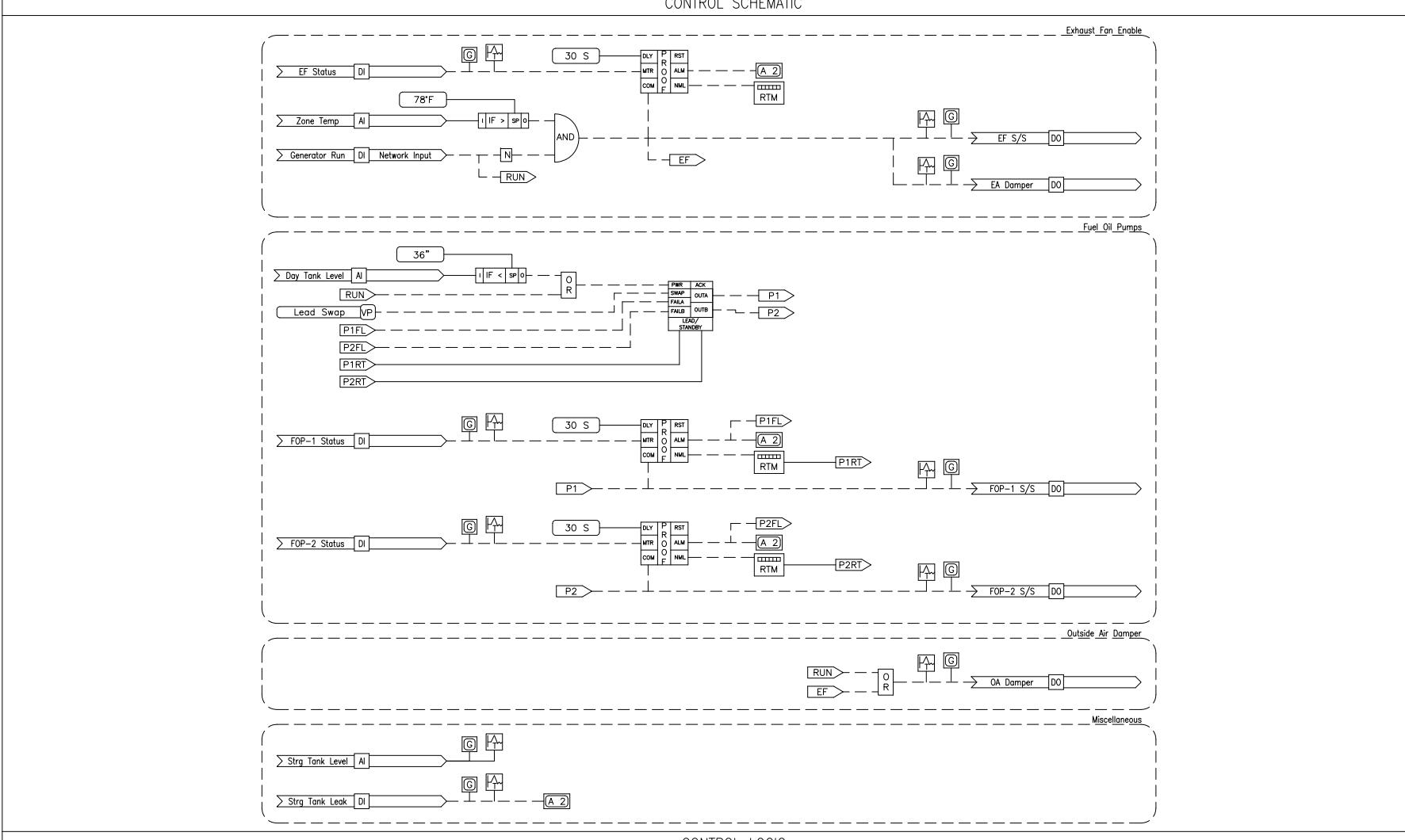
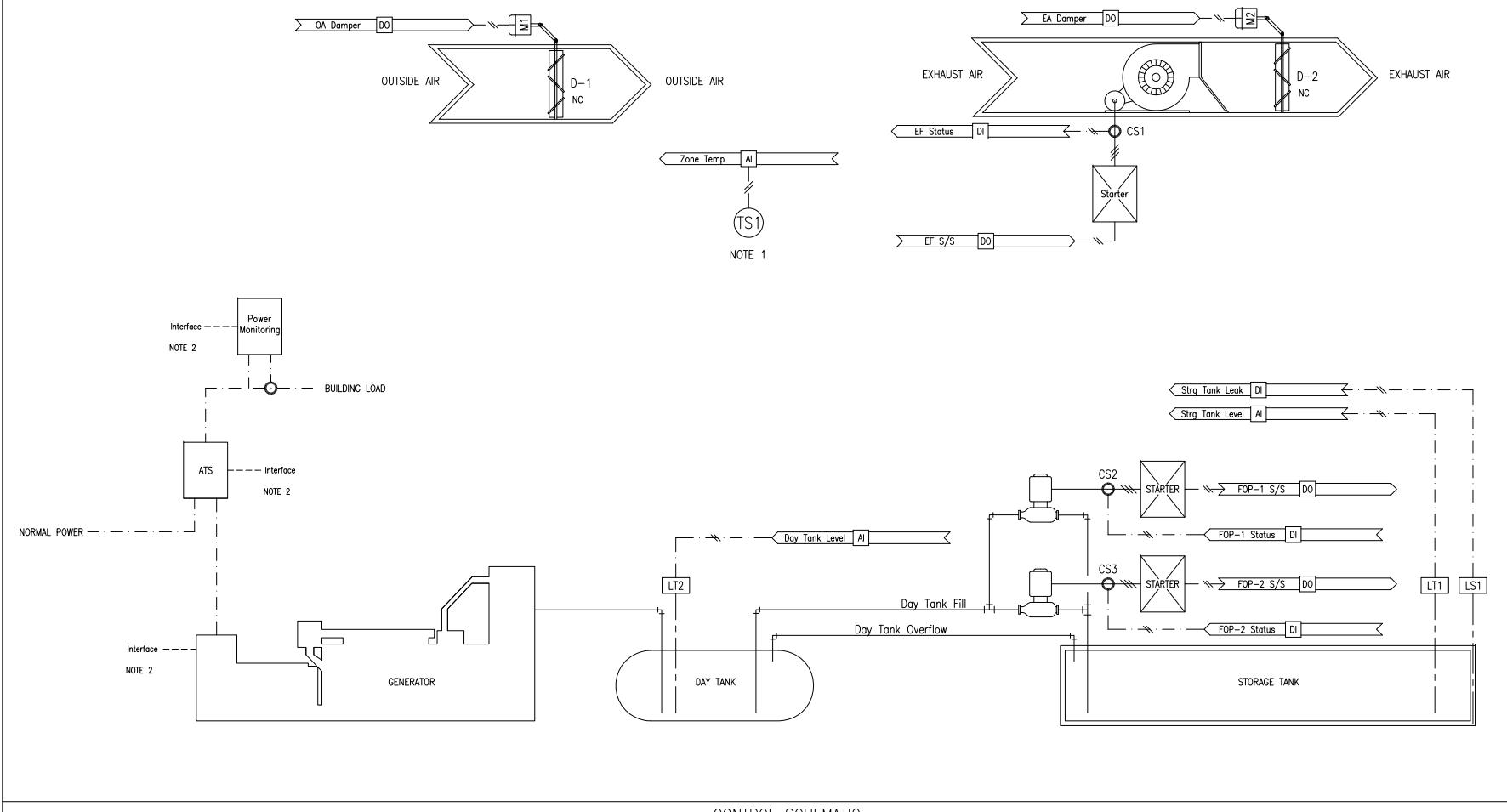


HVAC CONTROLS STANDARDS

UNIVERSITY of VIRGINIA
FACILITIES MANAGEMENT



NOTES		POINTS LIST		
POINT NAME	POINT DESCRIPTOR	POINT TYPE	REMARKS	
DI	AI	DO	AO	
GENxx.ZN-T	Zone Temp	1		
GENxx.OA-D-C	OA Damper Command	1		
GENxx.EA-D-C	EA Damper Command	1		
GENxx.E-FNSTS	EF Status	1		
GENxx.EFN-C	EF S/S	1		
GENxx.DAY-TNK-LVL	Day Tank Level	1		
GENxx.STRG-TNK-LVL	Storage Tank Level	1		
GENxx.STRG-TNK-LEAK	Storage Tank Leak	1		
GENxx.FOP-1-STS	FOP-1 Status	1		
GENxx.FOP-1-C	FOP-1 S/S	1		
GENxx.FOP-2-STS	FOP-2 Status	1		
GENxx.FOP-2-C	FOP-2 S/S	1		
TOTALS	4	3	5	0
BILL OF MATERIAL				
DESIG	QTY	MODEL NO.	DESCRIPTION	
M 1&2	2		Damper Actuator	
TS 1	1		Temp Sensor, Zone	
CS 1,2,3	3		Current Switch	
LT 1&2	2		Level Transmitter	
LS 1	1		Leak Detector	
LOGIC VARIABLES				
BINARY	ANALOG	DESCRIPTION	#	
EF		ON WHEN EXHAUST FAN ENABLED	2	
RUN		ON WHEN GENERATOR COMMANDED TO START	3	
P1		ON WHEN PUMP 1 ENABLED	2	
P2		ON WHEN PUMP 2 ENABLED	2	
P1FL		ON WHEN PUMP 1 FAILS	2	
P2FL		ON WHEN PUMP 2 FAILS	2	
P1RT		VARIABLE VALUE OF PUMP 1 RUNTIME	2	
P2RT		VARIABLE VALUE OF PUMP 2 RUNTIME	2	
NETWORK INTERFACE POINT LIST				
BINARY	ANALOG	DESCRIPTION	#	
POINT	POINT DESCRIPTOR	POINT TYPE	READ	WRITE
PMx.AMPH-APH	A Phase Current	Y		Amps
PMx.AMPH-BPH	B Phase Current	Y		Amps
PMx.AMPH-NPH	C Phase Current	Y		Amps
PMx.VOLTS-AB	A-B Voltage	Y		Volts
PMx.VOLTS-BC	B-C Voltage	Y		Volts
PMx.VOLTS-CA	C-A Voltage	Y		Volts
PMx.VOLTS-AN	A-N Voltage	Y		Volts
PMx.VOLTS-BN	B-N Voltage	Y		Volts
PMx.VOLTS-CN	C-N Voltage	Y		Volts
PMx.REAL-PWR	Real Power	Y		kW
PMx.APP-PWR	Apparent Power	Y		kVA
PMx.PWR-FCTR	Power Factor	Y		N/A
PMx.FREQ	Frequency	Y		Hz
PMx.REAL-EN	Real Energy	Y		kWh
ATx.NORM-VOLTS-AB	Normal A-B Voltage	Y		Volts
ATx.NORM-VOLTS-BC	Normal B-C Voltage	Y		Volts
ATx.NORM-VOLTS-CA	Normal C-A Voltage	Y		Volts
ATx.NORM-FREQ	Normal Frequency	Y		Hz
ATx.EMER-VOLTS-AB	Emergency A-B Voltage	Y		Volts
ATx.EMER-VOLTS-BC	Emergency B-C Voltage	Y		Volts
ATx.EMER-VOLTS-CA	Emergency C-A Voltage	Y		Volts
ATx.EMER-FREQ	Emergency Frequency	Y		Hz
ATx.NORM-STS	Normal Power Status	Y		ON/OFF
ATx.EMER-STS	Emergency Power Status	Y		ON/OFF
ATx.LOAD-TST	Load Test Status	Y		ON/OFF
ATx.ENG-STRAT	Engine Start Status	Y		ON/OFF
ATx.NORM-BYP	Normal Bypass Status	Y		ON/OFF
ATx.EMER-BYP	Emergency Bypass Status	Y		ON/OFF
ATx.MODE	Mode Status	Y		ON/OFF
ATx.CTRLR-AUTO	Controls Not In Auto	Y		ON/OFF
ATx.COMM	Communications	Y		ON/OFF
GENx.ENG-SPD	Engine Speed	Y		rpm
GENx.CLNT-T	Coolant Temperature	Y		degF
GENx.OIL-P	Oil Pressure	Y		psi
GENx.ENG-RUNT	Engine Runtime	Y		hours
GENx.SYS-BATT-VOLT	System Battery Voltage	Y		Volts
GENx.ENG-FREQ	Engine Frequency	Y		Hz
GENx.ENG-COOL-DWN	Engine Cool Down Time	Y		seconds
GENx.GEN-VOLTS-LL	Generator L-L Voltage	Y		Volts
GENx.GEN-AMPS-LINE	Generator Line Current	Y		Amps
GENx.ENG-CNTL-SW	Engine Control Switch	Y		ON/OFF
GENx.A-SO-RLY	Air Shutoff Relay	Y		ON/OFF
GENx.FUEL-CNTRL-RLY	Fuel Control Relay	Y		ON/OFF
GENx.CRNC-TERM-RLY	Crank Terminate Relay	Y		ON/OFF
GENx.START-MTR-RLY	Starter Motor Relay	Y		ON/OFF
GENx.GEN-SET-FLT-RLY	Generator Set Fault Relay	Y		ON/OFF
GENx.RUN-RLY	Run Relay	Y		ON/OFF
GENx.ELECT-GOV-RLY	Electronic Governer Relay	Y		ON/OFF
GENx.HI-CLNT-T	High Coolant Temperature	Y		ON/OFF
GENx.LO-CLNT-T	Low Coolant Temperature	Y		ON/OFF
GENx.LO-OIL-P	Low Oil Pressure	Y		ON/OFF
GENx.HI-OIL-T	High Oil Temperature	Y		ON/OFF
GENx.ENG-CNTL-STS	Engine Control Status	Y		ON/OFF
GENx.DIAG-CODE	Diagnostic Code Shutdown	Y		ON/OFF
GENx.CLNT	Coolant Loss Shutdown	Y		ON/OFF
GENx.ENG-STOP	Engine Stop Shutdown	Y		ON/OFF
GENx.HI-CLNT-T-SD	Hi Coolant Temp Shutdown	Y		ON/OFF
GENx.LO-OIL-P-SD	Low Oil Pressure Shutdown	Y		ON/OFF
GENx.OVER-CRANK	Overspeed Shutdown	Y		ON/OFF
GENx.OVER-SPEED	Overspeed Shutdown	Y		ON/OFF
GENx.COMM	Communications	Y		ON/OFF
ELECTRIC LADDER DIAGRAMS				
Eng	DMC			
Drawn	DMC			
Chkd	HJN			
Appd	---			
Issued	8/4/11			
Job No.	10080			
Scale	N/A			
Proj Code				
SEQUENCE OF OPERATION				
Space Temperature Control: BAS shall monitor the space temperature and control the exhaust fan as follows:				
1. The exhaust fan shall be energized whenever the space temperature rises above the space temperature setpoint of 78°F (adj.).				
2. The exhaust fan shall not be allowed to operate whenever the generator is operating.				
3. BAS shall prove fan operation and use the status indication to accumulate runtime.				
Outside Air Damper: BAS shall control the outside air damper as follows:				
1. BAS shall open the outside air damper whenever the exhaust fan is operating.				
2. BAS shall open the outside air damper whenever the generator is operating.				
Fuel Oil Pump: BAS shall control the pumps as follows:				
1. BAS shall energize the lead pump whenever the level of the day tank falls below setpoint or the generator is operating.				
2. BAS shall prove pump operation and use the status indication to accumulate runtime. Upon a failure of the lead pump the BAS shall energize the standby pump.				
3. The lead pump priority shall be rotated based on accumulated runtime or manually assigned by the operator.				
STANDARD				
GENERATOR				
29 OF 30	SHEET NUMBER			
C-5.1	DWG NUMBER			