and renovated BMS installations shall interface to the CBMS supplied by the *UBC-BS group with software provided by UBC from the associated manufacture*:
 - I. SBT BMS will interface with the *Apogee/Desigo* CBMS,
 - II. JCI BMS will interface with the *Metasys* CBMS,
 - III. Delta BMS will interface with the *Enteliweb* CMBS.
- D. The BMS Specifications for each building BMS project shall specify the requirement for the BMS Contractor/Manufacturer to provide all hardware and software required for the CBMS to communicate with the BMS via BACnet IP on the UBC campus WAN. Facilities to be provided shall include any manufacturer specific software tools required for programming, point mapping, configuration, etc. of building BMS data points.
- E. UBC building BMS installations shall be specified to include all project design, documentation, training, installation work, software, database and logic programming, WAN interconnection, testing, commissioning, warranty, project management and trade coordination work as required for a fully functional, standalone, turnkey BMS. The individual building BMS installation

Contractor work shall include coordination and documentation work for the integration of the BMS into the CBMS via BACnet data interface by other contract. Installations shall in no way negatively affect existing BMS installations and existing campus BMS performance.
- F. BMS installations shall be provided which incorporate BMS equipment and network facilities in compliance with the requirements identified in these guidelines. The BMS designer shall specify detailed BMS equipment requirements and BMS network architecture requirements in the BMS Design Specifications. BMS equipment and data communication network specifications shall incorporate good BMS engineering, design, and application practices and shall incorporate the UBC BMS Design Guideline requirements.
- G. BMS online editing is necessary for all controllers that serve critical equipment (to be determined by project team) which cannot be shut down without a maintenance shutdown notice.
- H. BMS installations in UBC buildings shall incorporate the following minimum requirements:
 - 1. Equipment shall be approved components as manufactured by one of the UBC

- approved BMS Manufacturers and shall be in compliance with the UBC BMS Design Guidelines.
2. Management and Automation Level communication LAN's shall be provided to ensure the following:
 3. The failure of a DCP shall not affect the operation of other operating DCP. UC's supervised by the failed DCP shall continue to function and shall control associated equipment according to specified failure routines. Where information in the failed DCP is used by other DCP's, UC's, buildings, routines, etc. the non-availability of the information shall be alarmed and alternate control strategies shall be automatically initiated.
 4. The failure of an UC shall not affect the operation of other operating UC or DCP.
 5. All BMS monitored and controlled points associated with an individual HVAC System or equipment shall be terminated in the same UC or DCP. It is not acceptable for BMS monitored and controlled points associated with an individual system to be terminated at separate distributed DCP's or UC's. All required logic programming and point database facilities associated with an individual building system shall reside in the same UC or DCP to which the system input/output points are terminated. It is not acceptable for logic programming and database facilities required for BMS monitoring and control of a building system to reside in a DCP or UC other than to which the system input/output points are terminated in.
 6. UC's controlling space terminal units (e.g. VAV terminal units, fan powered terminal units, etc.) shall reside on the same automation LAN as the UC that is controlling the associated air handling unit. If an AHU is controlled directly by a DCP, the UC's controlling space terminal units shall be supervised by that DCP.

3.2. **BMS Subcontractor and System Qualifications**

- A. BMS's to be provided for any UBC building installations shall be products as manufactured by one of the following manufacturers:
 1. Siemens Building Technologies *as installed by the factory branch.*
 2. Delta Controls *as installed by ESC.*
 3. Johnson Controls, Inc. *Metasys product, as installed by the factory branch.*
- B. BMS standalone building installations shall be provided by one of the following UBC approved BMS installation contractors who shall install products of one of the above approved manufacturers:
 1. Siemens Building Technologies as installed by the factory branch.
 2. Delta Controls as installed by *Ainsworth.*
 3. Johnson Controls Inc. Metasys product, as installed by the factory branch.
- C. BMS installations shall be provided by BMS Contractors who meet the following requirements:
 1. Must have been in operation in the BMS industry in the City of Vancouver area for a minimum of 10 years.
 2. Employ qualified staff in the Vancouver area capable of undertaking a complete BMS installation project and to provide routine and emergency maintenance on all elements of the BMS.
 3. Have successful project experience on similar projects for a minimum period of five (5) years.
 4. Have local service and support facilities for the total BMS. BMS Contractor shall have service and support facilities available to UBC 24 hours per day, 7 days per week.

5. Have local, or access to, supplies of BMS components with a maximum delivery period of 24 hours.
- D. BMS facilities to be provided for UBC building installations shall be fully compatible with the existing installed central monitoring and control facilities, network communications facilities, and with other UBC building BMS installations.
- E. All BMS DCP's, UC's, OIW's where applicable, and other BMS Manufacturer specific equipment within a building shall be manufactured by the same manufacturer. All HVAC and building services monitoring and control shall be provided by BMS facilities from one of the approved UBC BMS manufacturers. In applications where HVAC system controls within an existing building are being retrofitted and BMS facilities of any of the approved BMS manufacturers exist within the building, BMS facilities shall be provided by the manufacturer of the BMS equipment already installed. The retrofitted BMS installation shall be provided to interconnect the new renovation work into the existing building and campus BMS facilities.
- F. BMS DDC controllers shall be products manufactured by a company that is an active Corporate Member of the BACnet Manufacturers Association (BMA).
- G. All BMS products proposed for installation on a UBC project shall have been previously demonstrated to UBC Building Operations satisfaction and approved by UBC Building Operations prior to being listed as an approved bidder. Any BMS product/equipment for which there is not a significant existing installation on campus of products from the same manufacturer that is successfully integrated with the CBMS shall be fully demonstrated to UBC's satisfaction and approved by UBC Building Operations prior to being considered as an approved product.

3.3. BMS Network Architecture and Communications Requirements

- A. The CBMS and the individual building BMS systems shall be based on multiple tier/level data communication networks utilizing different network communications technologies. The CBMS and the individual building BMS system architecture shall comprise of three layers as defined within these documents.
- B. BMS design specifications shall detail the data communications network facilities to be provided and the contracting party responsible for providing the work.
- C. The CBMS/BMS architecture shall comprise the following network layers:
 1. Management Level (by CBMS and BMS Contracts):
 - a. A Wide Area Network (the UBC Campus WAN) shall provide a means of interoperable communication between the CBMS and the individual building BMS using BACnet/IP. This WAN is hereafter referred to as the Management Level Network. The Management Level Network shall provide a means by which the building systems throughout the UBC facilities can exchange data in the form of BACnet data objects. The Management Level Network shall be BACnet/IP over Ethernet and shall be such that an operator with the required access level shall be able to undertake monitoring and control functions for any of the integrated BMS buildings.
 - b. It shall be the responsibility of each BMS building contractor, to ensure that all BMS system data is available at the Management Level Network. The intent is that the CBMS shall be able to automatically read this data from the network using the BACnet automatic "find new objects" features. Each BMS building system contractor shall provide comprehensive and complete documentation

- regarding the installed BACnet devices, device address, controller type, databases and other pertinent information to the Owner and to the CBMS contractor. BMS Specifications shall specify the inform
- c. Each BMS system shall have a dedicated NDS installed at the UBC MACC. The NDS shall be dedicated to campus building BMS's of the same manufacturer product. The NDS shall have terminal service capabilities with "Thin Client" operator interface or shall employ "web services" technology such as Microsoft .Net technology with web browser based operator interface. The NDS shall communicate with the individual building BMS's over the BMS Management Level via BACnet/IP. The NDS shall have manufacturer specific application software for operator interface. The NDS shall be configured for archiving and data storage of all associated BMS controllers and devices and for manufacturer specific controller programming, trouble shooting, data entry, configuration software tools, etc. It is not intended that the NDS be configured as the central operator monitoring and control workstation.
 - d. The CBMS shall be in conformance with the requirements and functionality detailed in ANSI/ASHRAE Standard 135 (BACnet) for a BACnet Operator Workstation (B-AWS). The CBMS shall have terminal service capabilities with "Thin Client" operator interface. The CBMS shall communicate with the individual building BMS's over the BMS Management Level via BACnet/IP. CBMS applications software shall run on the existing SBT Apogee NDS server computer installed at the UBC MACC. The CBMS workstations, including the Portable Operator Workstations (POT), shall be Thin Clients operating through a Virtual Private Network (VPN). It shall be possible to add access from a remote location by modem and/or via the Web.
 - e. The Management Level Network communications, without exception, shall be BACnet/IP. It is intended that there be a single point of interface between a building BMS and the Management Level Network (UBC WAN). If multiple CCP are required in a building due to Automation Level node quantities or limitations of CCP capabilities, the BMS Contractor shall add the additional CCP as an extension of the Management Level Network within the *building*. The BMS Contractor shall provide Management Level network facilities within individual buildings.
 - f. The demarcation point between the CBMS and the building BMS shall be the BMS CCP connection to the WAN data outlet within the building. The BMS Contactor shall make the final terminations with supervision from UBC.
2. Automation Level (by the BMS Contract):
- a. The Communication Control Panels (CCP) shall be part of the BMS. CCP shall be software programmable and shall incorporate BACnet/IP to BACnet/MS/TP routers between the Management Level Network and the BACnet controllers on the Automation Level Network.
 - b. The Automation Level shall primarily include the DDC controllers that interface with the field sensors and final control elements. It is anticipated that there will be two types of DDC controller within the CBMS architecture:
 - I. Distributed Control panels (DCP).
 - II. Unitary Controllers (UC).
 - c. DCP controllers shall be fully programmable controllers and shall have an I/O capability to handle major types of equipment such as air handling units, roof top units, chiller plants, heating plants, etc. The DCP shall be BACnet Building Controller (B-BC) type controllers and shall be interfaced with the Management Level Network via the CCP. DCP may incorporate CCP functionality and reside at the Management network level.
 - d. UC shall be application specific or fully programmable controllers and shall be suitable for the monitoring and control of specific types of smaller equipment

- such as VAV terminal units and Fan Coil Units. UC shall be BACnet Advanced Application Controller (B-AAC) and/or BACnet Application Specific Controller (B-ASC) type controllers at the Automation Level. These UC shall operate on the same network as the BACnet DCP.
- e. All controllers shall be BACnet compliant. Where testing protocols and certification requirements are developed for standardized BACnet device types, devices must be tested and certified compliant by the BACnet Testing Laboratory (BTL). For BMS standardized devices where testing protocols and certification requirements are not yet finalized, the BMS product manufacturer must demonstrate committed efforts to comply with BACnet Standard requirements for the device and an ongoing commitment to undertake the future testing and certification process. All BMS controllers shall be tested and certified within a reasonable period of time of the testing and certification process being available.
 - f. The BMS Automation Level Networks shall be BACnet MS/TP protocol *or BACnet IP*. No other protocols or network architecture shall be used.
 - g. Where interface to a third party controller is not BACnet compatible, the interface shall be accomplished through a point-for-point, hardwired interface (*VFD shall have BI - DRIVE-S, BI - DRIVE-ALARM, AO - DRIVE-O, BO - DRIVE-ENABLE*), *Heat/cool devices shall have (BO - DEVICE-ENABLE, BI - DEVICE-STATUS, BI-DEVICE-ALARM AO - DEVICE-RESET (Typically temperature) etc.*
3. Field Level (by BMS Contract):
- a. The Field Level shall include the instrumentation interfaced to the Automation Level DDC controllers such as the temperature, humidity, level, pressure sensors and switches. It shall also include the final control elements such as the valve and damper actuators and the control relays.

4 BMS EQUIPMENT

4.1. Management Level Network

- A. Extension of the Management Level Network shall meet, at minimum, the following requirements:
 - 1. Ethernet TCP/IP network. The CCP, OIW, NDS, POT and CBMS shall communicate at 100Mbps or higher communication rates.
 - 2. All data communications shall be BACnet/IP
 - 3. Cabling shall be Category 5e or higher quality and shall be tested and certified for 1 Gbps data transfer rate.
 - 4. Network equipment, configurations, and data communications shall be fully compatible with the UBC Campus WAN.
 - 5. *Cable colour shall be purple for BMS network cable.*
- B. *For discussion:*
 - 1. *Provision of layer 2 network facilities for buildings with IP networks that do, or are likely to exceed 200 ip devices (exceeding IP address designations)*
- C. OPERATOR INTERFACE WORKSTATION (OIW)
 - 1. Not used on campus.
- D. WEB SERVER OPERATOR INTERFACE (WOI)
 - 1. Servers are determined by the vendors and are approved by EWS-BMS. All servers are in place and shall be connected to by the end users via thin or fat clients.

4.2. BMS Automation Level Network

- A. BMS Automation Level LAN shall meet, at minimum, the following requirements:
 - 1. BACnet IP and/or BACnet MS/TP protocol implemented via EIA-485.
 - a. Data transfer rate and data throughput as required to meet the alarm annunciation requirements.
 - 2. BACnet IP protocol
 - a. Data transfer rate and data throughput as required to meet the alarm annunciation requirements.
- B. The failure of any node on the Automation Level LAN shall in no way affect the operation of the BMS except to inhibit monitoring and control functions at the OIW for that node or any devices served by the failed node.
- C. The failure of any node shall not inhibit the communication between remaining nodes.

4.3. Communication Control Panels (CCP)

- A. CCP shall be BACnet compliant. CCP shall be software programmable controllers on the Management Level Network and shall be a router between the BACnet/IP Management Level Network and the BACnet/MSTP Automation Level Network.
- B. Provide, at minimum, one CCP per building. Additional CCP may be required to accommodate the number of Management and Field Level Controller nodes and network segments.

- C. The CCP shall incorporate software as necessary to provide communications on the Management Level Network.
- D. The failure of any CCP shall be annunciated as an alarm at the CBMS.
- E. Provide a real-time hardware clock at each CCP. The hardware real-time clock shall be used to synchronize all other hardware and software clocks in the local building BMS.
- F. CCP shall record and store device change of state data, BMS event/transaction and alarm data, and trend data in memory within the CCP and shall automatically upload the data to the CBMS and NDS. In the event that the CBMS and/or NDS is not available, the CCP shall store the data in memory within the controller and automatically upload the data once the CBMS/NDS resume communications. CCP shall have memory facilities to hold 4 days of historic data of normal typical transactions and for 4 days of historic trend data for monitored point values at 300 second samples. An exception can be made for storage devices residing on the local network
- G. CCP panels shall comply with the BACnet Building Control (B-BC) device profile. A B-BC is a general-purpose, field-programmable device capable of carrying out a variety of building automation and control tasks. The panel shall have the following capabilities:
 - 1. Data Sharing
 - a. Ability to provide the values of any of its BACnet objects,
 - b. Ability to retrieve the values of BACnet objects from other devices,
 - c. Ability to allow modification of some or all of its BACnet objects by another device,
 - d. Ability to modify some BACnet objects in other devices.
 - 2. Alarm and Event Management
 - a. Generation of alarm / event notifications and the ability to direct them to recipients,
 - b. Maintain a list of unacknowledged alarms / events,
 - c. Notifying other recipients that the acknowledgment has been received,
 - d. Adjustment of alarm / event parameters.
 - 3. Scheduling
 - a. Ability to schedule output actions, both in the local device and in other devices, both binary and analog, based on date and time.
 - 4. Trending
 - a. Collection and delivery of (time, value) pairs.
 - 5. Device and Network Management
 - a. Ability to respond to queries about its status,
 - b. Ability to respond to requests for information about any of its objects,
 - c. Ability to respond to communication control messages,
 - d. Ability to synchronize its internal clock upon request,
 - e. Ability to perform re-initialization upon request,
 - f. Ability to upload its configuration and allow it to be subsequently restored,
 - g. Ability to command half-routers to establish and terminate connections.

4.4. **Distributed Control Panels (DCP)**

- A. The BMS Contractor shall provide all DCP. DCP shall be software programmable controllers that reside/communicate via BACnet/IP on the Management Level and/or via the BACnet MS/TP Automation Level Network and shall provide an interface via Point Interface Modules (PIM) to the field instrumentation and final control elements.
- B. DCP may be used for any equipment monitored and controlled by the BMS. Dedicated DCP

shall be used to monitor and control the following equipment:

1. Chilled water system.
 2. Cooling towers.
 3. Heating water system.
 4. Air handling units.
- C. The DCP shall control its own communications so that the failure of any one node, including any associated PC workstation or server computer, shall not inhibit communications on the network between the remaining nodes. Provide integral network communication connections.
- D. DCP shall be BACnet compliant. DCP shall be BACnet Building Controller (B-BC) type controllers and shall be interfaced with the Management Level Network via the CCP. DCP may be equipped with integral CCP functionality. All controllers shall be BACnet compliant and shall have been tested and certified compliant by the BACnet Testing Laboratory (BTL).
- E. DCP panels shall comply with the BACnet Building Control (B-BC) device profile. A B-BC is a general-purpose, field-programmable device capable of carrying out a variety of building automation and control tasks. The panel shall have the following capabilities:
1. Data Sharing
 - a. Ability to provide the values of any of its BACnet objects,
 - b. Ability to retrieve the values of BACnet objects from other devices,
 - c. Ability to allow modification of some or all of its BACnet objects by another device,
 - d. Ability to modify some BACnet objects in other devices.
 2. Alarm and Event Management
 - a. Generation of alarm / event notifications and the ability to direct them to recipients,
 - b. Maintain a list of unacknowledged alarms / events,
 - c. Notifying other recipients that the acknowledgment has been received,
 - d. Adjustment of alarm / event parameters.
 3. Scheduling
 - a. Ability to schedule output actions, both in the local device and in other devices, both binary and analog, based on date and time.
 4. Trending
 - a. Collection and delivery of (time, value) pairs.
 5. Device and Network Management
 - a. Ability to respond to queries about its status,
 - b. Ability to respond to requests for information about any of its objects,
 - c. Ability to respond to communication control messages,
 - d. Ability to synchronize its internal clock upon request,
 - e. Ability to perform re-initialization upon request,
 - f. Ability to upload its configuration and allow it to be subsequently restored,
 - g. Ability to command half-routers to establish and terminate connections.
 6. Data Sharing
 - a. Ability to provide the values of any of its BACnet objects,
 - b. Ability to retrieve the values of BACnet objects from other devices,
 - c. Ability to allow modification of some or all of its BACnet objects by another device,
 - d. Ability to modify some BACnet objects in other devices.
 7. Alarm and Event Management
 - a. Generation of alarm / event notifications and the ability to direct them to recipients,

- b. Maintain a list of unacknowledged alarms / events,
 - c. Notifying other recipients that the acknowledgment has been received,
 - d. Adjustment of alarm / event parameters.
8. Scheduling
- a. Ability to schedule output actions, both in the local device and in other devices, both binary and analog, based on date and time.
9. Trending
- a. Collection and delivery of (time, value) pairs.
10. Device and Network Management
- a. Ability to respond to queries about its status,
 - b. Ability to respond to requests for information about any of its objects,
 - c. Ability to respond to communication control messages,
 - d. Ability to synchronize its internal clock upon request,
 - e. Ability to perform re-initialization upon request,
 - f. Ability to upload its configuration and allow it to be subsequently restored,
 - g. Ability to command half-routers to establish and terminate connections.
- F. All applications programs and associated operating sequences shall reside at the DCP (this refers to control logic, not the written sequence of operations).
- G. Volatile memory *for logic storage is not acceptable*.
- H. Analog I/O PIM shall have a minimum 12 bit analog-to-digital conversion and shall interface to the entire signal types listed in the Point Schedules.
- I. Control shall be based on either three term algorithms, i.e. proportional plus integral plus derivative, or two term algorithms, i.e. proportional plus integral, unless specified otherwise.
- J. Provide with each controller the BACnet configuration information including BIBB, address, controller configuration type, etc. to integrate the controller into the CBMS.
- K. The failure of a DCP shall not affect the operation of other operating DCP. UC's supervised by the failed DCP shall continue to function and shall control associated equipment according to specified failure routines. Where information in the failed DCP is used by other DCP's, UC's, buildings, routines, etc. the non-availability of the information shall be alarmed and alternate control strategies shall be automatically initiated.

4.5. Unitary Controllers (UC)

- A. The BMS Contractor shall provide all Unitary Controllers (UC). UC shall be fully programmable or applications specific controllers with pre-packaged operating sequences maintained in EEPROM or flash RAM.
- B. The UC shall be a node on one of the Automation Level LANs and shall control its own communications so that the failure of any one node shall not inhibit communications on the network between the remaining nodes.
- C. UC shall be BACnet Advanced Application Controller (B-AAC) and/or BACnet Application Specific Controller (B-ASC) type controllers incorporated at the Automation Level. These UC shall operate on the same network as the BACnet DCP. All controllers shall be BACnet compliant and shall have been tested and certified compliant by the BACnet Testing Laboratory (BTL).
- D. UC shall be totally independent of other LAN nodes for their monitoring and control

functions.

- E. All associated applications programs shall reside at the UC. UC shall not require communication to any other panel for normal operating sequences other than time scheduled base commands.
- F. Control shall be based on either three term algorithms, i.e. proportional plus integral plus derivative, or two term algorithms, i.e. proportional plus integral, unless specified otherwise.
- G. Provide with each controller the BACnet configuration information including BIBB, address, controller configuration type, etc. to integrate the controller into the CBMS.
- H. UC's that serve equipment, (such as a unit ventilator), that requires a degree of custom programming to achieve the specified sequence of operation shall be a BACnet Advanced Application Controller (B-AAC). The B-AAC shall have the following capabilities:
 - 1. Data Sharing
 - a. Ability to provide values for any of its BACnet objects upon request,
 - b. Ability to allow modification of some or all of its BACnet objects by another BACnet device.
 - 2. Alarm and Event Management
 - a. Generation of limited alarm and event notifications and the ability to direct them to recipients,
 - b. Tracking acknowledgments of alarms from human operators,
 - c. Adjustment of alarm parameters.
 - 3. Scheduling
 - a. Ability to schedule actions in the local device based on date and time.
 - 4. Trending
 - a. No requirement.
 - 5. Device and Network Management
 - a. Ability to respond to queries about its status,
 - b. Ability to respond to requests for information about any of its objects,
 - c. Ability to respond to communication control messages.

4.6. **Electrical secondary meters**

- A. This section details the minimum requirements for the electrical secondary meters (not the main building billing meter, these devices are to remain in division 26). For all projects that are required to comply with the 2023 UBC technical guidelines. Electrical secondary meters shall be provided, installed and commissioned by the BMS trade.
- B. The BMS vendor shall provide an approved electrical sub meter assembly as required for the building design. The electrical secondary meters shall be integrated into the appropriate BMS system and also into the UBC Sky Sparks system.
- C. All electrical sub meters shall meet all required local and national certification requirements.
- D. All current transducers shall be provided by the electrical *trade*, and shall be Rogowski coils. See section 26 27 13 for more info.
- E. BACnet network requirements:
 - 1. BACnet IP requirements
 - a. BACnet IP is the only acceptable communication protocol.
 - b. BACnet gateways are not acceptable.
 - c. UDP port configuration is required (47800 – 47820)
 - d. Devices must comply will all other BMS requirements.
 - 2. Sub point naming must be available, and adjustable. Default names are not acceptable meters shall be ANSI X12.20-2015 class0.2 revenue grade meters.
- F. All electrical secondary meters shall comply with section 8.4.3 (electrical energy monitoring) of the most current LEED standard, and any other code requirements.

- G. Electrical sub meters shall be provided and integrated by the controls trade.
 - 1. All network integration shall comply with all other TG requirements outline in this document.
 - 2. All wire from the demark enclosure shall be provided by controls trade.
 - 3. BMS must provide direction to the electrical trade for current transducers to meet the requirements for the BMS provided sub meter.
- H. Demark enclosure shall be provided by the electrical trade including, please see section 26 27 13 for more details:
- I. This drawing indicates a general outline of the scope for each trade (*Please see the electrical section 26 27 13.2.4*).
- J. Please reference electrical specification section 1.1 for additional information.
- K. Metering is required at the locations as defined in section 26 27 13
- L. Basis of design is Setra and Dent is also approved. Other vendors can be approved through EWS BMS approval.

4.7. Valves and Dampers

- A. *DES Valves (valves located on the primary side of the DES system)*
 - 1. *Shall be ANSI 250 rated.*
 - 2. *Basis of design is Belimo ball valves*
 - a. *Belimo PN B215 (up to 2")*
 - b. *Belimo PN B215 (above 2")*
- B. Automatic Control Valve General Requirements:
 - 1. The BMS Subcontractor shall furnish all valves controlled by the BMS as detailed in the mechanical trade documents and as indicated on control drawings. The BMS Subcontractor shall furnish all shut-off valves for instrumentation. The Mechanical Subcontractor shall install valves (3 valve manifolds for DP cells, for example), except those for instrumentation. All other valves such as check valves, relief valves, pressure reducing valves, self-regulating valves, manually operated valves, etc. shall be furnished and installed by the Mechanical Subcontractor. The BMS Subcontractor shall provide details of the manufacturer's installation requirements to the Mechanical Subcontractor. The BMS Subcontractor shall coordinate the valve body type and pipe connections with the mechanical trade.
- C. The BMS Subcontractor shall refer to the Mechanical plans and drawings and to the control drawings for the design conditions on which to base sizing and ratings of the valves and their actuators.
- D. All valves shall be rated appropriately for the fluid, temperature and pressure.
- E. Valves of similar types shall be by the same manufacturer.
- F. Valves shall have the manufacturer's name and the pressure rating clearly marked on the outside of the body. Where this is not possible manufacturer's name and valve pressure rating shall be engraved on a minimum 50mm (2 inch) diameter stainless steel tag that shall be attached to the valve by a chain in such a manner that it cannot be unintentionally removed.
- G. Valves 13mm to 50mm (0.5 inch to 2 inches) shall have *NPT* ends. Valves 63mm (2.5 inches) and larger shall have flanged ends. Flanged valves shall be furnished complete with companion flanges, gaskets and bolting materials. Flanges, gaskets and bolting materials shall meet the appropriate ANSI requirements.

- H. Valves shall be suitable for continuous throttling.
- I. Valve schedules shall be submitted for review and shall clearly show the following for each valve:
1. Associated system.
 2. Manufacturer and model number.
 3. Valve size and line size.
 - a. Flowrate, flow coefficient (cV) - and pressure drop at design conditions
 - b. Or valve authority, flowrate and pressure drop across the valve at design conditions and pressure drop across the associated mechanical equipment, e.g., coil, heat exchanger, etc., at design conditions.
 4. Valve configuration (e.g. two way, three way, butterfly).
 5. Maximum pressure shut-off capability.
 6. Actuator manufacturer and model number.
 7. Valve body pressure and temperature rating.
 8. Normally open/closed and failure positions.
- J. Where necessary to achieve the required performance and pressure drop a control valve may be sized up to *a maximum of* two nominal sizes below line size.
- K. Valve bodies shall be cast iron, carbon steel, stainless steel or bronze subject to requirements for valve body pressure and temperature rating and suitability of material for application. Valve trim for steam service shall be stainless steel.
- L. The BMS subcontractor shall certify that the materials of construction are appropriate for the application. In particular, valves used for the control of glycol solutions shall have a trim that is suitable for a glycol solution.
- M. Two-Way Control Valves
1. The BMS Subcontractor shall provide two-way *ball* valves as indicated on the mechanical trade documents.
 2. Pressure drop shall not exceed 35 kPa and shall conform to the following requirements:
 - a. Valves shall be selected such that the valve authority (N) shall not be less than 0.5 as defined by the relationship:
$$N=P1/(P1+P2)$$
 - b. where P1= pressure drop across the fully open valve, and
P2= pressure drop across the remainder of the circuit (e.g. a coil, isolation valves, strainers, etc.)
 3. Valve shall be capable of tight shut-off when operating at system pressure with the system pump operating at shut-off head. Leakage rate shall not exceed 0.01% of the rated valve capacity.
 4. Two-port valves when used to control heating or cooling coil water flow shall have an equal percentage or modified parabolic characteristic. Two-port valves when used in liquid applications systems not detailed above shall have a linear / linear characteristic.
- N. Three-way Control Valves
1. The BMS Subcontractor shall provide three-way control valves as indicated on the

- mechanical trade documents.
2. Pressure drop shall not exceed 35 kPa and shall conform to the following requirements:
 - a. Valves shall be selected such that the valve authority (N) shall not be less than 0.5 for diverting valves and 0.3 for mixing valves as defined by the relationship: $N = P1 / (P1 + P2)$
 - b. where P1= pressure drop across the fully open valve
 - c. P2= pressure drop across the remainder of the circuit (e.g. a coil)
 3. Mixing valves shall be capable of tight shut-off between each inlet port and the outlet port and diverting valves shall be capable of tight shut-off between each outlet port and the inlet port when operating at system pressure.
- O. Valves for Instrumentation
1. Instrumentation, such as pressure sensors and flow rate monitors, which is provided for the monitoring of parameters associated with liquid in pipes or tanks, shall be removable and replaceable without the requirement to shut down a pump and without the requirement to drain the pipe or tank and without causing liquid to leak from the pipe or tank. To facilitate this, the BMS subcontractor shall furnish valves for installation by the mechanical trade.
 2. Instrumentation that is mounted external to the pipe or tank and which is connected to the pipe or tank by one or more sampling lines shall have a manual two-way on/off valve in each sampling line meeting the following requirements:
 - a. Ball type valve
 - b. Valve body shall be 316 stainless steel
 - c. Ball and stem shall be 316 stainless steel
 - d. Zero leakage.
 - e. Rated for 7000 kPa or for a pressure 50% greater than the system working pressure; whichever is the greater.
 - f. Rated for a minimum of 50 ° C (90 ° F.) greater than the highest fluid temperature.
 - g. Stainless steel trim.
 - h. Valve seats shall be metal, reinforced TFE or equivalent and must assure tight seating.
 - i. Valve shall be Whitey 40 Series or 80 Series or approved equal it meets the requirements detailed above.
 3. Valves for insertion flow meters shall be full port *ball* valves sized for the flow meter in accordance with the flow meter manufacturer's instructions. If the flow meter manufacturer offers the valve as an accessory then it shall be purchased by the BMS subcontractor from the insertion flow meter manufacturer and shall be installed by the mechanical trade in accordance with the insertion flow meter manufacturer's instructions. The valve shall meet the pressure and temperature requirements detailed for the control valves and shall have zero leakage at the system maximum pressure.
- P. Valve Actuators - Electric
1. The BMS subcontractor shall provide electric actuators for valves that are furnished by the BMS subcontractor.
 2. Actuator shall be motor driven type. Valve stem position shall be adjustable in increments of one (1) percent or less of full stem travel.
 3. Actuator shall have an integral self-locking gear train, mechanical travel stops and adjustable travel limit switches with electrically isolated contacts.
 4. Actuator gear assembly shall be made of hard-anodized aluminum or steel or material of equivalent durability. Disassembly of the gears shall not be required to remove the motor.

5. Actuator shall be rated for continuous duty and have an input voltage of 120 vac/60 Hz, or 24 VAC.
6. Actuators on valves located in mechanical rooms or outdoors shall have covers of aluminum or a material of equivalent strength and shall have captive bolts to eliminate loss of bolts when removing the cover from the base. Housings for valves located in a plenum and used for terminal unit or fan coil unit heating/cooling coils, may be constructed of reinforced plastic. Materials of construction for all actuator components shall be non-corroding.
7. Actuator motor shall be fully accessible for ease of maintenance.
8. Actuator shall be sized to meet the shut-off requirements when operating at the maximum system differential pressure and with the installed system pump operating at shut-off head.
9. Actuator shall control against system maximum working pressures.
10. Actuator shall fail as indicated on the control drawings that form part of these contract documents. Provide spring return to de-energized position on loss of power or loss of control signal if so required by the sequences of operation.
11. Actuator shall accept control signals compatible with the BMS analogue or digital output subsystem as appropriate. The valve stem position shall be linearly related to the control signal.
12. Actuator shall have visual mechanical position indication, showing output shaft and valve position.
13. Actuator shall operate the valve from the fully closed to the fully open position and vice versa in less than two minutes.
14. Actuator shall be constructed to withstand high shock and vibration without operations failure. Materials of construction shall be non-corroding.
15. Actuator shall be equipped with an integral position potentiometer to indicate the stem position of the valve where required by the control sequences. All valve actuators shall have integral end position indicators.
16. Actuator and valve shall be mounted and installed only in the location/orientation approved by the manufacturer. Installation drawings shall clearly indicate the valve location.
17. Actuator shall have a manual declutch lever to enable manual operation of the valve. It shall be possible for an operator to manually modulate valves located in mechanical rooms in the event of loss of power. The operator shall be able to manually modulate the valves without having to climb a ladder or other non- permanent structure. It shall be ensured that the valve installation is such that the valve cannot declutch under the influence of gravity and/or vibration.

Q. Steam Control Valves

1. The BMS Subcontractor shall provide two way control valves at all steam service locations as indicated on the Field Termination Schedules. Steam control valves shall meet, at minimum, the following requirements:
 - a. Capable of tight shut-off against full system pressure.
 - b. Low pressure applications with an inlet steam pressure less than 15 psig shall be sized with a differential pressure equal to 80 percent of the inlet gauge pressure (psig).
 - c. High pressure applications with an inlet steam pressure greater than 15 psig shall be sized using a pressure drop equal to 42 percent of the absolute pressure (psia).
 - d. Rated for the operating pressure of the system as appropriate for the location.
 - e. Straight pattern single seat globe or double seated plug type suitable for steam service.
 - f. Suitable for continuous throttling.
 - g. Valve body material shall be steel, brass, stainless steel or cast iron, with

- stainless steel trim.
 - h. Valve packing PTFE, graphite, or equivalent and must assure tight seating.
 - i. Valve seats shall be metal, ceramic filled PTFE or equivalent and must assure tight seating.
- R. Valve Actuators - Pneumatic
- 1. Pneumatic valve are no longer approved on campus without special approval from UBC-BMS.
- S. DAMPERS - GENERAL
- 1. The BMS Subcontractor shall furnish automatic dampers (CD) as indicated in the Mechanical trade documents and in the Field Termination Schedules for installation by the Division 23 Mechanical subcontractor.
 - 2. The BMS Subcontractor shall provide actuators for all automatic dampers furnished as part of the BMS contract and for all dampers provided by the air handling unit manufacturers, unless otherwise specified. The BMS Subcontractor shall provide all required actuator mountings, installation, drive arms, linkages and damper end switches. The BMS Subcontractor shall provide electric damper actuators as specified within the BMS specifications, in the Mechanical trade documents and as detailed in the field termination schedules.
 - 3. Multiple section two position dampers shall be controlled by one BMS output unless indicated otherwise within the Field Termination Schedules or Sequences of Operation.
 - 4. Multiple section modulating dampers shall be controlled in sequence unless indicated otherwise within the Field Termination Schedules or Sequences of Operation.
 - 5. Individual sections shall not be larger than 1.67 sq. m (18 square feet). Each section shall have a separate actuator. Wherever possible the use of Jackshaft extensions shall be avoided for controlling multiple damper sections. Jackshaft connection of damper sections may be permissible where required to mount damper actuators outside of the duct for applications with hazardous exhaust air flow, etc.
 - 6. Actuators shall be mounted to allow complete access for maintenance and removal. Wherever possible provide damper actuators mounted on the exterior of the duct/damper section. The installation of actuators within air streams will be permitted only where damper configurations and site conditions require. Obtain approval for proposed installations of actuators within ductwork, plenums, airstreams, etc. Furnish access doors where required to allow access to the actuators.
 - 7. Dampers and actuators shall be configured for normal and failure positions as indicated in the operating sequences and as indicated in the Division 23 Mechanical Drawings and Specifications.
 - 8. The BMS Subcontractor shall provide actuators sized in accordance with manufacturers recommendations and industry standards for accurate and stable control of airflow in each application.
 - 9. The BMS Subcontractor shall provide damper and actuator installations to comply with the acoustical requirements for the project. Noise generated from dampers and actuators in air streams shall not be detectable in occupied building spaces.
 - 10. The BMS Subcontractor shall furnish manufacturers' installation details to the Division 23 Mechanical subcontractor. Provide details of all multiple section damper installations. Provide schematic diagrams for all multiple section damper installations indicating damper section dimensions, mounting configurations, linkages, actuator mounting locations, structural bracing/reinforcement, etc.
 - 11. The BMS Subcontractor shall submit damper schedules that include, at minimum, the following for each damper:

- a. Associated mechanical system.
- b. Damper manufacturer and model number.
- c. Actuator manufacturer and model number.
- d. Mechanical drawing reference.
- e. Damper size for each section.
- f. Parallel or opposed blade configuration.
- g. Ratio of anticipated air stream velocity to the manufacturer's maximum recommended velocity rating.

T. CONTROL DAMPERS (CD)

1. The BMS Subcontractor shall furnish CD as detailed in the mechanical drawings. Damper blade type shall be as per required function (for mixing, parallel blade, for isolation opposed blade, depending on function). Provide dampers tested and certified for leakage performance in accordance with AMCA Standard 500.
2. The BMS Subcontractor shall provide integral damper position indicator switches as required by the operating sequences and where required for interlocking to motors. Damper position switches shall be provided to indicate actual damper blade position.
3. Damper position indication based on damper linkage position or damper drive shaft position is acceptable.
4. Insulated dampers shall be provided in situations where the damper is exposed to outdoor air.
5. Dampers shall be Ruskin, Tamco, Siemens Building Technologies, Johnson Controls, Inc. or approved equal.

U. DAMPER ACTUATORS FOR CONTROL DAMPERS (CD)

1. Unless otherwise specified the BMS Subcontractor shall provide electric damper actuators for all *control dampers*. Electric actuators shall meet, at minimum, the following requirements:
 - a. Stroke by the rotating motion of a reversible, overload-protected synchronous motor. Actuators shall be directly coupled to damper drive blades with no intermediate linkages or shall be rotary type actuators directly coupled to the damper drive shaft.
 - b. Protected against overload by an integral magnetic clutch or stall protection by non-overloading impedance protected motor.
 - c. 120 Vac + or - 10% 60 Hz or 24 Vac power supply.
 - d. One actuator for each damper section. Provide additional actuators to ensure sufficient torque to meet the specified close off leakage requirements. Damper actuators shall not be stacked. Multiple actuators "stacked" on a single damper drive shaft will not be accepted.
 - e. Actuators shall be motorized/driven in both the open and closed directions. Where required by the sequences of operation, actuators shall have a spring return to the de-energized position upon loss of power. Damper normal and failure positions shall be as identified within the sequences of operation.
 - f. BMS controlled actuators for modulating automatic dampers shall be controlled by a 0-10 Vdc, or 4-20mA signal. Provide actuators that are fully compatible with the BMS analog output subsystem. BMS controlled actuators for two position dampers shall be controlled by 24Vac, 24Vdc or single-phase 120 Vac power switched by the BMS.
 - g. Complete with mounting brackets suitable for extended shaft mounting or direct damper drive shaft mounting.
 - h. Stroke dampers from fully closed to fully open in accordance with the following:

Service	Timing Requirement
Two position normal service	75 seconds
Modulating normal service	120 seconds
Emergency service (stair pressurization, smoke containment, etc.)	15 seconds

- i. Rated for operation at ambient temperatures of minus 40°C. to 50°C.
 - j. Complete with damper/actuator stroke position indicator.
 - k. Manual drive release mechanism and manual positioning mechanism.
2. Actuators shall be quiet in operation such that noise from actuator operation is not detectable in any occupied spaces.
 3. Actuators shall be Belimo, Siemens Building Technologies, Johnson Controls Inc. or approved equal.

V. DAMPER HARDWIRED INTERLOCKS

1. The BMS Subcontractor shall provide all required hardwired interlocks between fans, intake and discharge dampers, emergency generators, *VFD*, etc. and any motor actuated damper as identified within the BMS specifications or the mechanical drawings, whether or not furnished under this section unless the fan is furnished with interlock by fan manufacturer.
2. The BMS Subcontractor shall provide all wiring as required for the control and interlocking of automatic dampers. The BMS Subcontractor shall provide control signal and power supply wiring between any damper monitored and/or controlled by the BMS regardless of whether the BMS Subcontractor has furnished the damper/actuator assembly. The BMS Subcontractor shall also provide power supply and control signal wiring between damper actuators and interlocked motor control circuits, thermostats, duct pressure limit switches, safeties, etc.
3. Power for air handling unit automatic control dampers shall be obtained from the associated air handling unit supply fan motor control circuit. The BMS Subcontractor shall coordinate actuator power supply wiring and fire alarm system override control of dampers with the Electrical Trade.
4. Where dampers are specified to be hard wire interlocked with electric fan motors the BMS subcontractor shall provide the damper position switches and all required wiring and interconnection. Provide the damper end switch(s) hard wire interlocked to achieve the operational requirements as specified in the Field Termination Schedules and the sequences of operation in the BMS specifications, and as indicated in the Division 23 Drawings and Specifications. Provide damper end switches hard wire interlocked to prevent fan motor operation in both the hand and auto position of hand/off/auto motor control circuit.

4.8. **BMS Field Devices and Instrumentation**

- A. This section details the minimum requirements for BMS field devices and instrumentation to be provided for UBC BMS projects. Specifications for UBC BMS projects shall detail BMS

field device hardware and installation requirements.

- B. The BMS specifications shall instruct the BMS Contractor to provide the field devices and all wiring, installations, interconnections, power supplies, signal conditioning equipment, field point interface equipment, etc. as required for accurate and fully functional BMS monitoring and control of the device.
- C. BMS field device requirements shall be identified in the BMS project specifications. The BMS Consultant shall identify BMS monitoring and control requirements in the specifications via BMS Field Termination Schedules and BMS Systems Schematics. Individual BMS points identified in the Field Termination Schedules shall cross reference corresponding devices indicated on the associated BMS System Schematic. The BMS System Schematic and Field Termination Schedules shall be clearly titled and numbered. All required control requirements, interfaces and hard wire interlock requirements shall be identified in the Field Termination Schedules and in the BMS System Schematics.
- D. All BMS components, including equipment, instrumentation, field devices, etc., shall be cUL, UL, UL, listed, or CSA certified where applicable and shall bear the appropriate labelling. No BMS component shall be provided which contains asbestos, PBC's, or other hazardous materials.
- E. BMS Field Devices and Instrumentation shall be provided in compliance with the following minimum requirements.
 - 1. Temperature Sensors
 - a. The end-to-end accuracy for all BMS monitored temperature sensors shall be ± 0.5 deg C (minimum)
 - b. Device accuracy range shall be acceptable for the installed location.
 - 2. Provide outside air temperature sensors in compliance with the following additional requirements:
 - a. Ventilated white PVC sun shield.
 - b. Wall mount weather proof enclosure with conduit fitting.
 - c. In compliance with requirements listed above.
 - d. Operating temperature range of -40 °C. to $+50$ °C.
 - 3. Provide duct temperature sensors in compliance with the following additional requirements:
 - a. In compliance with requirements listed above.
 - b. Single point type sensor probe. Sensor probe length shall be no less than 1/3 of duct width or diameter.
 - c. Complete with duct mounting facilities and conduit fittings.
 - d. Operating temperature range of -40 °C. to 80 °C.
 - 4. Provide duct averaging type temperature sensors in compliance with the following additional requirements:
 - a. In compliance with requirements listed above. Duct averaging probe materials may be stainless steel, copper or aluminum.
 - b. Probe length as required to provide 3.25m per square meter of duct cross-sectional area.
 - c. Duct mounted moisture/waterproof housing with conduit fitting.
 - d. Suitable supports at all bends and at intermediate points to prevent movement in the air stream.
 - e. Operating temperature range of -40 °C. to $+50$ °C.

5. Provide space temperature sensors in compliance with the following additional requirements:
 - a. In compliance with the accuracy requirements listed above.
 - b. Suitably finished wall mounted enclosure with discrete manufacturer logos and markings only. Space temperature sensor shall also have an occupancy button which will allow the room to be placed in occupied mode for an adjustable time period.
 - c. Mounted at locations approved by UBC and the BMS Design Consultant. For new construction projects the space temperature sensor locations shall be identified in the mechanical plans.
 - d. Provide protected sensors for all sensors mounted in mechanical and electrical rooms, janitor closets, and common spaces (non-secure public spaces) etc. Sensor shall not have a display and shall be resistant to tampering and physical damage. No display or occupancy override is required for these sensors.
 - e. Operating temperature range of 0 °C. to 50 °C.
 - f. Button or plate type sensors where required to suit the architectural finish is public areas.
 - g. Sensors associated with UC's for control of Terminal Units shall comply with the following:
 - I. Provide limited space temperature set point adjustment facilities on room sensors when the sensor serves a single office or personal space.
 - II. No set point adjustment facilities on sensors mounted in areas accessible to the public, in common office or shared areas, and for sensors that serve more than one occupied office or space.
 - III. Display is not required *or preferred* for zone sensors.
6. Provide thermowell temperature sensors in compliance with the following additional requirements:
 - a. In compliance with the accuracy requirements listed above.
 - b. Stainless steel thermowells for *all applications*
 - c. Probe length shall be at minimum 20% of the pipe width.
 - d. Provide housing with conduit fitting, waterproof enclosures for sensors in locations exposed to water.
 - e. Provide complete with thermal transfer compound inside thermal well.
 - f. Sensors required for the determination of temperature differential shall be matched with a maximum variation over the entire temperature range of 0.2°C.
 - g. Operating temperature range to suit application.
7. Low Temperature Detection Device (AHU Air Service)
 - a. Vapor tension single point alarm element, which shall serpentine the inlet face on all coils. Provide additional sensors, wired in series, to provide 3.25 m per square meter of coil surface area.
 - b. Hardwire interlock device to shut down fans and position mixing dampers to the full recirculation position. Refer to sequences of operation. Provide device hardwire interlocked such that the fan will shut down when HOA or VFD switch is in Hand or Auto position.
 - c. Manual reset.
 - d. Set point shall be adjustable in the range of, at minimum, 0 ° C. to 7 ° C. Provide a scale with temperature setting clearly displayed.
 - e. SPDT switch contacts. Switch contacts shall be rated for duty.
 - f. Provide suitable supports.
 - g. Provide complete with auxiliary contacts for monitoring by the BMS.
8. Relative Humidity Sensors (normal installation)

- a. Overall accuracy of +/- 3 % reading from 0 to 95 % RH unless the individual application requires higher accuracy.
 - b. Operating temperature range of - 20 °C to 80 °C.
 - c. Long term stability with less than 1 % drift per year.
 - d. Sensitivity of 0.5 % RH.
 - e. Complete with built in output proportional to RH to the BMS. Sensor to be fully compatible with BMS.
 - f. Suitably finished wall mounted enclosure with discrete manufacturer logos markings only. Enclosure shall not have temperature or RH indication devices.
9. Relative Humidity Sensors (high accuracy installation)
- a. For locations that require high humidity accuracy (rare artifact storage, lab spaces etc. or spaces that require regular sensor calibration)
 - b. Part shall be HMT-120 or HMT-130 depending on required BMS signal *requirements*.
 - c. *Displays are required for all high accuracy humidity sensors.*
10. Provide outdoor air relative humidity sensors in compliance with the following additional requirements:
- a. Non-corroding outdoor shield to minimize wind effects and solar heating.
 - b. Wall mount weather proof enclosure with conduit fitting.
11. Combination Relative Humidity and Temperature Sensors
- a. Where there is a requirement for the monitoring of both relative humidity and temperature at the same location, the BMS contractor may provide a combination relative humidity sensor and temperature sensor. The individual sensors must each meet the specifications detailed above.
12. Combination Dew point and Dry Bulb Temperature Transmitter
- a. Complete with mounting accessories and enclosures for interior or exterior wall or duct mounting.
 - b. Stainless steel probe with NEMA 4 transmitter housing. Outside air sensor shall have a solar shield.
 - c. Two wire, 4-20 mA output proportional to minimum dew point temperature range of -40 °C. to +63 °C.
 - d. Two wire, 4-20 mA output proportional to minimum dry bulb temperature range of -23 °C. to +79 °C.
 - e. Probe shall be a minimum of 200mm for duct application.
 - f. BMS shall report the monitored dry bulb temperature with an accuracy of ± 0.5 °C.
13. BMS shall report the monitored dew point temperature with an accuracy of ± 1 °C. at 50% RH and dry bulb temperature of -25 °C. to +65 °C.
14. Momentary Type Control Relays
- a. Coil ratings as suitable for the application.
 - b. Provide complete isolation between the control circuit and the BMS digital output.
 - c. Contact rating shall match installation requirements.
 - d. LED status indication.
15. Duct Static Pressure Transmitter
- a. Input pressure range to suit each individual application.
 - b. 4-20 mA or 0-10 vdc output signal proportional to pressure input range.

- c. $\pm 1\%$ accuracy.
 - d. Operating temperature range of -7°C . to 49°C .
 - e. Easily accessible, integral non-interacting zero and span adjustment.
 - f. Minimum over pressure input protection of five times rated input.
16. Space Static Pressure Transmitter
- a. Input range to suit application.
 - b. 4-20 mA or 0-10 vdc output proportional to pressure input range.
 - c. $\pm 1\%$ accuracy of range.
 - d. Easily accessible, integral non-interacting zero and span adjustment.
 - e. Over pressure input protection of five times rated input.
 - f. Exterior static pressure references shall be monitored via a static pressure sensor dampening pot. Coordinate exact mounting locations of exterior static pressure reference points.
17. Air Flowrate Sensor - Duct Mounted
- a. Multipoint flow cross or grid measuring device.
 - b. Complete with transducer. Input pressure range of pressure transducer shall be appropriate for application. Coordinate with Division 23 contractor.
 - c. Bulkhead fittings to allow sensor tubing to be connected or removed without removing ductwork.
 - d. Internal materials of the transducer suitable for continuous contact with air.
 - e. Sensing grid shall be constructed of stainless steel.
 - f. Integral signal integrator to minimize primary signal noise from the output signal.
 - g. Output signal of 4-20 mA proportional to input pressure.
 - h. Temperature range of -18°C . to 60°C .
 - i. $\pm 5\%$ accuracy of measured value.
 - j. Transducer to be provided complete with easily accessible, integral non-interacting zero and span adjustment.
18. Air Flowrate Sensor - Fan Inlet
- a. Multipoint flow cross or grid measuring device mounted at the inlet of the fan.
 - b. Complete with transducer. Input range appropriate to application. Coordinate with Division 23 subcontractor.
 - c. Bulkhead fittings to allow sensor tubing to be connected or removed without removing the device from the fan.
 - d. Internal materials of the transducer suitable for continuous contact with air.
 - e. Sensing grid shall be constructed of stainless steel.
 - f. Integral signal integrator to minimize primary signal noise from the output signal.
 - g. Output signal of 4-20 mA proportional to input pressure.
 - h. Temperature range of -18°C . to 60°C .
 - i. Combined sensor and transducer accuracy of $\pm 5\%$ of measured value.
 - j. Transducer to be provided complete with easily accessible, integral non-interacting zero and span adjustment.
19. Current Sensing Transducer and Relay Combination - Electric Motor Status Monitoring Service
- a. Rated for the applicable load.
 - b. Long term drift shall not exceed 5% of full range per 6 months.
 - c. 4-20 mA or 0-5 vdc or 0-10 vdc signals are acceptable.
 - d. Current transformer and relay shall have over current and over voltage protection. Transformer and relay may be combined into a single unit or can be separate units.
 - e. Transformer core shall be sized for the application.

- f. Accuracy- $\pm 2\%$ of reading from 10% to 100% of full scale range, $\pm 2\%$ full scale from 0 to 10% of full scale range.
 - g. Temperature range of -15°C . to 60°C .
20. Water Differential Pressure Sensor
- a. Cast aluminum NEMA 1 enclosure.
 - b. Complete with transducer with output of 4-20 mA proportional to the pressure sensed.
 - c. Over pressure protection of five times the rated input.
 - d. Easily accessible, integral non-interacting zero and span adjustment.
 - e. Operating range to suit application.
 - f. Accuracy of $\pm 2\%$ of full scale reading.
 - g. Valved tapings shall be installed by the Division 23 subcontractor. Furnish the valves to the Division 23 subcontractor. Provide differential pressure transducer installation complete with a 3-valve manifold mounted within a suitable enclosure. Installation shall allow the transducer to be isolated for service.
21. Differential Pressure Switch - Air Service - Duct Static Pressure Limit Devices
- a. SPDT or two SPST switches rated for 10 amps minimum at 120 Vac.
 - b. Adjustable set point with a set point range to suit the application.
 - c. 1/4 inch compression fittings suitable for copper sensing tubing.
 - d. Temperature range of -18°C . to 71°C .
 - e. Manual reset or automatic reset as required by application.
 - f. Provide sensing inputs complete with signal dampening facilities to prevent nuisance tripping where required.
22. Differential Pressure Switch - Air Service - Filter Status Indication
- a. UL, cUL, CSA listed and approved.
 - b. SPDT or two SPST switches rated for 10 amps minimum at 120 Vac.
 - c. Adjustable set point with a set point range to suit the application.
 - d. 1/4 inch compression fittings suitable for copper sensing tubing.
 - e. Operating range to suit application.
 - f. Automatic reset
23. Differential Pressure Switch - Water Service
- a. UL, cUL, CSA listed and approved.
 - b. SPDT or two SPST switches rated for 10 amps minimum at 120 Vac.
 - c. Adjustable set point with a set point range to suit the application.
 - d. 1/4 inch compression fittings suitable for copper sensing tubing.
 - e. Operating temperature and pressure range to suit application.
 - f. Durable Nema 4 rated enclosure.
 - g. Provide sensing inputs complete with signal dampening facilities to prevent nuisance tripping where required.
 - h. Suitable for continuous contact with the sensed fluid and rated for operating temperature.
 - i. Repeatability of $\pm 1\%$ of span.
 - j. Over pressure input protection to a minimum of five (5) times rated input.
24. Water Pressure Sensor
- a. Input range as required per installation.
 - b. Complete with transducer with 4-20 mA or 0-10 vdc output signal proportional to water pressure.
 - c. 0.25% accuracy over entire sensing range.
 - d. Temperature range of -10°C . to 50°C .
 - e. Transducer with easily accessible, integral non-interacting zero and span

- adjustment.
 - f. Over pressure input protection of two times rated input.
 - g. NEMA-4 rated fittings.
 - h. Stainless steel wetted parts.
 - i. Burst pressure of 5 times rated input
 - j. Long-term stability of .25 percent of full scale.
 - k. Stainless Steel wetted parts suitable for continuous contact with the sensed medium.
 - l. Three valve manifold to be provided.
25. Liquid Level Float Switch
- a. Polypropylene float, PVC cable, hermetically sealed mercury switch.
 - b. 13 amp running current @ 120 VAC, 11 amp current @ 240 VAC.
 - c. SPDT switch contacts. Switch contacts shall be selected to suit required sensing/control action.
 - d. Operating temperature of 0 ° C. to 71 ° C.
 - e. Operating pressure of 26 psi.
26. Liquid level sensor
- a. Sensors shall be submersible pressure level transmitters sized as required for installation location.
 - b. Transducer shall be 4-20 mA or 0-10 vdc.
 - c. Accuracy shall be +/- 0.25% of full range.
27. Air Quality Sensor
- a. Measurement of volatile organic compounds (VOC) containing, at minimum, the following gases:
 - I. Methane
 - II. Ethylene
 - III. Hydrogen
 - IV. Carbon Monoxide
 - V. Carbon Dioxide
 - VI. Ammonia
 - b. Ventilated cover, Circuit board covered by a polycarbonate housing.
 - c. 135 mA max current, 4 K OHMS min. load resistance, 24 VAC + 10%-50% or 24DC. (Min. 12V, Max 24V) power supply.
 - d. Rate or rise circuit to filter out short term disturbances and provide a stable output.
 - e. Temperature range of 0 ° C. to 60 ° C.
 - f. Mounting and enclosure suitable for duct air or space air monitoring as specified.
28. Carbon Dioxide Sensor
- a. Negligible temperature and humidity effect on accuracy.
 - b. Complete with transducer with selectable 4-20 mA or 0-10VDC output signal proportional to carbon dioxide concentration.
 - c. 0 - 2000 ppm CO₂ sensing range.
 - d. Manufacturer 5 year or longer calibration interval guarantee.
 - e. Accuracy- ± 3% of reading or ± 50 ppm, whichever is the more stringent requirement over 15 °C. to 32 °C temperature range. Accuracy of +/- 5 % or 100ppm of reading whichever is the more stringent requirement over 0 °C to 50 °C temperature range.
 - f. Annual Drift not to exceed +/- 10 ppm.
 - g. Operating temperature of 0°C to 50°C.

- h. Complete with auxiliary relay contacts for alarm indication.
 - i. For space monitoring applications provide with a white enclosure with no manufacturer Logo or LED indication. Provide complete with blank display cover.
 - j. For duct sensing applications provide sensor complete with aspiration box and air stream sensor.
 - k. Nondispersive Infrared technology based sensor.
29. Damper Position Switch
- a. Mechanically actuated electrical switch.
 - b. Provide damper end switch which indicates actual damper blade position. Damper position switches which are actuated by damper crankshaft or actuator position will not be accepted.
 - c. Contacts shall be rated for the electrical load to be switched. Provide auxiliary contacts as required.
30. Electronic to Pneumatic Transducers
- a. Are no longer approved on site without exception provided by UBC-BMS
- F. Install sensors in accordance with the manufacturers' recommendations to sense the variables specified.
- G. Mount sensors securely. Mountings shall be suitable for the environment within which the sensor operates.
- H. Install sensors as required to properly sense the controlled medium. Sensor locations shall be such that access to the instruments can be obtained for service and removal.
- I. Sensors mounted on water lines shall have isolation valves that shall enable the sensor to be easily removed without the need to drain any lines or portions of lines.

5 BMS SOFTWARE, DATABASE AND PROGRAMMING REQUIREMENTS

5.1. General

- A. The BMS NDS shall be provided complete with fully functional, advanced, BMS application software and database facilities in compliance with the UBC requirements. The building BMS Contractor shall provide all required programming, database development, and data communication configuration work required to incorporate new campus building BMS installations.

5.2. System Requirements

- A. The NDS computer shall provide the capabilities for automatically archiving controller programming and database, receiving and archiving all operator transactions, trending and archiving of defined BMS data, etc.
- B. The NDS and associated application specific BMS Software shall be provided with programming and configuration facilities to allow BMS operators to undertake BMS administration functions including the following:
 - 1. Add/delete/modify data points and input/output points.
 - 2. Configure controller data communications.
 - 3. Add or modify automatic sequence of operations programs, database, etc.
 - 4. Change control system data parameters.
 - 5. Modify set points, etc.
 - 6. Restore/download programming and database parameters to BMS controllers.
- C. BMS installations shall be provided in a completed state fully ready for integration to the CBMS including all data point definition, addressing, naming, network configuration/connection, documentation, commissioning and training.
- D. The BMS Contractor shall work with the UBC-BMS group to bring the building network online to the UBC-UTILNET and the associated application server.
- E. BMS installations shall be in compliance with the following requirements and shall provide the following functionality:
 - 1. All BMS and CBMS controllers and operator interface workstations shall be devices that are conformal with the BACnet standardized device types described in Annex L of the ASHRAE Standard 135. BMS devices shall, at minimum, support the BIBB's (defined in Annex K of ASHRAE Standard 135) and the associated functionality that are defined as a functional requirement for the device in Annex L of the ASHRAE Standard 135.
 - 2. All BMS controllers, regardless of their device type, shall communicate on the BMS and CBMS networks and shall be "visible" to the CBMS and BMS networks.
 - 3. BMS data shall comply with the BACnet data object property requirements and, at minimum, shall support the properties defined in ASHRAE Standard 135 as "required".
 - 4. All physical BMS monitored input points (binary and analog type) shall be readable and available for monitoring at the CBMS and by other BMS controllers.
 - 5. All physical BMS controlled output points (binary and analog type) shall be readable and available for monitoring at the CBMS and by other BMS controllers and shall be writable and shall be capable of being controlled/positioned by the CBMS and by other BMS controllers.

6. All software data points and control system parameters critical to the supervisory monitoring and control of the building systems shall be available for monitoring at the CBMS and by other BMS controllers and/or shall be writeable and shall be capable of being controlled/positioned by the CBMS and by other BMS controllers. Provide the following typical software data points and control parameters with the defined functionality, at minimum.
- F. The BMS Specifications shall identify additional points and functionality where required.
1. System enable virtual points.
 2. Virtual or “logical” software points.
 3. Equipment and System operation Calendar/Time Schedule points and parameters.
 4. Post Fire Alarm System Enable/Disable points.
 5. Post Power Failure System Enable/Disable points.
 6. Control loop set points and PID loop values.
 7. Alarm set points and alarm limit parameters.
 8. Define and modify alarm states and alarm limit threshold values for any monitored analog and digital input points and for analog output values.
- G. BMS data shall be presented in both tabular “report” format and in dynamic graphical display format at the CBMS. Provide the CBMS with the capabilities for the operator to select between report and graphical data display mode.
- H. Modification of the controlled output points shall be via operator interface at the CBMS dynamic report and graphical interface facilities and shall not require BMS manufacturer proprietary software or special configuration software files.
- I. All BMS standard and proprietary data objects from any BMS connected device shall be available for monitoring on the BMS and CBMS. Values for all BACnet defined required property values, supported optional properties and proprietary properties shall be available to the BMS and CBMS for monitoring and display and control where applicable.
- J. The BMS Specifications for each building BMS project shall specify the requirement for the BMS Contractor/Manufacturer to provide all hardware and software required for the CBMS to communicate with the BMS via BACnet IP on the UBC campus WAN. Facilities to be provided shall include any manufacturer specific software tools required for programming, point mapping, configuration, etc. of building BMS data points.
- K. Trending: The BMS contractor shall setup and configure system trending as follows:
1. In general, all DDC system points shall be trended and each trend log point shall be minimum 200 samples. Trend logs shall be set up to meet the following requirements:
 - a. Storage:
 - I. All panels that store trends must be able to store 3 days of 300 second sample rates for all attached physical points.
 - II. All long term storage devices shall be able to store 5 years of trend data.
 - III. The devices shall also be attached to the UBC-SKYSPARKS server. This connection is provided by UBC-BMS, no contractor intervention is required.
 - b. Sample Frequency:
 - I. Sample frequencies shall be configured to gather meaningful data required to analyze system performance, confirm loop tuning, and aid system troubleshooting.

- II. AI, AO and AV default trend sample rate shall be 300 seconds.
 - III. BI, BO and BV items shall be trended on COV trends to capture changes.
 - IV. MV shall be trended on COV trends to capture changes.
2. Trended Points:
- a. All physical input and out points.
 - b. All set point values (this is to include loop set points, high and low limit set points, and all room set points, which can be trended at a relaxed rate).
- L. Data Archiving: The BMS contractor shall install, configure and program the DAU. The DAU shall be configured as follows:
- 1. Every physical point shall be archived,
 - 2. Every software variable that is used for day to day operations shall be archived,
 - 3. The archival time period shall be set for five (5) years.
 - a. The DAU device or system shall automatically prune all data that has aged beyond the five year time limit.
 - 4. All alarms shall be archived. Alarms shall be archived to include the following information:
 - a. All alarms shall include the following identification; DCC Network Descriptor acronym
 - b. Expanded DDC Network Descriptor,
 - c. Date
 - d. Time
 - e. Point Name
 - f. Expanded Point Descriptor
 - g. Alarm Type (e.g.: Operating, Maintenance, Critical, Emergency, etc.)
 - h. Alarm Status
 - i. Automatic Control Priority (Overridden Value, Automatic Control, Disabled, failed, etc.)
 - j. Actual point monitored input / controlled output value.
 - k. Alarm Set point
 - l. Alarm Message.

5.3. SOFTWARE

- A. An operator with BMS configuration software shall be able to define a minimum time delay between successive starts of equipment so that disturbances created on the building electrical system are minimized in frequency and amplitude.
- B. An operator with BMS configuration software shall be able to define the minimum time delay between the stopping of a piece of equipment and its subsequent restart. This time delay shall be in effect for motors in the BMS software control mode and for motors in the BMS manual control mode.
- C. The BMS shall not override any hardwired interlocks such as those provided at motor starters for overload protection, damper interlock, pressure interlock, etc. and those provided to facilitate control by the Fire Alarm System regardless of the BMS output control mode.
- D. Unless stated to the contrary, the modulation of final control elements by the BMS in the BMS software control mode shall be based on a Proportional-Integral (PI) or Proportional-Integral-Derivative (PID) control algorithm. The control constants for the PID algorithm shall be definable by the operator. If self-tuning algorithms are provided, it shall still be possible for the operator to manually tune the control loops. The software shall incorporate facilities to enable the bump less transfer of a modulating output from BMS manual control to BMS

software control and vice versa and the prevention of integral wind-up. PID algorithms shall maintain the system operation within the desired tolerance around the set point.

- E. Provide run time totalizing software facilities at both the CBMS and BMS NDS that will accumulate the operating times for motors and unitary equipment as selected by the operator using an interactive procedure. Any piece of equipment that has its status monitored by the BMS shall be selectable for inclusion in this feature. It shall be possible to concurrently monitor the accumulated operating time for every item of equipment monitored and/or controlled by the BMS. Historical trend data shall be stored in a non-proprietary database such as Microsoft SQL Server in the BMS NDS.
- F. Provide demand limiting and duty cycle programs that will duty cycle equipment usage in a manner that conserves energy. The cycling of equipment shall be initiated by one of the following means:
 - 1. Operator defined schedule.
 - 2. Peak electric demand control software program.
 - 3. Operator manual command.
- G. The proportion of ON time to OFF time in a single cycle shall either be assigned by the operator using an interactive procedure or the operator may elect to have a variable ON/OFF ratio based on other criteria.
- H. Provide a scheduling program that will enable the BMS to automatically schedule an item of equipment on and off (occupied) and on and off (unoccupied) based on time to allow, for example, the AHU to operate with the outside air dampers closed during non-occupied time periods, etc. The operator shall be able to assign a minimum of four start and four stop times to each piece of equipment for each day of the week and for holidays. These schedules shall only be in effect for a piece of equipment when it is in the BMS software control mode. Equipment and space time occupancy time schedules shall be available for display and operator adjustable via the CBMS. The scheduling feature shall conform to the CBMS scheduling interface.
- I. Provide equipment fail restart software that will restart equipment shut down as the result of a fire alarm system following the return to normal conditions or a power fail condition.
- J. Provide a night setback software program that shall match ASHRAE 36.1 standard, with the following set points (Zone)
 - 1. Occupied heating – 21 deg C
 - 2. Occupied cooling – 23 deg C
 - 3. Standby heating – 20 deg C
 - 4. Standby cooling - 24 deg C
 - 5. Unoccupied heating – 17 deg C
 - 6. Unoccupied cooling - 28 deg C
- K. Provide facilities for alarm notification via both the building BMS NDS and the CBMS via e-mail messaging, wireless text messaging and SNMP.

6 CBMS SOFTWARE, DATABASE AND PROGRAMMING REQUIREMENTS

6.1. *Integration of Standalone Building BMS into the Campus BMS*

- A. The CBMS Contractor shall provide the mapping, storage, and reporting of the building BMS monitoring and control objects into the CBMS and the preparation of data presentation for the CBMS Management Level Network. The BMS Contractor shall provide to the Owner and to the CBMS Contractor, all necessary documentation, BIBB information, device addressing, etc. as required for the integration of the BMS monitoring and control functions into the CBMS.
- B. The CBMS Contractor shall integrate all trend logging and trend log archiving set up in the building BMS into the CBMS.
- C. The CBMS Contractor shall set up, configure, and prepare the HDAS to import all integrate all trend logging and trend log archiving set up in the building BMS DAU(s) into the HDAS. This shall include creating the capability to setup, configure, and review historical data obtained from the BMS in a graphical trend log format.

6.2. *CBMS Dynamic System Requirements*

- A. CBMS installations shall be in compliance with the following requirements and shall provide the following functionality:
 - 1. All BMS and CBMS controllers and operator interface workstations shall be devices that are conformal with the BACnet standardized device types described in Annex L of the ASHRAE Standard 135. BMS devices shall, at minimum, support the BIBB's (defined in Annex K of ASHRAE Standard 135) and the associated functionality that are defined as a functional requirement for the device in Annex L of the ASHRAE Standard 135.
 - 2. All BMS controllers, regardless of their device type, shall communicate on the BMS and CBMS networks and shall be "visible" to the CBMS and BMS networks.
 - 3. BMS data shall comply with the BACnet data object property requirements and, at minimum, shall support the properties defined as "required" in ASHRAE Standard 135.
 - 4. All physical BMS monitored input points (binary and analog type) shall be readable and available for monitoring at the CBMS and by other BMS controllers.
 - 5. All physical BMS controlled output points (binary and analog type) shall be readable and available for monitoring at the CBMS and by other BMS controllers and shall be writeable and shall be capable of being controlled/positioned by the CBMS and by other BMS controllers.
 - 6. All software data points and control system parameters critical to the supervisory monitoring and control of the building systems shall be available for monitoring at the CBMS and by other BMS controllers and/or shall be writeable and shall be capable of being controlled/positioned by the CBMS and by other BMS controllers. Provide the following typical software data points and control parameters with the defined functionality, at minimum. The BMS Specifications shall identify additional points and functionality where required.
 - a. System enable virtual points.
 - b. Virtual or "logical" software points.
 - c. Equipment and System operation Calendar/Time Schedule points and parameters.
 - d. Post Fire Alarm System Enable/Disable points.
 - e. Post Power Failure System Enable/Disable points.
 - f. Control loop set points and PID loop values.

- g. Alarm set points and alarm limit parameters.
 - h. Define and modify alarm states and alarm limit threshold values for any monitored analog and digital input points and for analog output values.
 7. BMS data shall be presented in both tabular “report” format and in dynamic graphical display format at the CBMS. Provide the CBMS with the capabilities for the operator to select between report and graphical data display mode.
 8. Modification of the controlled output points shall be via operator interface at the CBMS dynamic report and graphical interface facilities and shall not require BMS manufacturer proprietary software or special configuration software files.
 9. Performance times shall be as follows:
 - a. Data values updated in dynamic report or graphical display reports within maximum interval of 5 seconds.
 - b. Defined high priority or critical alarms annunciated within 3 seconds of its sensed occurrence.
 - c. CBMS Operator command outputs and data point modifications shall be executed within 5 seconds of the command initiation at the CBMS workstation or other remote BMS device.
 - d. Failed BMS/CBMS data communications or controller device on the Management Data Communications Level or the Automation Data Communications Level within ten (10) seconds.
- B. All BMS standard and proprietary data objects from any BMS connected device shall be available for monitoring on the BMS and CBMS. Values for all BACnet defined required property values, supported optional properties and proprietary properties shall be available to the BMS and CBMS for monitoring and display and control where applicable.

6.3. CBMS Dynamic System Graphical Interface Requirements

- A. The work of BMS installation projects in UBC Buildings shall include the integration of the building BMS facilities into the CBMS. The integration of the individual building BMS into the campus BMS shall include the provision of Dynamic BMS System Graphical Interface. All graphics will be a clear representation of all BMS monitoring and control facilities/systems within the building. The BMS Designer shall specify detailed requirements for the BMS Graphic Schematics in the BMS/CBMS Design Documents.
- B. The CBMS System Graphics shall be fully dynamic colour graphics. One graphic shall be provided for each BMS monitored/controlled system. Miscellaneous HVAC and electrical values monitored by the BMS shall be displayed in graphic displays of logical groups of equipment.
- C. Graphics shall be provided by the CBMS Contractor and fully integrated into the campus BMS. CBMS System Graphics shall be capable of being displayed at any OWS simultaneously.
- D. CBMS System Graphics shall be developed based on UBC standard graphic symbols and colours. All BMS system graphics shall be coordinated with UBC. The Contractor shall submit copies of proposed graphics in the shop drawings for review and approval by the BMS/CBMS Consultant and UBC. The Contractor will submit individual graphical screenshots of all systems in a fully commissioned state.
- E. CBMS System Graphics shall include the following requirements:
 1. Graphics shall be as per standards coordinated with the UBC-BMS group standards that are in place.

2. Graphics shall be vector based and scalable for different sized displays.
 3. Default display size for design shall be *1920 x 1080 (for the graphical workspace)*.
 4. Supplied graphics package should be continuously improved over time.
- F. Equipment/devices shall be colour coded as follows:
- | | |
|------------------|-------------------------------------------------|
| Red/Dark red | Hot Water piping (supply/return) |
| Blue/Dark blue | Chilled Water piping (<i>supply/return</i>) |
| Green/dark green | Condenser Water piping (<i>supply/return</i>) |
| Yellow/gold | DES hot water (<i>supply/return</i>) |
| Yellow/Green | Glycol (<i>supply/return</i>) |
- G. BMS analog input and analog output point information shall be displayed as follows:
1. Point Name
 2. Automatic Control Priority (Overridden Value, Automatic Control, Disabled, failed, etc.)
 3. Actual point monitored input / controlled output value.
- H. BMS digital input and digital output point information shall be displayed as follows:
1. Point Name.
 2. Automatic Control Priority (Overridden On/Off, Automatic Control, Disabled, failed, etc.)
 3. Point status.
- I. BMS System Graphics shall be provided as follows:
1. Floor Plans for all building project areas. One graphic per floor level. Floor plans shall indicate the associated AHU service domains. AHU Service domains shall be colour coded, as follows:
 - a. Mechanical room #FF6B8E23 (Olive)
 - b. AHU-01: #FF6495ED (Cornflower blue)
 - c. AHU-02: #FF8A2BE2 (Blue violet)
 - d. AHU-03: #FF7FFF00 (Chartreuse)
 - e. AHU-04: #FF00FFFF (Aqua)
 - f. AHU-05: #FF006400 (Dark green)
 - g. AHU-06: #FF8B0000 (Dark red)
 - h. AHU-07: #FF8B0000
 - i. AHU-08: #FFFFD700
 - j. AHU-09: #FFFF4500
 - k. AHU-10: #FFEE82EE
 - l. AHU-11: #FFADFF2F
 - m. AHU-12: #FFFF0000 (Red)
 - n. AHU-13: #FF00FF7F (Spring green)
 - o. AHU-14: #FFFC0CB (pink)
 - p. AHU-15: #FF0000CD (medium blue)
 - q. AHU-16: #FFF0E68C (khaki)
 - r. AHU-17: #FF708090 (slate grey)
 2. Space temperature, relative humidity, static pressure, air quality sensors, etc. mounted throughout the project spaces shall be displayed on the floor plan system graphic.
 3. Building areas equipped with BMS zone space temperature control facilities shall have a dynamic link to a separate individual graphic for each terminal unit controller.

4. Floor plans shall reflect normal/alarm status for BMS monitored/controlled points based on the following colour codes:
 - a. Green Device On and operating under “normal” automatic control priority
 - b. *Red* Critical Alarm Condition.
 - c. Blue Device Off and operating under “normal” automatic control priority
 - d. Orange General Alarm Condition.
 - e. Aqua Blue Point Trouble Condition.
 - f. *Yellow* Immediate Response Alarm Condition.
5. BMS System Graphic shall be provided for each Mechanical and Electrical Equipment Room indicating the BMS monitored/controlled equipment locations.
6. BMS System Graphics shall be provided for all BMS monitored/controlled equipment mounted on building rooftops and exterior building areas.
7. Outside Air Temperature and Relative Humidity shall be displayed on all HVAC System graphic schematics.

6.4. Alarm Management and Annunciation

- A. Alarms shall be generated by the BMS and shall be annunciated at the CBMS upon the occurrence of one of the following events:
 1. Failure of a CCP, DCP, UC, or any other BMS hardware components.
 2. Failure of communications or devices on the Automation Level Network.
 3. A monitored status indicates a discrepancy between the actual and the required value.
 4. A monitored value does not meet criteria established by the operator.
 5. The deviation of a variable from set point exceeds operator established criteria.
 6. The output to a final control element is outside operator established criteria.
 7. A digital input is in the state defined by the operator as indicating an alarm condition.
 8. Software failures and errors shall be diagnosed and annunciated by the BMS.
- B. Provide configuration of alarming for all monitored and controlled points. BMS Specifications shall detail all required alarm states, values and limits.
- C. BMS alarms shall be assigned priority levels as follows:
 1. Priority Level 1 - *Critical* (less than 70) – *Yellow colour*
 - a. Sump high level status event
 - b. Fire Alarm status event
 - c. AHU low temperature detection device event
 - d. Main Breaker power fail status event
 - e. Generator fault condition
 - f. Diesel Tank Storage Tank leak detection event.
 - g. *Any alarms that would cause a piece of equipment to stop functioning.*
 2. Priority Level 2 - *Alarm* (70 to 119) – *Red colour*
 - a. *General alarms that may need action, but not immediate action.*
 - b. *Exhaust fan status mis-match*
 - c. *Zone temperature warning (for non-critical spaces).*
 - d. *Non critical controller offline.*

3. *Priority level 3 - Information (120 and above) – Return to normal alarms, or alarms that are for information only.*
 - a. *Controllers returning to normal function.*
 - b. *Zone temperatures off set point (but within comfort ranges)*
 - c. *Transfer buffers full*

- D. Defined BMS alarm events shall be communicated by the BMS to the CBMS. Defined alarms shall be annunciated at the CBMS workstation. Alarms shall be retained in the CBMS alarm summary.

- E. All alarms shall have the ability to include the following identification;
 1. DCC Network Descriptor acronym
 2. Expanded DDC Network Descriptor,
 3. Date
 4. Time
 5. Point Name
 6. Expanded Point Descriptor
 7. Alarm Type (e.g.: Operating, Maintenance, Critical, Emergency, etc.)
 8. Alarm Status
 9. Automatic Control Priority (Overridden Value, Automatic Control, Disabled, failed, etc.)
 10. Actual point monitored input / controlled output value.
 11. Alarm Set point
 12. Alarm Message.

- F. The alarm log shall have the capability to be sorted or filtered on any or all of the following values:
 1. DCC Network Descriptor acronym
 2. Alarm Message.
 3. Time
 4. Date
 5. Point Name
 6. Alarm Type (e.g.: Operating, Maintenance, Critical, Emergency, etc.)
 7. Automatic Control Priority (Overridden Value, Automatic Control, Disabled, failed, etc.)
 8. Alarm Status

6.5. CBMS/BMS Alarm Handling Archiving Requirements

- A. The CBMS shall automatically update the HDAS with the alarm message log on a daily basis.

- B. The HDAS shall maintain a historical alarm log that encompasses all alarms for a period of five years.

- C. The historical alarm log shall be searchable and have the capability to be sorted or filtered on any or all of the following values:
 1. DCC Network Descriptor acronym
 2. Alarm Message.
 3. Time
 4. Date
 5. Point Name

6. Alarm Type (e.g.: Operating, Maintenance, Critical, Emergency, etc.)
 7. Automatic Control Priority (Overridden Value, Automatic Control, Disabled, failed, etc.)
 8. Alarm Status
- D. The database sorting and filtering keys shall be a minimum of three levels deep.

6.6. Testing and Commissioning Requirements

- A. Integrated BMS/CBMS joint systems tests shall be undertaken to demonstrate that the interaction between the individual building BMS and the CBMS meets the UBC requirements. The BMS Subcontractor shall participate in joint verification of the integrated systems and cooperate with the Owner in the demonstration of the integrated systems.
- B. The BMS Specifications shall specify the requirements for the BMS/CBMS integration joint systems verification in the BMS and CBMS Specifications and/or Contract Documents. The BMS/CBMS Integrated System Verification shall include the following minimum requirements:
 - 1. Test all BMS monitored and controlled field devices, BMS data points and all BMS input and output points. CBMS monitored data point values shall be verified against actual field device position/state and compared to BMS values to ensure both BMS and CBMS values are the same.
 - 2. CBMS override control of all BMS output points and control data points shall be verified.
 - 3. BMS network and controller device status and data communications status are accurately monitored at the CBMS. Alarms for failed controllers and failed data communications are annunciated.
 - 4. BMS data values displayed on dynamic system graphics or in tabular data format at the CBMS are functional and accurate.
 - 5. CBMS operator control of BMS control output points and control data points is functional via the dynamic graphic interface.
 - 6. CBMS facilities for operator adjustment of alarm definition parameters and thresholds, set point adjustment, control parameter adjustments, point trend initiation and modification to trends, etc. are fully functional.
 - 7. The CBMS performance requirements for the monitoring and control of BMS data and field devices meet the UBC requirements.
 - 8. BMS device addressing and identification definitions are compatible and identical and the addressing scheme meets with UBC requirements.
 - 9. Point naming used is compatible and conformal with the UBC requirements.
- C. Test results shall be documented using test sheets. The test sheets shall be prepared in an appropriate format for the various categories of component and system to be tested. It is the responsibility of the BMS Subcontractor to provide test verification sheets for each component and system that accurately reflect the sequences of operation and appropriate data for the components and systems.
- D. All test documentation shall be maintained in electronic format.

6.7. UBC BMS Point Naming Conventions Requirements

- A. All point naming conventions shall be reviewed and accepted by the UBC Energy, Planning & Innovation department prior to be implemented.
- B. Each point name shall generally consist of the following components:
 - 1. Building number: see records for building number (four digits: 0970 = MSL). or as required by the system being installed
 - 2. System name: See mechanical drawings (AHU-01 or PHW or PCHW etc). or as required by the system being installed
 - 3. Sub system name, if required (VAV boxes for example) (VAV-floor-number) or as

- 4. required by the system being installed
 - 4. Point name (ZN-T, DA-T, MAD-O etc.
 - 5. Example: 0970.AHU-01.VAV-3-15.ZN-T or 1660_PHW_HEX1V-O
- C. Contact EWS-BMS for more detailed point naming
- D. Coordinate with BMS manager for final point naming.

6.8. UBC BMS Controller and Device Addressing and Naming Convention Requirements

- A. All IP addresses are to be provided by UBC personnel once the necessary IT infrastructure is in place.
- 1. In the event of new building construction this infrastructure will not be in place until the building is near completion.
- B. BACnet device addressing is to be managed by UBC-BMS group and should within the venders assigned address range as follows.
- 1. JCI:
 - a. 500 – 999 Network Engines
 - b. *As per UBC instance number calculator*
 - 2. Siemens:
 - a. 300000 – 399999
 - 3. Delta:
 - a. 500000 – 799999
- C. UBC personnel are to provide BACnet device addresses for devices outside of the assigned vender address ranges.
- D. UBC personnel must be provided any necessary tools to change the BACnet device address on any devices installed.

7 GUIDELINES FOR APPLICATION OF BMS TO TYPICAL HVAC SYSTEMS

7.1. *BMS Sequences of Operation, Field Termination Schedules, and System Schematic Diagrams*

- A. This section of the UBC BMS Design Guidelines identifies BMS monitoring and control requirements for typical building HVAC Systems and includes “sequences of operation” for typical building systems. BMS design specifications for all UBC BMS projects shall include BMS Sequences of Operation detailing the BMS monitoring and automatic control logic programming requirements. BMS Sequences of Operation to be provided in BMS Design Specifications shall be in the same format as the sequences of operation identified within these guidelines.
- B. BMS Design Specifications for UBC BMS projects shall detail BMS monitoring and control requirements in Field Termination Schedules and System Schematic Diagrams. Field Termination Schedules and System Schematic Diagrams shall be provided for all BMS monitored and controlled equipment and systems. The Field Termination Schedules and System Schematics shall be provided for each building system and logical group of monitored and controlled equipment. The Field Termination Schedules and System Schematics shall clearly identify BMS monitoring and control requirements and shall be labelled and cross reference the associated sequences of operation. Examples of Field Termination Schedules and System Schematic Diagrams are included in Appendix A1 of these guidelines. Field Termination Schedules and System Schematic Diagrams provided in UBC project BMS Design Specifications shall be based on the same format as indicated within these documents.
- C. Sequences of Operation for typical UBC building HVAC systems are identified within this section. Refer to Appendix A1 of these guidelines for the associated building system Field Termination Schedule and System Schematic Diagrams.
- D. BMS automatic control of building systems and equipment shall not override life safety or equipment protection overrides. The BMS Design Consultant shall specify automatic control interface requirements.

7.2. *BMS Component and Building Equipment Failure Requirements*

- A. The BMS Design Specifications shall clearly specify building system/equipment control requirements in the event of failure of BMS components and in the event of failure of building equipment. The following are general minimum component/equipment failure requirements.
- B. DCP/UC Controller Failure
 - a. Associated BMS controlled electric motors/equipment off.
 - b. AHU mixing dampers to full recirculation position.
 - c. Steam control valves closed.
 - d. Hot water control valves open.
 - e. Cooling coil control valves closed.
 - f. Fan/pump speeds set to minimum position.
 - g. Fan/pump volume flow rate control devices (e.g. inlet vanes, etc.) set to no-load position.
 - h. Isolation dampers closed.
 - i. Exhaust dampers and outside air dampers closed.
- 1. BMS Analog Input Sensor Failure

- a. Associated BMS control output retained in last commanded state. If an alternative sensor can be utilized for satisfactory control the BMS shall incorporate automatic control logic to implement the revised control.
 - b. Failure of information only type BMS input points shall be annunciated as alarms.
2. Controlled Electric Motor/Equipment Failure
 - a. Anytime the status of BMS controlled equipment is different than the associated BMS controlled output status the equipment shall be considered as “failed” and shall be shut down by the BMS. The associated BMS controlled system shall also be shut down. **Project Design Specifications shall specify the post failure equipment restart requirements.**
 - b. Where building systems/equipment are shut down by the by the fire alarm system in an alarm condition or are shut down as the result of a building power failure, the BMS shall restart the failed equipment/systems in an orderly and pre-defined manner following **the cleaning of the Fire Alarm or return to normal power**. The BMS Design Specifications shall specify the post fire alarm equipment restart and the post power failure equipment restart requirements.
 - c. All BMS component failures shall be annunciated as an alarm at the defined BMS main central computer facility.
 3. If a BMS controlled motor or equipment fails to start as defined in the sequences of operation, the failure shall be annunciated as an alarm and the associated system shut down.

7.3. BMS Automatic Sequenced Control of AHU Mixing Dampers and Valves

- A. See ASHRAE 36.1 specification for standard AHU sequence of operations

7.4. General BMS Monitoring and Control Requirements

- A. All BMS alarm limit values and set points shall be on-line adjustable by a BMS Operator with the appropriate password access level.
- B. All BMS Operator monitoring and control functions shall be provided with the appropriate password access control.
- C. A single BMS software control point shall be provided for each BMS controlled system to enable/disable automatic start-up and control of the entire system. BMS controlled systems shall be capable of being started/stopped either by automatic BMS control or via online Operator command.

7.5. Post Fire Alarm Equipment Restart

- A. Fire Alarm Systems in buildings will override BMS control of designated equipment in an alarm condition. The BMS shall monitor a set of contacts output from the fire alarm system for status indication of a building fire alarm. The BMS Controls Contractor shall coordinate building equipment that is shut down by the Fire Alarm System.
- B. Upon detection of air handling unit shutdown the BMS shall close associated valves and stop associated pumps.

- C. Alarms shall be annunciated by the BMS to indicate the equipment failure/shut down and the building fire alarm condition. The BMS shall not annunciate nuisance alarms for monitored input points on systems shut down by the BMS or fire alarm system (e.g. high supply air temperature, low duct static pressure, etc.).
- D. Equipment shut down by the fire alarm system shall not be automatically restarted. The BMS shall not restart the equipment until the following:
 - 1. Building fire alarm condition has been cleared.
 - 2. BMS Operator acknowledges the fire alarm.
 - 3. BMS Operator with appropriate access level resets the BMS system shut down software point.
 - 4. BMS Operator with appropriate access level commands a single "Post Fire Alarm Equipment Restart" software command point.
- E. Once the above conditions have been satisfied and the BMS receives a Post Fire Alarm Equipment restart command the BMS shall initiate the restart of any equipment shut down by the fire alarm system. The restart sequence shall provide an orderly start-up of the motors for each individual system with time delay between restarts of individual systems. Start of systems shall be according to normal system start up sequences. Only those motors which should be operational in accordance with the Occupancy Schedule or application software programming requirements shall be restarted.

7.6. Post Building Power Failure Equipment Restart

- A. Power failures in buildings will result in building equipment shutting down. The BMS shall monitor building electrical distribution equipment status for indication of a building power failure condition. Some building equipment will be serviced with stand-by power and UPS power supplies. The BMS Controls Contractor shall coordinate building equipment that is serviced with stand-by and UPS power supplies. BMS provided UPS power supplies are not acceptable.
- B. Post Building Power Failure Equipment Restart facilities shall be provided to ensure the controlled and orderly startup of building equipment following a power failure. The Post Building Power Failure Equipment Restart facilities shall be provided based on the requirements identified above for the Post Fire Alarm Equipment Restart.

7.7. Air Handling Unit Optimum Start and Stop Programs

- A. Air handling optimal start shall be as per the individual controls contractors standard optimal start logic.

7.8. After-hours Equipment Operation

- A. Designated air handling systems shall be off during Unoccupied Periods if all space temperatures are above 15 ° C. If any space temperature falls below 15 ° C. the system shall be started and operate with the mixing dampers in the full recirculation position, the heating pump on and the heating coil valve fully open to flow through the coil. The system shall return to the off position as described in B. above when all space temperatures are above 16 ° C.

7.9. Air Handling Unit Supply Air Temperature Reset Schedules

- A. See AHURAE 36.1 specification for count based discharge air temperature reset sequence of operations.

7.10. *Dynamic Mixed Air Calculations and Mixing Damper Minimum outdoor air positioning*

- A. BMS mixed air calculation shall take into account the cascaded discharge air temperature, the outdoor air temperature, the return air temperature, and zone or return air CO2 levels.

7.11. *Typical Sequence of Operation - Variable Volume Air Handling Unit*

- A. Refer to ASHRAE 36.1 for sequence of operations

7.12. *Typical Sequence of Operation - VAV*

- A. Refer to ASHRAE 36.1 for sequence of operations

7.13. *Chilled Water (CW) and Condenser Water (CSR) Systems*

- A. Sequences are dependent on installation.

7.14. *Supply Hot Water System (SHW)*

- A. Sequences are dependent on installation.

7.15. *Domestic Hot Water System*

- A. Sequences are dependent on installation.

7.16. Specialty alarming

- A. UPS Emergency lighting – Alarm dry contact from the emergency lighting UPC shall be connected to the BMS if there is an emergency lighting UPS. UPS is by electrical division. All lighting contactors shall fail to the “on” position for safety.

***** END OF DESIGN GUIDELINES*****