

## SECTION 23 52 16 - CONDENSING HIGH EFFICIENCY STAINLESS STEEL FIRETUBE BOILERS

**BOILER'S PART 1 - GENERAL**

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes gas-fired, condensing stainless steel firetube boilers for heating hot water.
- B. Related Sections include the following:
  - 1. Division 23 Section "Breechings, Chimneys, and Stacks" for connections to breechings, chimneys, and stacks.
  - 2. Division 23 Section "Feedwater Equipment" for connections to condensate and feed water system.
  - 3. Division 23 Sections for control wiring for automatic temperature control.

## 1.3 SUBMITTALS

- A. Product Data: Include rated capacities; shipping, installed, and operating weights; furnished specialties; and accessories for each model indicated.
- B. Shop Drawings: Detail equipment assemblies and indicate dimensions, required clearances, and method of field assembly, components, and location and size of each field connection.
  - 1. Wiring Diagrams: Detail wiring for power, signal, and control systems and differentiate between manufacturer installed and field installed wiring.
- C. Source Quality Control Tests and Inspection Reports: Indicate and interpret test results for compliance with performance requirements before shipping.
- D. Field Test Reports: Indicate and interpret test results for compliance with performance requirements.
- E. Maintenance Data: Include in the maintenance manuals specified in Division 1. Include parts list, maintenance guide, and wiring diagrams for each boiler.

## 1.4 QUALITY ASSURANCE

- A. Listing and Labeling: Provide electrically operated components specified in this Section that are listed and labeled.
  - 1. The Terms "Listed" and "Labeled": As defined in NFPA 70, Article 100.
  - 2. Listing and Labeling Agency Qualifications: A "Nationally Recognized Testing Laboratory" as defined in OSHA Regulation 1910.7.
- B. ASME Compliance: Boilers shall bear ASME "H" stamp and be National Board listed.
- C. ANSI Compliance: Boilers shall be ANSI Z21.13 compliant to test standards for US and Canada.
- D. CSA Compliance: Boilers shall be CSA certified in US and Canada.
- E. Comply with NFPA 70 for electrical components and installation.
- F. SCAQMD Rule 1146.2 for low NOx equipment

## 1.5 COORDINATION

- A. Coordinate size and location of concrete bases. Concrete, reinforcement, and formwork requirements are specified in Division 3 Section "Cast-in-Place Concrete."

## 1.6 WARRANTY

- A. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents. Installing contractor shall provide one year of warranty parts and labor.
- B. Special Warranty: Submit a written warranty, executed by the contractor for the heat exchanger.
  - 1. Warranty Period: The heat exchanger assembly shall carry a ten (10) year warranty with an additional twenty-one (21) year thermal shock warranty on heat exchanger.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Available Manufacturers: Manufacturer shall be a company specializing in manufacturing the products specified in this section with minimum five (5) years' experience. Subject to compliance with requirements, manufacturers offering boilers that may be incorporated into the Work include, but are not limited to, the following:
- B. Design: Boilers shall be CSA - AHRI - Energy Star Certified as a condensing boiler. Boilers shall be designed for a minimum of (10:1 - 0400, 0500, 0600, 0725, 0850; 8:1 - 0350) Natural Gas, (8:1 - 0400, 0500, 0600, 0725, 0850; 7:1 - 0350) propane, continuous turn down with constant CO<sub>2</sub> over the turndown range. The boiler shall operate with natural gas and have a CSA International certified input rating as noted on the drawings, and a thermal efficiency rating up to 99% at minimum input. The boiler shall be symmetrically air-fuel coupled such that changes in combustion air flow or flue flows affect the BTUH input without affecting combustion quality. The boiler will automatically adjust input for altitude and temperature induced changes in air density. The boiler will use a proven direct spark ignition (DSI) system. The boiler shall use a UL approved flame safeguard ignition control system using flame rod detection. The design shall provide for silent burner ignition and operation. A corrosion resistant condensate drain designed to prevent pooling and accessible condensate trap shall be provided. In some jurisdictions, a means of neutralizing the condensate pH levels may be required. Boiler shall be able to vent a horizontal distance of 100 equivalent feet, 30.5m with a vent diameter equivalent to the combustion chamber outlet diameter.
- C. Service Access: The boilers shall be provided with access covers for easily accessing all serviceable components. The boilers shall not be manufactured with large enclosures, which are difficult to remove and reinstall. All accesses must seal completely as not to disrupt the sealed combustion process. All components must be accessible and able to adjust with the removal of a single cover or cabinet component.
- D. Indicating lights: Each boiler shall include a diagnostic control panel with a full text display indicating the condition of all interlocks and the BTUH input percentage. Access to the controls shall be through a completely removable cover leaving diagnostic panel intact and not disrupted.
- E. Manufacturers: RBI (a Mestek Company) is the basis of design. Listed acceptable manufacturers shall be subject to compliance with requirements. Provide boilers by one of the following:
  - 1. Lochinvar - FTXL
  - 2. Raypak - XVERS
  - 3. Camus – Valiant FT Series II

### 2.2 COMPONENTS

- A. Combustion Chamber: The combustion chamber shall be constructed of stainless steel. It shall be a down-fired design.
- B. Heat Exchanger: Boilers shall be a stainless steel firetube unit designed for pressure firing and shall be constructed and tested for 160 P.S.I water working pressure and 210°F, 99°C maximum operating temperature, in accordance with the A.S.M.E. Section IV Rules for the Construction of Heating Boilers. The design will provide for equal temperature rise across the heat exchanger. The heat exchanger design should have no restrictions to inlet water temperature, a minimum temperature-rise of 10 deg (f) and a maximum temperature rise of 60 deg (f).
- C. Jackets: Painted Carbon Steel.
- D. Gas Burner: The burner shall be metal fiber mesh construction, allowing high turndown of the fuel-air mixture. The burner flame shall be of the pre-mix type with a forced draft fan. Burner shall fire to provide equal distribution of heat throughout the entire heat exchanger. The burner shall be easily removed for maintenance without the disruption of any other major component of the boiler. A window view port shall be provided for visual inspection of the boiler during firing.
- E. Ignition components: Ignition system shall be electronic flame supervision, with 100 percent main valve shutoff and proven Direct Spark Ignition (DSI) with full flame rectification by remote sensing separately from the ignition source. Pilot systems utilizing hot surface ignition or direct spark to burner design shall not be accepted.
- F. Rated Capacity: The boiler shall be capable of operating at rated capacity with pressures as low as 4" W.C. at the inlet to the burner gas valve.

- G. High Altitude: Boiler shall operate at altitudes up to 2,000 feet above sea level without additional parts or adjustments.
- H. The burner and gas train shall be provided with the following trim and features:
  1. The burner shall be a premix design and constructed of woven stainless steel.
  2. The burner shall be capable of and provide variable modulating firing rates.
  3. The burner shall be capable of operating with repeatable CO2 at both low fire and high fire modulating firing rates.
  4. The burner shall be capable of operating without exceeding 20ppm of NOx.
  5. The boiler shall be supplied with a zero-governor gas valve coupled with a variable speed blower system, to precisely control the fuel/air mixture for maximum combustion efficiency.
  6. Burner Ignition: Direct spark (DSI) type with full flame rectification by remote sensing separately from the ignition source.
  7. Safety Controls: Energize ignition, limit time for establishing flame, stop gas flow on ignition failure, and allow gas valve to open.
  8. Flue Gas Collector: Enclosed combustion chamber with integral combustion air blower and single venting connection.
  9. Gas Train: Manual ball type gas valves (2), main gas valve (negative pressure regulation). All components to be factory mounted.
  10. Safety Devices: Air flow switch, and blocked flue detection switch, low water cutoff (manual reset), high temperature (manual reset). All safeties to be factory mounted.
  11. Optional Dual Fuel Capacity: if/when scheduled the boiler shall include a gas train and combustion system capable of dual fuel operation. The dual fuel boiler shall be able to operate on both natural gas and propane. The boiler efficiency and turndown shall remain constant regardless of fuel selection. The dual fuel combustion system shall incorporate individual natural gas and propane gas trains, which will meet all applicable national and local codes and standards. The dual fuel system shall have a fuel selector switch for automatic fuel changeover. There shall be no manual fuel changeover devices incorporated with the dual fuel system. The switching mechanism shall be designed so there is no possibility of both fuels flowing simultaneously. The boiler shall be commissioned and calibrated to run on both fuel sources at start-up. No additional re-calibration shall be required when switching fuel systems until the next annual service date for the boiler.

### 2.3 BOILER TRIM

- A. Controls: The boiler control package shall be a HeatNet or equivalent, integrated boiler management system. The control system must be integral to each boiler, creating a control network that eliminates the need for a "wall mount" stand-alone boiler system control. Additional stand-alone control panels, independent of a Building Management System (BMS), shall not be allowed to operate the boiler network.

The HeatNet control shall be capable of operating in the following ways:

1. As a stand-alone boiler control system using the HeatNet protocol, with one "Master" and multiple "Member" units.
2. As a boiler network, enabled by a Building Management System (BMS), using the HeatNet protocol, with one "Master" and multiple "Member" units.
3. As "Member" boilers to a Building Management System (BMS) with multiple input control methods.
4. Failsafe mode – When a Building Automation System is controlling set point, if communications are lost, the boiler/ system will run off the Local set point.
5. Adaptive Modulation – Lowers the modulation rate of all currently operating boilers before a newly added boiler enters operation.
6. Priority Firing – Allows mixing of condensing, non-condensing base load and/or other combination of (2) functional boiler types utilizing (2) priority levels.
7. Available priority start/stop qualifiers shall be done using any combination of: A) Modulation Percentage B) Outdoor Air Temperature or C) Return Water Temperature.
8. Base Loading – Provides the ability to control (1) base load boiler with enable/disable and 4-20mA modulating signal (if required).

MASTER: A boiler becomes a Master when a resistance type 10K sensor is connected to the J10 "SYS/ DHW HEADER" terminals. **The sensor shall be auto detected.** The Master senses and controls the header/loop temperature utilizing a system set point. It uses any boilers it finds "HeatNet Members" or those defined in the control setup menus to accomplish this. The "Master" shall also have the option of monitoring Outside Air Temperature "OA" to provide full outdoor air reset functionality. **Only one master shall be allowed in the boiler network.**

When operating as a "Master", the HeatNet control provides a stand-alone method using a PID algorithm to regulate water temperature. The algorithm allows a single boiler "Master" or multiple "Master + Member" boilers in a network of up to 16 total boilers.

The control algorithm is based upon a control band, at the center of which is the set point. While below the control band, boilers are staged on and modulated up until the control band is entered. Once in the control band, modulation is used to maintain set point. Optimized system efficiency is always accomplished by setting the Modulation Maximum "Mod-Max" setting to exploit each boiler in the network's inverse efficiency curve. The control shall operate so that the maximum number of boilers required, operate at their lowest inputs until all boilers are firing. Once all boilers are firing, the modulation clamp is removed, and all boilers are allowed to fire above this clamped percentage up to 100%. This "boiler efficiency" clamp is defaulted to 70% and thus limits all the boilers individual outputs to 70% until the last boiler fires. **The 70% default must be field adjustable for varying operating conditions.** All boilers modulate up and down together always at the same modulation rate. Boilers are shut down only when the top of the band is breached, or before the top of the band, if the control anticipates that there is a light load. Timers shall also be included in each control in the network to prevent any boiler from short cycling.

MEMBER: Additional boilers in the network always default to the role of member. The lack of sensors connected to the J10 terminals "SYS/DHW Header" on each additional boiler shall ensure this.

Each "Member" shall sense its supply outlet water temperature and modulate based on signals from a Building Management System (BMS) or "Master" boiler. When operating as a member, starting, stopping, and firing rate shall also be controlled by the "BMS" or "Master" boiler.

When using the HeatNet protocol, the system setpoint shall be sent from the "Master", along with the modulation value to control firing rate. It also receives its command to start or stop over the HeatNet cable. Each "Member" will continuously monitor its supply outlet temperature against its operating limit. If the supply temperature approaches the operating limit temperature (adjustable), the boilers input control rate is limited, and its modulation value decreases to minimize short cycling. If the operating limit is exceeded, the boiler shall shut off.

Each HeatNet control in the boiler network shall have the following standard features:

1. Digital Communications Control.
  - A. Boiler to Boiler: HeatNet
  - B. Building Management System (BMS): MODBUS standard protocol. (BACnet, LONWORKS and N2 optional protocols)
2. Analog 4:20 and 0-10vdc also supported.
3. Distributed control using HeatNet protocol for up to 16 total boilers.
4. English text display.
5. Interlock, Event, and System logging with a time stamp.
6. Advanced PID algorithm optimized for FlexCore boilers.
7. Four dedicated temperature sensor inputs for: Outside Air Temperature, Supply (Outlet Temperature, Return Temperature (Inlet)), and Header Temperature.
8. Automatically detects the optional temperature sensors on start up.
9. Touch Screen Display.
10. (8) Dedicated 24vac interlock monitors and 8 dedicated 120vac system monitors used for diagnostics and providing feedback of faults and system status.
11. Multiple boiler pump or motorized boiler valve control modes.
12. Combustion Air Damper control with proof time.
13. USB/RS485 network to allow firmware updates or custom configurations.
14. Optional BACnet, LONWORKS and N2 interface.

15. Alarm contacts.
16. Runtime hours.
17. Outdoor Air Reset with programmable ratio.
18. Time of Day clock to provide up to four (4) night setback temperatures.
19. Failsafe mode when a Building Management System (BMS) is controlling set point. If communications are lost, the boiler/ system shall run off the Local Set point.
20. Support for a domestic hot water (DHW w/Indirect Coil Application) using a 10k sensor or a dry contact input from a tank thermostat and a domestic hot water relay (pump/valve).
21. Continuous Daily Runtime Restart feature that monitors the runtime of each boiler and if any in the network have exceeded the maximum hours of continuous runtime, the boiler will restart to protect the UV flame scanner.
22. Allows for selection of any boiler in the network to act as Lead Boiler.
23. Adaptive Modulation feature in which the Master boiler adjusts the system modulation rate to a lower value when a new boiler in the network is started to compensate for the added BTUs to the system. Once the newly added boiler fires and the adjustable time expire, the Master resumes control of the system modulation to maintain set-point temperature.
24. Priority firing – Allows mixing of condensing and non-condensing, base load and/or other combination of (2) functional boiler types utilizing (2) priority levels.
25. Available priority start/stop qualifiers shall be done using any combination of: A) modulation percentage, B) outdoor air temperature, (or) C) return water temperature.
26. Base Loading – Provides the ability to control (1) base load boiler with enable/disable and 4-20mA modulating signal (if required).
27. Boiler(s) shall be equipped with an integrated web-based monitoring system.
  - A. Monitoring system shall provide an email or SMS text message notification upon detecting an out of tolerance condition.
  - B. The integrated monitoring system shall provide a web portal with performance dashboard displaying key data points for the system and each boiler in the system.
  - C. The web portal shall provide the following capabilities.
    - Detailed status of data points and system set points
    - Boiler and System runtime and cycle count
    - Intelligent diagnostics and troubleshooting guide
    - Provide original factory test data including as built bill of materials
    - The ability to enter field service records with file upload capabilities
    - The ability to view time stamped history of data points and settings
    - The ability to view detailed event log entries
    - Video tutorials explaining each section of the web portal
  - D. The monitoring system shall have the capability of connecting directly to a 10/100mbps TCP/IP network Optionally when a facility network connection is not available the system shall be capable of utilizing wireless cellular network
  - E. The monitoring system shall utilize a non-public proprietary data encryption algorithm
  - F. Secure data transmission shall be directly to the cloud from HeatNet enabled system(s) without third party integration
- B. Safety Relief Valve: ASME rated, factory set to protect boiler and piping as per schedule/drawings. 160 psi maximum allowable working pressure.
- C. Gauge: Combination water pressure and temperature shipped factory installed. LCD outlet temperature readout to be an integral part of the front boiler control panel display to allow for consistent easy monitoring of temperatures factory mounted and wired.
- D. Flow Sensor: Boiler shall be provided with a digital flow sensing device integral to the boiler control system, mounted in a by-pass and mapped to indicate the boiler flow in (gpm), the flow sensor utilizes vortex technology which is then converted to an electronic signal sent directly to the Boiler Control System for real time flow annunciation. The set-point is fully adjustable throughout the boiler model operating range.
- E. Burner Controls: Boiler shall be provided with a Fenwal series flame safeguard with flame rod rectification.
- F. High Limit: Temperature control with manual reset limits boiler water temperature in series with the operating control. High Limit shall be factory mounted and sense the outlet temperature of the boiler through a dry well.

G. PROVIDE THE FOLLOWING STANDARD TRIM:

1. Blocked Flue Switch
2. Modulation Control
3. Temperature/Pressure Gauge
4. Manual Reset High Limit
5. Low Water Cutoff with Manual Reset
6. Supply Outlet Temperature Display
7. Full Digital Text LCD Touch Screen Display for all Boiler Series of Operation and Failures
8. Air Inlet Filter
9. Combustion Air Fan with Safety Interlock
10. Condensate Drain
11. Flow Sensor Mounted & Wired
12. Relief Valve

H. PROVIDE THE FOLLOWING JOB SPECIFIC TRIM AND FEATURES:

1. Isolation Valve Wiring
2. Flue Damper Wiring
3. Pump Contactor
4. Stainless Steel Vent Option
5. Polypropylene Vent Option

2.4 MOTORS

- A. Refer to Division 15 Section "Motors" for factory installed motors.
- B. Boiler Blower Motor: The Blower shall be a variable speed blower.

2.5 SOURCE QUALITY CONTROL

- A. Test and inspect boilers according to the ASME Boiler and Pressure Vessel Code, Section IV. Boilers shall be test fired in the factory with a report attached permanently to the exterior cabinet of the boiler for field reference.

**PART 3 - EXECUTION**

3.1 EXAMINATION

- A. Examine area to receive boiler for compliance with requirements for installation tolerances and other conditions affecting boiler performance. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install boilers level and plumb, according to manufacturer's written instructions and referenced standards.
- B. Install gas fired boilers according to NFPA 54.
- C. Support boilers on a minimum 4 inches (100 mm) thick concrete base, 4 inches (100 mm) larger on each side than base of unit.
- D. Install electrical devices furnished with boiler, but not specified to be factory mounted.

3.3 CONNECTIONS

- A. Connect gas piping full size, to boiler gas train inlet with union.
- B. Connect hot water piping to the inlet and outlet boiler connections with shutoff valve and union or flange at each connection.

- C. Install piping from safety relief valves to nearest floor drain.
- D. Connect breeching to boiler outlet, full size of outlet. The boiler shall operate under positive (Category IV) and approved for PVC, CPVC, PP or Stainless-Steel vent material per the approved manufacturer's Boiler Installation and Operation manual. Vent material must be listed AL29-4C Stainless Stack for condensing appliances when vented in a negative pressure common vent system. Refer to the Manufacturers Installation and Operating Instructions for all venting requirements.
- E. Electrical: Comply with applicable requirements in Division 16 Sections.
- F. Ground equipment.
  - 1. Tighten electrical connectors and terminals according to manufacturer's published torque tightening values. If manufacturer's torque values are not indicated, use those specified in UL 486A and UL 486B.

### 3.4 FIELD QUALITY CONTROL

- A. Manufacturer's Field Service: Engage a factory authorized service representative to supervise the field assembly of components and installation of boilers, including piping and electrical connections. Report results in writing.
  - 1. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment. Boiler shall be commissioned by factory authorized technician. Contact local representative for factory authorized technician information.
- B. Manufacturer's representative shall supply a factory authorized service technician to start up the boilers.

### 3.5 CLEANING

- A. Flush and clean boilers on completion of installation, according to manufacturer's written instructions.
- B. After completing boiler installation, including outlet fittings and devices, inspect exposed finish. Remove burrs, dirt, and construction debris and repair damaged finishes including chips, scratches, and abrasions with manufacturer's stainless-steel polish.

### 3.6 COMMISSIONING

- A. Engage a factory authorized service representative to provide startup service. Startup to be performed only after complete boiler room operation is fieldverified to offer a substantial load, and complete system circulation. One-year warranty shall be handled by factory authorized tech.
- B. Verify that installation is as indicated and specified.
  - 1. Verify that electrical wiring installation complies with manufacturer's submittal and installation requirements in Division 16 Sections. Do not proceed with boiler startup until wiring installation is acceptable to equipment Installer.
- C. Complete manufacturer's installation and startup checklist and verify the following:
  - 1. Boiler is level on concrete base.
  - 2. Flue and chimney are installed without visible damage.
  - 3. No damage is visible to boiler jacket, refractory, or combustion chamber.
  - 4. Pressure reducing valves are checked for correct operation and specified relief pressure. Adjust as required.
  - 5. Clearances have been provided and piping is flanged for easy removal and servicing.
  - 6. Heating circuit pipes have been connected to correct ports.
  - 7. Labels are clearly visible.
  - 8. Boiler, burner, and flue are clean and free of construction debris.
  - 9. Pressure and temperature gauges are installed.
  - 10. Control installations are completed.
- D. Ensure pumps operate properly.
- E. Check operation of gas pressure regulator device on gas train, including venting.
- F. Check that fluid level, flow sensor, and high temperature interlocks are in place.

- G. Start pumps and boilers and adjust burners to maximum operating efficiency.
  - 1. Fill out startup checklist and attach copy with Contractor Startup Report.
  - 2. Check and record performance of factory provided boiler protection devices and firing sequences.
  - 3. Check and record performance of boiler fluid level, flow sensor, and high temperature interlocks.
  - 4. Operate boilers as recommended or required by manufacturer.
- H. Perform the following tests for maximum and minimum firing rates for modulating burner. Adjust boiler combustion efficiency at maximum and minimum modulation rates. Perform combustion flue gas test at minimum and maximum modulation rate. Measure and record the following:
  - 1. Differential pressure across air / gas orifice.
  - 2. Combustion air temperature at inlet to burner.
  - 3. Flue gas temperature at boiler discharge.
  - 4. Flue gas carbon dioxide, oxygen, and carbon monoxide concentration.
  - 5. Flue gas NOx emissions where applicable.
  - 6. Flue draft.
- I. Measure and record temperature rise through each boiler.

### 3.7 DEMONSTRATION

- A. Engage a factory authorized service representative to train Owner's maintenance personnel as specified below:
  - 1. Operate boiler, including accessories and controls, to demonstrate compliance with requirements.
  - 2. Train Owner's maintenance personnel on procedures and schedules related to startup and shutdown, troubleshooting, servicing, and preventive maintenance.
  - 3. Review data in the maintenance manuals. Refer to Division 1 Section "Contract Closeout."
  - 4. Review data in the maintenance manuals. Refer to Division 1 Section "Operation and Maintenance Data."
  - 5. Schedule training with Owner with at least 7 days advance notice.

END OF SECTION 23 52 16