

Unit Conditioner (Fan Coil) BACnet ASC Controller

Application Notes

Application 2529 — Variable Air Volume Pressure Dependent with Hot Water Heat

Table of Contents

Overview	3
BACnet	4
Hardware Inputs	5
Analog	5
Digital	5
Hardware Outputs	5
Analog	5
Digital	5
Ordering Notes.....	5
Point Database	5
Sequence of Operation	6
Control Temperature Setpoints.....	6
Room Temperature Offset	6
Day and Night Modes	6
Night Mode Override Switch.....	7
Heating/Cooling Switchover	7
Control Loops	7
Cooling Operation	8
Heating Operation	8
Hot Water Reheat	8
Sequencing Logic (optional).....	8

Calibration 11

Fail-safe Operation 11

Application Notes 11

Wiring Diagram 11

Overview

In Application 2529, the controller modulates the supply air damper of the terminal box for cooling and modulates a reheat valve(s) for heating. When in heating, minimum airflow (limited by a mechanical stop on the terminal box) is provided to the room. In order for the terminal box to work properly, the central air-handling unit must provide cool supply air (Figure 1).

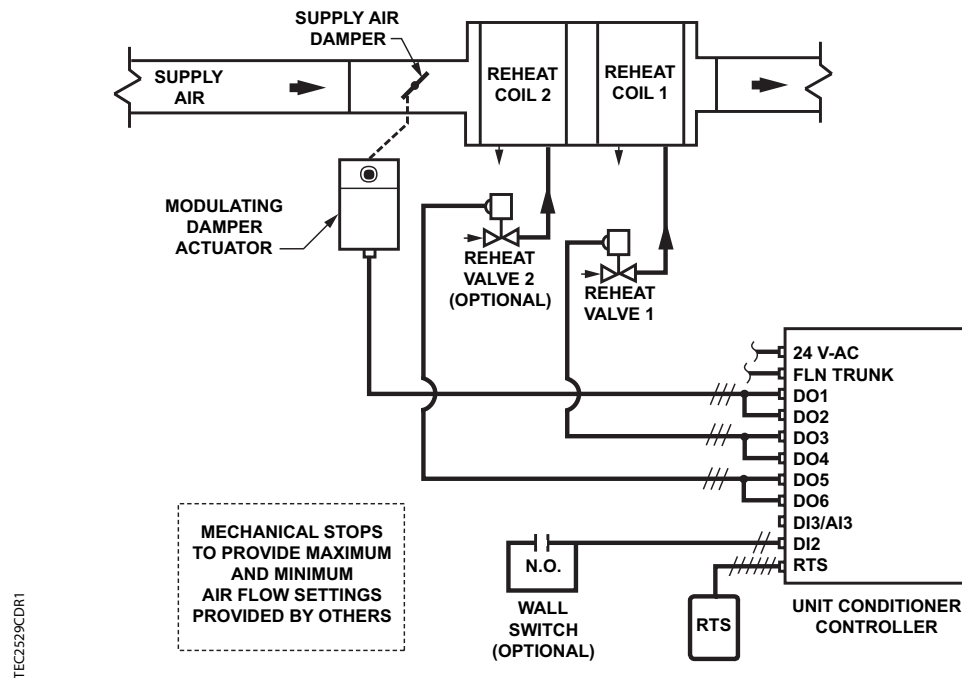


Figure 1. Application 2529 Control Diagram.

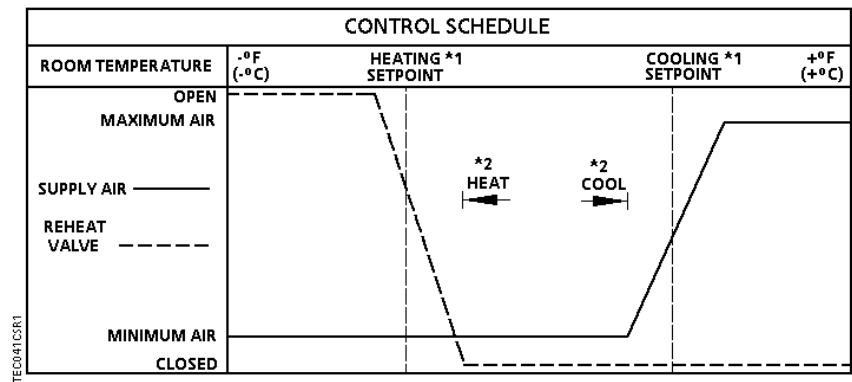


Figure 2. Application 2529 Control Schedule.



See Sequence of Operation, Control Temperature Setpoints.

See Sequence of Operation, Heating/Cooling Switchover.

The reheat valves are shown operating sequenced (optional). The reheat valves can operate sequenced, parallel, or overlapping with each other (optional). See Sequencing Logic (optional).

BACnet

The Unit Conditioner (Fan Coil) BACnet ASC Controller communicates using BACnet MS/TP protocol for open communications on BACnet MS/TP networks.

Table 1. Supported BIBBS.

Product	Supported BIBBs	BIBB Name
BTEC	DS-RP-B	Data Sharing-Read Property-B
	DS-RPM-B	Data Sharing-Read Property Multiple-B
	DS-WP-B	Data Sharing-Write Property-B
	DM-DDB-B	Device Management-Dynamic Device Binding-B
	DM-DOB-B	Device Management-Dynamic Object Binding-B
	DM-DDC-B	Device Management-Device Communication Control-B

Hardware Inputs

Analog

- Room temperature sensor
- Room temperature setpoint dial (optional)

Digital

- Night mode override (optional)
- Wall switch (optional)

Hardware Outputs

Analog

- None

Digital

- Damper actuator
- 1st valve actuator (required)
- 2nd valve actuator (optional)

Ordering Notes

Unit Conditioner (Fan Coil) BACnet ASC Controller

550-433

Related Equipment:

Damper Actuator
Terminal Equipment Controller Room Temperature Sensor
1st valve actuator (required)
2nd valve actuator (optional)

Point Database

Table 2 presents the point database information for Application 2529.

Sequence of Operation

The following paragraphs present the sequence of operation for Application 2529, “Variable Air Volume Pressure Dependent with Hot Water Heat”.

Control Temperature Setpoints

Depending on the controller’s current operational mode (day or night), CTL STPT holds the value of one of the following setpoints:

Day Mode – CTL STPT holds the value of DAY CLG STPT or DAY HTG STPT. If the room temperature sensor has a setpoint dial and STPT DIAL = YES, CTL STPT holds the value of RM STPT DIAL.

If the setpoint dial is used and RM STPT DIAL < RM STPT MIN, CTL STPT holds the value of RM STPT MIN. If RM STPT DIAL > RM STPT MAX, CTL STPT holds the value of RM STPT MAX.

Night Mode – CTL STPT holds the value of NGT CLG STPT or NGT HTG STPT.

Room Temperature Offset



The Room Temperature Offset feature is optional.

RMTMP OFFSET is a user-adjustable offset that will compensate for deviations between the value of ROOM TEMP and the actual room temperature. This corrected value is displayed in CTL TEMP.

CTL TEMP = ROOM TEMP + RMTMP OFFSET

Example:

If the actual room temperature is 72.0°F, and the value of ROOM TEMP is 73.0°F, then the value entered into RMTMP OFFSET is –1.0. In this case, the value of ROOM TEMP would read 73.0°F, but the value of CTL TEMP would read 72.0°F.

Day and Night Modes

The day/night status of the space is determined by the status of DAY.NGT. The control of this point differs depending on whether the controller is monitoring the status of a wall switch or if the controller is connected to a field panel.

When a wall switch is physically connected to the termination strip on the controller at DI 2 (see Figure 1 and Figure 4), and WALL SWITCH = YES, the controller monitors the status of DI 2. When DI 2 is ON (the switch is closed), DAY.NGT will be set to DAY indicating that the controller is in day mode. When DI 2 is OFF (the switch is open), DAY.NGT will be set to NIGHT indicating that the controller is in night mode.

When WALL SWITCH = NO, the controller does not monitor the status of the wall switch, even if one is connected to it. In this case, the controller is operating stand-alone, it stays in day mode all the time. If the controller is operating with centralized control, connected to a field panel, the field panel can send an operator or PPCL command to override the status of DAY.NGT.

Night Mode Override Switch

If an override switch is present on the room temperature sensor and a value (in hours) other than zero has been entered into OVRD TIME, pressing the override switch will reset the controller to day mode for the amount of time set in OVRD TIME. The status of NGT OVRD changes to DAY. After the override time elapses, the controller returns to night mode and the status of NGT OVRD changes back to NIGHT.

The override switch on the room sensor will only affect the controller when in night mode.

Heating/Cooling Switchover

The heating/cooling switchover determines whether the controller is in heating or cooling mode by monitoring the room temperature and the demand for heating and cooling (as determined by the temperature control loops).

If the following conditions are met for the length of time set in SWITCH TIME, the controller switches from heating to cooling mode by setting HEAT.COOL to COOL:

- HTG LOOPOUT < SWITCH LIMIT.
- CTL TEMP > CTL STPT by at least the value set in SWITCH DBAND.
- CTL TEMP > the appropriate cooling setpoint minus SWITCH DBAND.

If the following conditions are met for the length of time set in SWITCH TIME, the controller switches from cooling to heating mode by setting HEAT.COOL to HEAT:

- CLG LOOPOUT < SWITCH LIMIT.
- CTL TEMP < CTL STPT by at least the value set in SWITCH DBAND.
- CTL TEMP < the appropriate heating setpoint plus SWITCH DBAND.

Control Loops

The Unit Conditioner (Fan Coil) BACnet ASC Controller is controlled by two Proportional, Integral, and Derivative (PID) temperature loops.

The two temperature loops are a cooling loop and a heating loop. The active temperature loop maintains room temperature at the value in CTL STPT. See *Sequence of Operation, Control Temperature Setpoints*.

Cooling Operation

In cooling mode, the controller uses CTL STPT and CTL TEMP as inputs for the cooling loop. The central air-handling unit must provide cool supply air. The output of the cooling loop is CLG LOOPOUT, which modulates the supply air damper; DMPR COMD. HTG LOOPOUT is set to 0%.

Heating Operation

In heating mode, the controller uses CTL STPT and CTL TEMP as inputs for the heating loop. The central air-handling unit must provide warm supply air. The output of the heating loop is HTG LOOPOUT, which modulates the supply air damper; DMPR COMD. CLG LOOPOUT is set to 0%.

Hot Water Reheat

The heating loop modulates the heating valve(s) in order to warm-up the space as follows:

- If there is only one heating valve, VALVE CNT = 1. The position of the heating valve, point VLV 1 COMD, is calculated using the following formula:

$$(\text{HTG LOOPOUT} - \text{VLV 1 START}) / (\text{VLV 1 END} - \text{VLV 1 START}) \times 100\%$$
limited between 0 and 100%.

As the demand for heating rises, the valve will begin opening when HTG LOOPOUT rises above VLV 1 START, and will be fully open when HTG LOOPOUT reaches VLV 1 END. VLV 2 COMD will not be used.

- If there are two heating valves, VALVE CNT = 2. The position of the first heating valve, VLV 1 COMD, is calculated as above. Similarly, the position of the second heating valve, VLV 2 COMD, is calculated using the following formula:

$$(\text{HTG LOOPOUT} - \text{VLV 2 START}) / (\text{VLV 2 END} - \text{VLV 2 START}) \times 100\%$$
limited between 0 and 100%.

As the demand for heating rises, the second valve will begin opening when HTG LOOPOUT rises above VLV 2 START, and will be fully open when HTG LOOPOUT reaches VLV 2 END. See *Sequencing Logic (optional)* for information on how the two heating valves can be sequenced.



If a valve's start and end point values are set to the same value, the valve will not be used.

Sequencing Logic (optional)

In heating mode, this application includes logic that allows two heating valves to operate in sequence, parallel, or overlapping. This algorithm is very similar to the spring range sequencing of valves and dampers. Portions of the output of the heating loop, point HTG LOOPOUT, will drive the two heating valves from 0 to 100%. See the following three examples. The ladder diagrams in Figure 3 show sequenced,

parallel, and overlapping valve operations. The vertical bars show the output of heating loopout from 0 to 100%. The horizontal bars (valve 1 start, valve 1 end, etc.) show the action that occurs when the loop output rises above the horizontal bar. The relative positions shown on the graphs are for illustration purposes only and may differ from the examples.

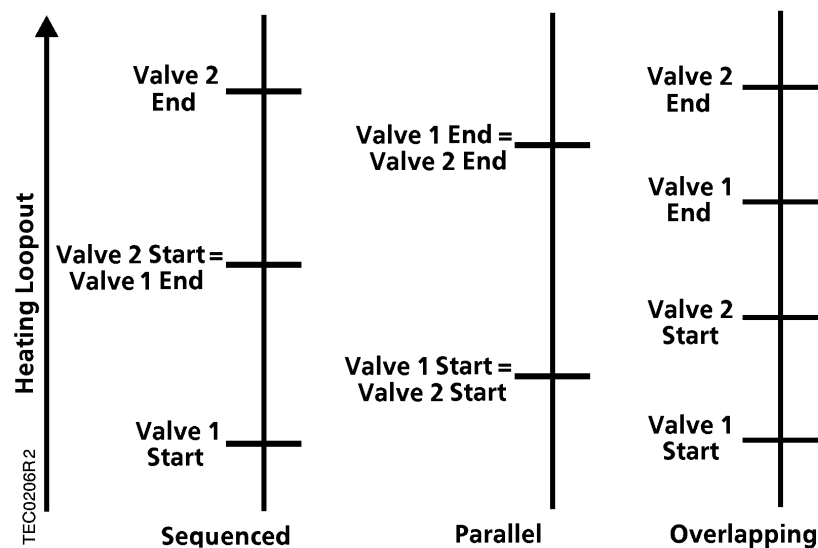


Figure 3. Sequenced, Parallel, and Overlapping Loop Operations with Hot Water Reheat.

Example 1

Assume that your system has two hot water valves that are to operate in *sequence*. If:

- VLV 1 START = 0%
- VLV 1 END = 50%
- VLV 2 START = 50%
- VLV 2 END = 100%

then,

- When HTG LOOPOUT = 0%, VLV 1 COMD will equal 0% open and VLV 2 COMD will equal 0% open.
- When HTG LOOPOUT = 25%, VLV 1 COMD will equal 50% open and VLV 2 COMD will equal 0% open.
- When HTG LOOPOUT = 50%, VLV 1 COMD will equal 100% open and VLV 2 COMD will equal 0% open.

- When HTG LOOPOUT = 75%, VLV 1 COMD will equal 100% open and VLV 2 COMD will equal 50% open.
- When HTG LOOPOUT = 100%, VLV 1 COMD will equal 100% open and VLV 2 COMD will equal 100% open.

Example 2

Assume that your system has two hot water valves that are to operate in *parallel*. If:

- VLV 1 START = 0%
- VLV 1 END = 100%
- VLV 2 START = 0%
- VLV 2 END = 100%

then,

- When HTG LOOPOUT = 0%, VLV 1 COMD and VLV 2 COMD will equal 0% open.
- When HTG LOOPOUT = 50%, VLV 1 COMD and VLV 2 COMD will equal 50% open.
- When HTG LOOPOUT = 100%, VLV 1 COMD and VLV 2 COMD will equal 100% open.

Example 3

Assume that your system has two hot water valves that are to operate *overlapping*. If:

- VLV 1 START = 0%
- VLV 1 END = 75%
- VLV 2 START = 25%
- VLV 2 END = 100%

then,

- When HTG LOOPOUT = 0%, VLV 1 COMD and VLV 2 COMD will equal 0% open.
- When HTG LOOPOUT = 37.5%, VLV 1 COMD will equal 50% open and VLV 2 COMD will equal 15.5% open.
- When HTG LOOPOUT = 62.5%, VLV 1 COMD will equal 83% open and VLV 2 COMD will equal 50% open.
- When HTG LOOPOUT = 100%, VLV 1 COMD and VLV 2 COMD will equal 100% open.

Calibration

The controller regularly calibrates the damper based on the value of CAL TIMER. A value of 12 indicates that the controller will calibrate the damper once every 12 hours.

The calibration consists of driving the damper and the valve(s) closed, and then resetting the values of DMPR POS and VLV 1 POS to 0. If a second valve is used, VLV 2 POS is also set to zero. The actuators are then released to normal control.



If mechanical stops are installed to provide minimum airflow, the damper cannot be correctly calibrated.

Fail-safe Operation

If the room temperature sensor fails or the supply air temperature sensor fails, the controller operates using the last known temperature value.

Application Notes

1. Unit Conditioner (Fan Coil) BACnet ASC Controller , as shipped from the factory, keeps all associated equipment OFF. See the *BACnet Unit Conditioner/Fan Coil Start-up Procedures* for information on how to release the controller and its equipment to application control.
2. Spare DOs can be used as auxiliary points that are controlled by the field panel after being defined in the field panel's database. If a second heating valve is not being controlled by the application, DO 5 and DO 6 may be used as auxiliary motor points. If using the pair of spare DOs to control a motor, you must make sure that the motor setup, motor timing, and motor rotation angle are enabled correctly before you unbundle VLV 2 COMD . See the *BACnet Unit Conditioner/Fan Coil Start-up Procedures* for more information.

Wiring Diagram

The point wiring for Application 2529 is shown in Figure 4.



CAUTION:

The controller's DOs control 24 Vac loads only. The maximum rating is 12 VA for each DO. Use an interposing 220V 4-relay module for any of the following:

- VA requirements higher than the maximum
- 110 or 220 Vac requirements
- DC power requirements
- Separate transformers used to power the load.

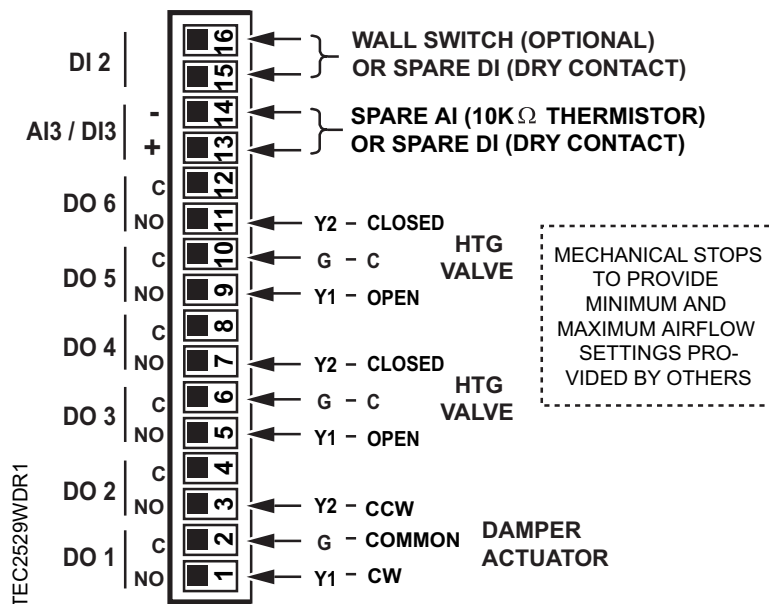


Figure 4. Application 2529 Wiring Diagram.

Table 2. Point Database for Application 2529.

Object Type ^a	Object Instance (Point Number) ^b	Object Name and Description	Factory Default (SI Units) ^c	Eng Units (SI Units) ^c	Range	Active Text	Inactive Text
AO	1	CTLR ADDRESS	99	—	0- 255	—	—
AO	2	APPLICATION	2585	—	2528, 2529 and 2542 through 2546	—	—
AO	3	RMTMP OFFSET	0.0 (0.0)	DEG F (DEG C)	-31.75- 32	—	—
AI	{04} ^d	ROOM TEMP	74.0 (23.44888)	DEG F (DEG C)	48- 111.75	—	—
BO	{05}	HEAT.COOL	COOL	—	Binary	HEAT	COOL
AO	6	DAY CLG STPT	74.0 (23.44888)	DEG F (DEG C)	48- 111.75	—	—
AO	7	DAY HTG STPT	70.0 (21.20888)	DEG F (DEG C)	48- 111.75	—	—
AO	8	NGT CLG STPT	82.0 (27.92888)	DEG F (DEG C)	48- 111.75	—	—

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Table 2. Point Database for Application 2529. (continued)

Object Type ^a	Object Instance (Point Number) ^b	Object Name and Description	Factory Default (SI Units) ^c	Eng Units (SI Units) ^c	Range	Active Text	Inactive Text
AO	9	NGT HTG STPT	65.0 (18.40888)	DEG F (DEG C)	48- 111.75	–	–
AO	11	RM STPT MIN	55.0 (12.80888)	DEG F (DEG C)	48- 111.75	–	–
AO	12	RM STPT MAX	90.0 (32.40888)	DEG F (DEG C)	48- 111.75	–	–
AI	{13}	RM STPT DIAL	74.0 (23.44888)	DEG F (DEG C)	48- 111.75	–	–
BO	14	STPT DIAL	NO	–	Binary	YES	NO
AI	{15}	AUX TEMP AI3	74.0 (23.495556)	DEG F (DEG C)	37.5- 165	–	–
AO	16	VLV 1 START	0	PCT	0- 102	–	–
AO	17	VLV 1 END	100	PCT	0- 102	–	–
BO	18	WALL SWITCH	NO	–	Binary	YES	NO
BI	{19}	DI OVRD SW	OFF	–	Binary	ON	OFF
AO	20	OVRD TIME	0	HRS	0- 255	–	–
BO	{21}	NGT OVRD	NIGHT	–	Binary	NIGHT	DAY
AO	22	VLV 2 START	0	PCT	0- 102	–	–
AO	23	VLV 2 END	0	PCT	0- 102	–	–
BI	{24}	DI 2	OFF	–	Binary	ON	OFF
BI	{25}	DI 3	OFF	–	Binary	ON	OFF
BO	{29}	DAY.NGT	DAY	–	Binary	NIGHT	DAY
AO	{37}	VLV 2 COMD	0	PCT	0- 102	–	–
AO	{38}	VLV 2 POS	0	PCT	0- 102	–	–
AO	39	MTR 3 TIMING	130	SEC	0- 511	–	–
BO	{41}	DO 1	OFF	–	Binary	ON	OFF
BO	{42}	DO 2	OFF	–	Binary	ON	OFF
BO	{43}	DO 3	OFF	–	Binary	ON	OFF
BO	{44}	DO 4	OFF	–	Binary	ON	OFF
BO	{45}	DO 5	OFF	–	Binary	ON	OFF
BO	{46}	DO 6	OFF	–	Binary	ON	OFF

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Table 2. Point Database for Application 2529. (continued)

Object Type ^a	Object Instance (Point Number) ^b	Object Name and Description	Factory Default (SI Units) ^c	Eng Units (SI Units) ^c	Range	Active Text	Inactive Text
AO	{48}	DMPR COMD	0	PCT	0- 102	–	–
AO	{49}	DMPR POS	0	PCT	0- 102	–	–
AO	51	MTR 1 TIMING	130	SEC	0- 511	–	–
AO	{52}	VLV 1 COMD	0	PCT	0- 102	–	–
AO	{53}	VLV 1 POS	0	PCT	0- 102	–	–
AO	55	MTR 2 TIMING	130	SEC	0- 511	–	–
AO	56	MTR1 ROT ANG	90	–	0- 255	–	–
AO	57	MTR2 ROT ANG	90	–	0- 255	–	–
AO	58	MTR SETUP	0	–	0- 255	–	–
AO	59	DO DIR. REV	0	–	0- 255	–	–
AO	63	CLG P GAIN	20.0 (36.0)	–	0- 63.75	–	–
AO	64	CLG I GAIN	0.01 (0.018)	–	0- 1.023	–	–
AO	65	CLG D GAIN	0 (0.0)	–	0- 510	–	–
AO	66	CLG BIAS	0	PCT	0- 102	–	–
AO	67	HTG P GAIN	10.0 (18.0)	–	0- 63.75	–	–
AO	68	HTG I GAIN	0.01 (0.018)	–	0- 1.023	–	–
AO	69	HTG D GAIN	0 (0.0)	–	0- 510	–	–
AO	70	HTG BIAS	0	PCT	0- 102	–	–
AO	{78}	CTL TEMP	74.0 (23.44888)	DEG F (DEG C)	48- 111.75	–	–
AO	{79}	CLG LOOPOUT	0	PCT	0- 102	–	–
AO	{80}	HTG LOOPOUT	0	PCT	0- 102	–	–
AO	85	SWITCH LIMIT	5.2	PCT	0- 102	–	–
AO	86	SWITCH TIME	10	MIN	0- 255	–	–
AO	88	VALVE CNT	1	–	0- 255	–	–
AO	90	SWITCH DBAND	1.0 (0.56)	DEG F (DEG C)	0- 63.75	–	–
AO	{92}	CTL STPT	74.0 (23.44888)	DEG F (DEG C)	48- 111.75	–	–

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Table 2. Point Database for Application 2529. (continued)

Object Type ^a	Object Instance (Point Number) ^b	Object Name and Description	Factory Default (SI Units) ^c	Eng Units (SI Units) ^c	Range	Active Text	Inactive Text
AO	96	CAL TIMER	12	HRS	0- 255	—	—
AO	98	LOOP TIME	5	SEC	0- 255	—	—
AO	{99}	ERROR STATUS	0	—	0- 255	—	—
^a Object Types are; Analog Input (AI), Analog Output (AO), Binary Input (BI) and Binary Output (BO). ^b Points not listed are not used in this application. ^c A single value in a column means that the value is the same in English units and in SI units. ^d Point numbers that appear in brackets {} may be unbundled at the field panel.							