

Building Management Products  
15500/TRA BuyLine 5344

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## **BUILDING MANAGEMENT PRODUCTS**

### **BUILDING MANAGEMENT SYSTEMS**

Trane's line of building management systems is the broadest in the industry. There is a Trane product to meet every control need from remedying a problem area in an existing building to a total system for a major complex or campus.

Capabilities and features of Trane building management systems include:

- scheduling for weekdays and holidays
- after-hours tracking
- management reports and logs
- dynamic/interactive color graphics
- direct digital control and custom user software
- comfort monitoring by zone
- energy-saving software
- operator interface that is easy to learn and use
- architecturally-compatible, ergonomic design

Trane is unique in its ability to offer total Integrated Comfort systems (ICS) -- HVAC, controls, and building management from a single source. These systems constitute a vigorous response to today's demands of building designers, contractors, owners and occupants.

### **Tracer Summit**

Tracer Summit used high speed LAN communication, a powerful graphical interface and an object oriented database to provide sophisticated building management capabilities.

Communication between devices in the Tracer Summit system is based on the proposed ASHRAE/ANSI BACnet standard. This allows inter-operability between Tracer Summit and other BACnet compatible devices. In an open system environment the Tracer Summit building control unit can be used to share data on operating conditions and alarms with non-Trane systems.

### **TRACER 100 SYSTEMS**

A Tracer building management panel is used to monitor and coordinate the control of Trane HVAC equipment, as well as other manufacturer's HVAC

equipment and related building systems.

Tracer L and 100i are capable of monitoring HVAC equipment, providing the user with management information and networking with other Tracer systems. In addition, Tracer L and 100i provide building automation and energy management functions through stand-alone control of HVAC equipment.

## **TRACKER**

A Tracker building management panel provides microelectronic control and monitoring of HVAC systems in small commercial buildings. Tracker communicates with packaged HVAC equipment, zone controllers and auxiliary points on a communications link, creating a total Integrated Comfort system.

## **OPERATOR INTERFACE -- TRACER-ACCESS, BUILDING MANAGEMENT NETWORK**

Tracer-Access and Building Management Network are the two options available for high-level operator interface. The operator interface provides global control, serving as a communications link between the operator and the building management panels.

Tracer-Access is an easy to use, graphics-oriented building automation system. It is designed to meet the sophisticated comfort, monitoring and control needs of large buildings and their owners.

Building Management Network is a software package used to communicate with Tracer and Tracker panels. These panels may be located in the same facility or in different remote facilities.

## **GENERAL PURPOSE CONTROLLERS**

General purpose controllers provide the capability to tie non-Trane equipment into the Trane communication network. They include the Thermostat Control Module and the Programmable Control Module, and the Universal Programmable Control Module.

The Thermostat Control Module (TCM) provides a simple yet powerful interface between Tracer or Tracker and HVAC or non-HVAC equipment, thereby extending the Integrated Comfort system technology to existing, auxiliary, and non-Trane equipment. Because the TCM communicates with the Tracer or Tracker over a single communication link, it can reduce wiring costs.

Programmable Control Modules provide direct digital control and monitoring for a wide range of HVAC and other applications. Typical uses include controlling air handling equipment, interfacing with water chilling units and boiler systems, and controlling pumps and cooling towers.

The Universal Programmable Control Module is a direct controller that can support modular, user-selectable input/output cards that can be installed in various quantities and configurations. Typical uses include controlling air handling units, monitoring chiller plants including pumps and cooling towers, and use as a point-gathering panel.

### **VARITRAC COMFORT MANAGER**

The VariTrac Comfort Manager provides control, energy management, and diagnostics for Trane VariTrac air dampers with Unit Control Modules (UCMs). The VariTrac Comfort Manager responds to the heating and cooling requests from VariTrac damper unit controllers located by zone throughout the building. Based on this information, it determines the heating or cooling mode and supplied air velocity of its associated rooftop unit.

In addition, it provides the following benefits while being budget competitive with less powerful systems:

- Accurately maintains and monitors individual zone comfort requirements
- Performs after-hours operation of a specific space, activating only those systems serving that area
- Accurately tracks the use of air conditioning in a specific zone during both normal and after-hours operation
- Makes the comfort system flexible to changing operational needs and space requirements

### **Lighting Control**

The Tracer Lighting Control Panel manages building lighting circuits based on time of day schedules and local switch inputs. The Lighting Control Panel can operate as a stand-alone device or interface to a Tracer building automation system providing integration of the HVAC and lighting systems. A telephone interface can provide easy override access.