SEQUENCE OF OPERATION GUIDELINE

FAN COIL UNITS - HEATING AND COOLING

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NOTES:

1. THIS SEQUENCE IS INTENDED TO PROVIDE THE DESIGN PROFESSIONAL WITH A BASIC GUIDELINE OF MINIMUM REQUIREMENTS FOR TYPICAL HEATING/COOLING FAN COIL UNITS. THIS SEQUENCE SHALL BE CAREFULLY REVIEWED AND EDITED WITH RESPECT TO APPLICATION-SPECIFIC PROJECT REQUIREMENTS AND PROPOSED MODIFICATIONS SHALL BE REVIEWED WITH FSU STAFF.

2. THE INTENT IS FOR THIS SEQUENCE TO BE INCLUDED IN THE CONTRACT DRAWINGS.

3. REFERENCE STANDARD CONTROL DIAGRAMS IC-9.

FAN COIL UNITS WITH COOLING AND HEATING COILS:

PROVIDE THE FOLLOWING FOR ALL AIR TERMINAL UNIT BOXES.

1. ROOM THERMOSTAT WITH INTEGRAL TEMPERATURE SENSOR, INTEGRAL DISPLAY, SLIDING SCALE SETPOINT ADJUSTMENT, AND REMOTE COMMUNICATION PORT.
2. HEATING AND COOLING CONTROL
3. FAN CONTROL

OCCUPIED MODE (AS SCHEDULED BY BAS)

1. START THE FCU FAN AND PROVE FAN ON PRIOR TO TEMPERATURE CONTROL
2. THE CONTROLLER SHALL CONTINUE TO MONITOR ROOM TEMPERATURE AND MAINTAIN A HEATING AND COOLING SETPOINT.
3. MODULATE THE COOLING COIL TO MAINTAIN THE CLG SETPOINT
4. MODULATE THE HEATING COIL TO MAINTAIN THE HTG SETPOINT.
5. SHUT DOWN THE FAN AND GENERATE AN ALARM WHEN EITHER FLOAT SWITCH INDICATES AN OVER FLOW CONDITION WITHIN THE CONDENSATE PAN.
6. WHEN THE ZONE TEMPERATURE IS BETWEEN THE COOLING SETPOINT AND THE HEATING SETPOINT, BOTH HTG AND COOLING VALVES SHALL BE CLOSED.

OCCUPIED CLG SETPOINT 74 F (ADJUSTABLE)
OCCUPIED HTG SETPOINT 70 F (ADJUSTABLE)
UNOCCUPIED CLG SETPOINT 78 F (ADJUSTABLE)
UNOCCUPIED HTG SETPOINT 68 F (ADJUSTABLE)

FCU # TYPE: IC-9		UNITS	POINT TYPE		ALARM CONDITION			INTEGRATED POINT	NOTES
SHORT NAME	POINT DESCRIPTION		ANALOG	DIGITAL	EQUIP ALARM	HIGH LIMIT	LOW LIMIT		
bbb_FCUxxSS	FAN COIL UNIT START/STOP	ON/OFF		X	X				
bbb_FCUxxS	FAN COIL UNIT STATUS	ON/OFF		X	X				
bbb_FCUxxCV	COOLING VALVE OUTPUT	%OPEN	X						
bbb_FCUxxRHV	REHEAT VALVE OUTPUT	%OPEN	X						
bbb_FCUxxSA	SUPPLY AIR TEMPERATURE	DEG F	X			X	X		
bbb_FCUxxFS	FAN COIL UNIT DRAIN PAN FLOAT SWITCH	ALM/NML		X	X				
bbb_FCUxx_T	SPACE TEMPERATURE	DEG F	X			X	X		
bbb_FCUxx_SP	SPACE TEMPERATURE SETPOINT	DEG F	X						