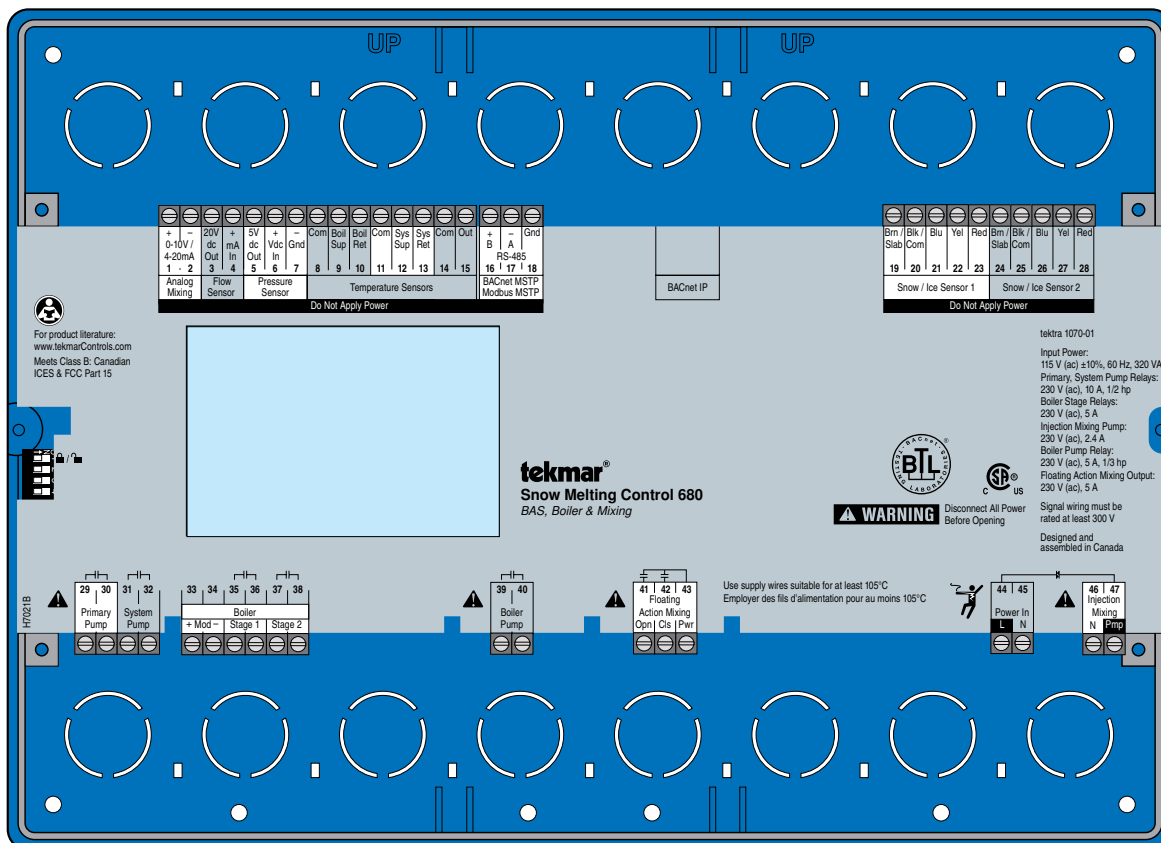


Application Brochure

Snow Melting Control 680

The Snow Melting Control 680 is designed to operate electric or hydronic equipment to melt snow or ice from any surface including driveways, walkways, business entrances, parking ramps, loading docks, hospital entrances, helipads and car wash bays. It communicates with Building Automation Systems using BACnet® or Modbus® for alert notification, remote monitoring and adjustment capability. The 680 uses a tekmar® Snow/Ice Sensor 090 or a Snow Sensor 095 to automatically detect snow or ice on the snow melting slab. Up to two snow/ice sensors can be installed, thereby increasing the detection area and providing backup redundancy in the case of sensor failure. Upon detection of snow or ice, the 680 operates electric heating cable, a single hydronic condensing or non-condensing boiler, or a steam valve to provide heat to the snow melt load. The 680 provides boiler return protection by operating a mixing valve or variable speed injection mixing. Monitoring of energy consumption is possible when it is connected to an optional flow sensor.



WARNING

PLEASE READ CAREFULLY BEFORE PROCEEDING WITH INSTALLATION. YOUR FAILURE TO FOLLOW ANY ATTACHED INSTRUCTIONS OR OPERATING PARAMETERS MAY LEAD TO THE PRODUCT'S FAILURE.

KEEP THIS MANUAL FOR FUTURE REFERENCE.

THINK SAFETY FIRST

Application	Page
Snow Melt Zone with a Dedicated Boiler.	2
Snow Melt Zone with a Dedicated Boiler and Mixing.	4
Snow Melt Zone with a Shared Boiler and Heat Exchanger.	6
Snow Melt Zone with a Shared Boiler and Mixing Valve	8
Snow Melt Zone with a Shared Boiler and Mixing Injection Pump	10
Snow Melt Zone with a Modulating Steam Valve.	12
Snow Melt Zone with Electric Cable	14
Multiple Snow Melt Zones with Boiler Plant and Mixing Valves	16

Description

The Snow Melting Control 680 heats a hydronic snow melting system. The boiler and snow melt system are filled with glycol solution. The primary pump operates continuously when the system is in melting, idling or storm modes of operation. The boiler is fired to heat the melting surface to the slab target temperature. The boiler pump operates when the boiler is firing. Concrete slabs are protected from thermal expansion stress by limiting the thermal rate of rise between the boiler supply and the slab sensors. An optional flow sensor and boiler supply and return sensors are used to monitor the energy used by the snow melting system. An optional Building Automation System (BAS) can monitor and control the snow melting system remotely using the BACnet or Modbus communication protocol.

When a Snow/Ice Sensor 090 or 094 is installed, the system automatically starts when snow or ice is detected and continues to run until the slab is dry. When a Snow Sensor 095 is installed with a Slab Sensor 072 or 073, the system automatically starts when snow is detected and runs on a timer before shutting off. All systems can be manually started and shut off using the built-in timer.

Snow or Ice Detector

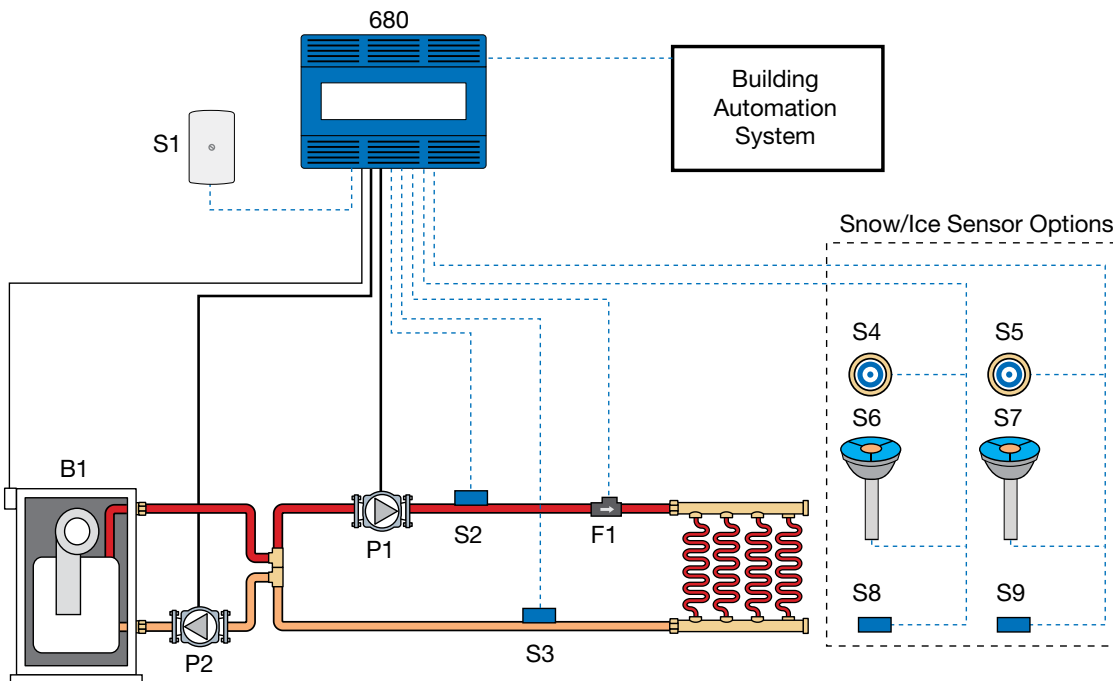
Option	Start and Stop Sequence	Sensors Required (sold separately)
1	Auto start/Auto stop	One or Two Snow/Ice Sensor 090 or 094
2	Auto start/Timed stop	One or Two Snow Sensor 095 & Slab Sensor 072 or 073
3	Manual start/Timed stop	One or Two Slab Sensor 072 or 073

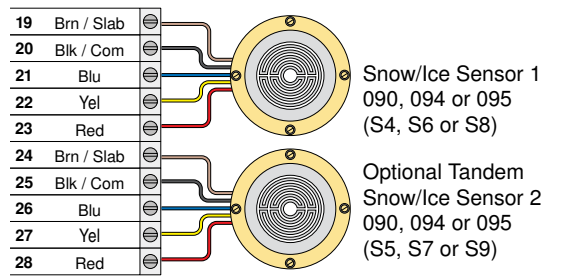
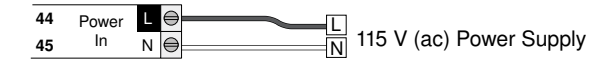
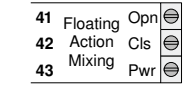
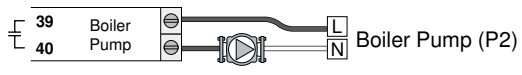
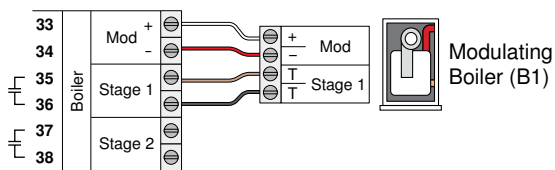
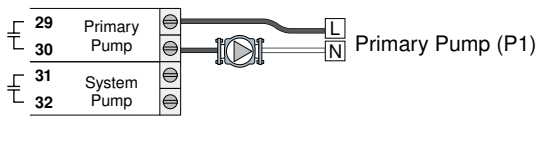
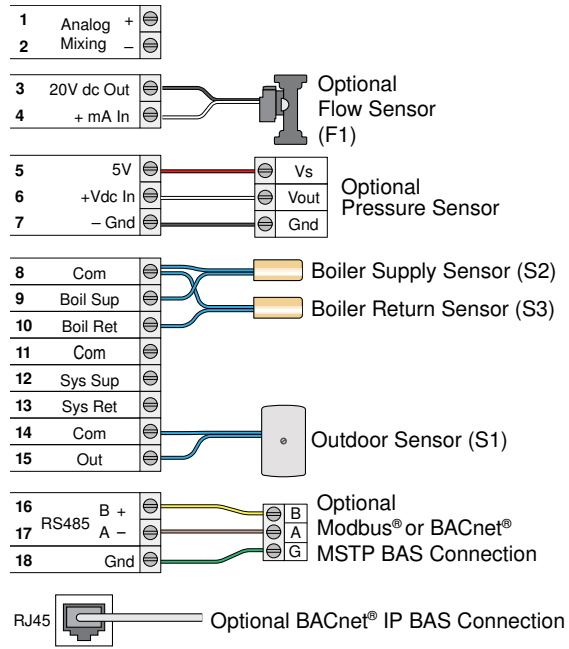
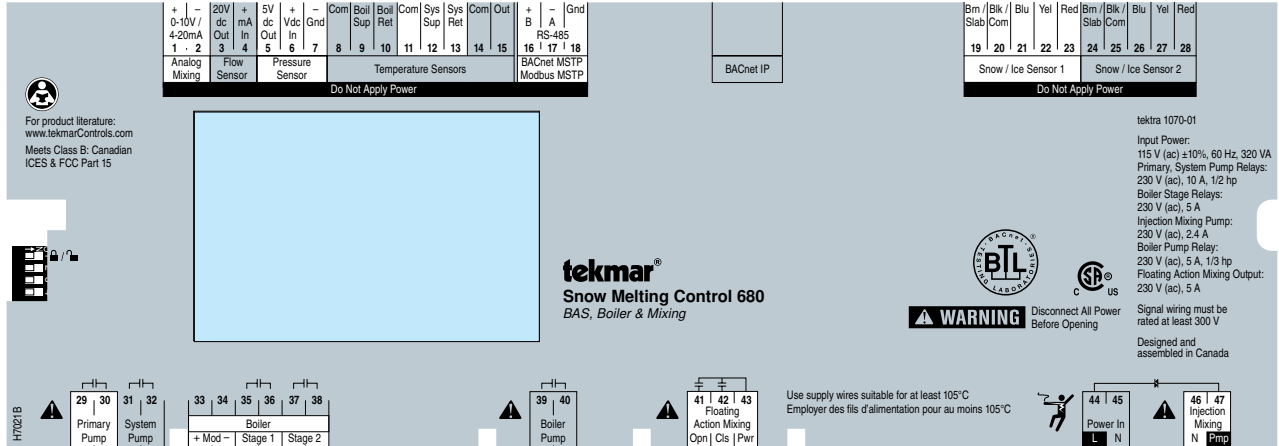
Legend

- B1 = Modulating Boiler
- F1 = Flow Sensor (optional)
- P1 = Primary Pump
- P2 = Boiler Pump
- S1 = Outdoor Sensor 070
- S2 = Boiler Supply Sensor 082
- S3 = Boiler Return Sensor 082 (optional)
- S4, S5 = Snow/Ice Sensor 090 or 094
- S6, S7 = Snow Sensor 095
- S8, S9 = Slab Sensor 072 or 073

Application Settings

Setting Name	Value
Application Mode	Boiler





Description

The Snow Melting Control 680 heats a hydronic snow melting system. The boiler and snow melt system are filled with glycol solution. The system and primary pumps operate continuously when the system is in melting, idling or storm modes of operation. The mixing valve position is adjusted to heat the melting surface to the slab target temperature. The mixing valve is closed when the boiler return sensor falls below the boiler minimum setting to protect the boiler. The boiler is fired to heat the system loop as required. Concrete slabs are protected from thermal expansion stress by limiting the thermal rate of rise between the system supply and the slab sensors. An optional flow sensor and the system supply and return sensors are used to monitor the energy used by the snow melting system. An optional Building Automation System (BAS) can monitor and control the snow melting system remotely using BACnet or Modbus communication protocol.

When a Snow/Ice Sensor 090 or 094 is installed, the system automatically starts when snow or ice is detected and continues to run until the slab is dry. When a Snow Sensor 095 is installed together with a Slab Sensor 072 or 073, the system automatically starts when snow is detected and runs on a timer before shutting off. All systems can be manually started and shut off using the built-in timer.

Snow or Ice Detector

Option Start and Stop Sequence Sensors Required (sold separately)

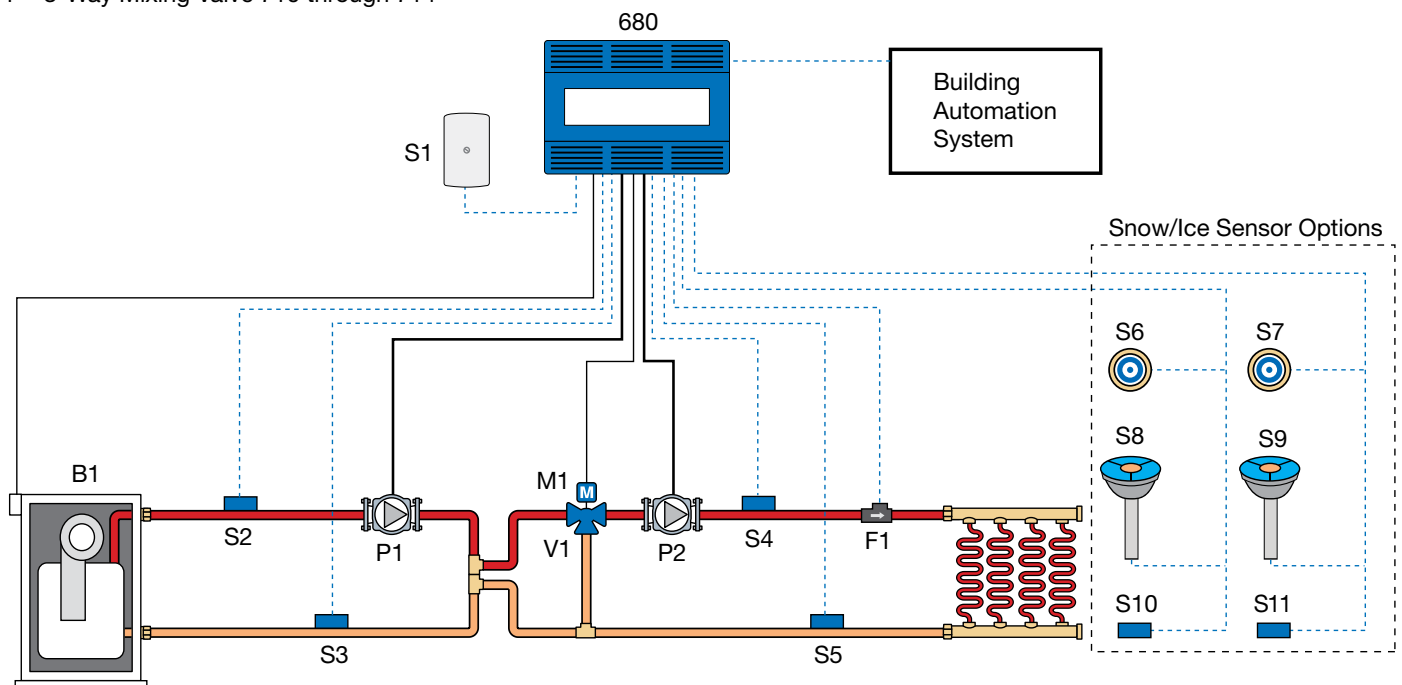
Option	Start and Stop Sequence	Sensors Required (sold separately)
1	Auto start / Auto stop	One or Two Snow / Ice Sensor 090 or 094
2	Auto start / Timed stop	One or Two Snow Sensor 095 & Slab Sensor 072 or 073
3	Manual start / Timed stop	One or Two Slab Sensor 072 or 073

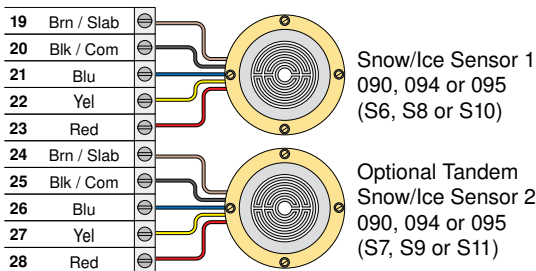
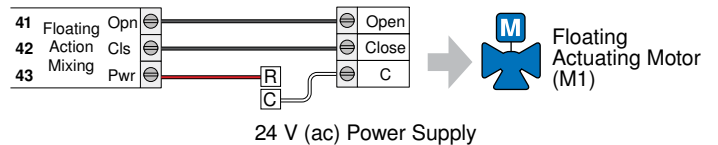
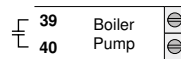
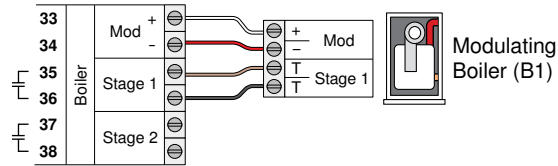
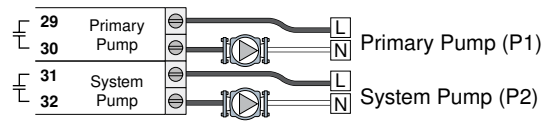
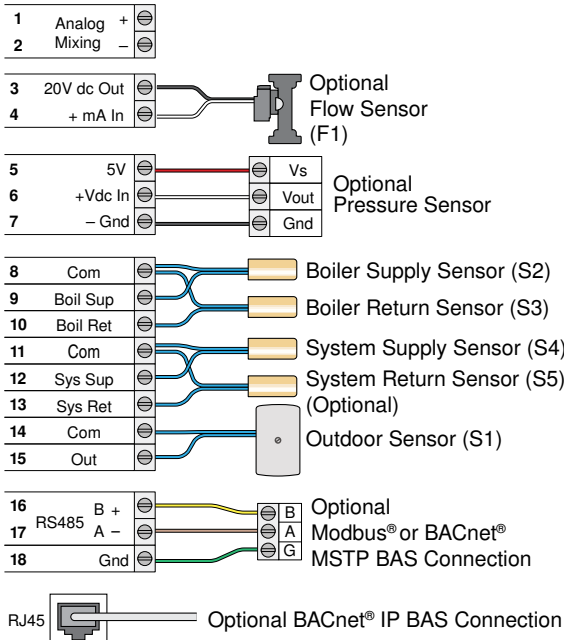
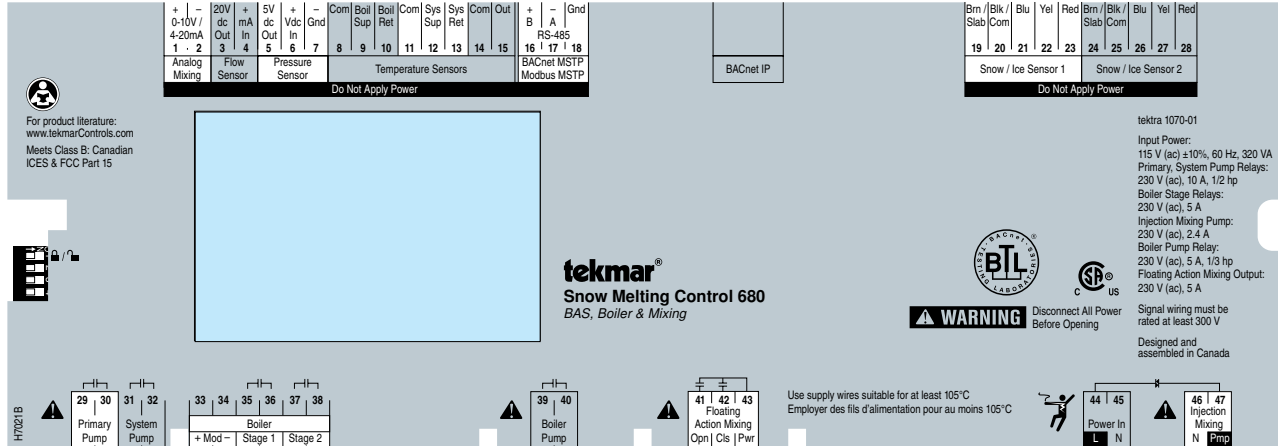
Legend

- B1 = Modulating Boiler
- F1 = Flow Sensor (optional)
- M1 = Actuating Motor 743
- P1 = Primary Pump
- P2 = System Pump
- S1 = Outdoor Sensor 070
- S2 = Boiler Supply Sensor 082
- S3 = Boiler Return Sensor 082
- S4 = System Supply Sensor 082
- S5 = System Return Sensor 082 (optional)
- S6, S7 = Snow/Ice Sensor 090 or 094
- S8, S9 = Snow Sensor 095
- S10, S11 = Slab Sensor 072 or 073
- V1 = 3-Way Mixing Valve 710 through 714

Application Settings

Setting Name	Value
Application Mode	Boiler+Mix
Mixing Type	Floating





Description

The Snow Melting Control 680 heats a hydronic snow melting system. The system loop is filled with glycol solution and is isolated from a water heat source using a heat exchanger. The system pump operates continuously during melting, idling and storm modes of operation. The on/off injection pump is cycled on and off as required to heat the melting surface to the slab target temperature. Concrete slabs are protected from thermal expansion stress by limiting the thermal rate of rise between the system supply and the slab sensors. An optional flow sensor and the system supply and return sensors are used to monitor the energy used by the snow melting system. An optional Building Automation System (BAS) can monitor and control the snow melting system remotely using the BACnet or Modbus communication protocol.

When a Snow/Ice Sensor 090 or 094 is installed, the system automatically starts when snow or ice is detected and continues to run until the slab is dry. When a Snow Sensor 095 is installed with a Slab Sensor 072 or 073, the system automatically starts when snow is detected and runs on a timer before shutting off. All systems can be manually started and shut off using the built-in timer.

Snow or Ice Detector

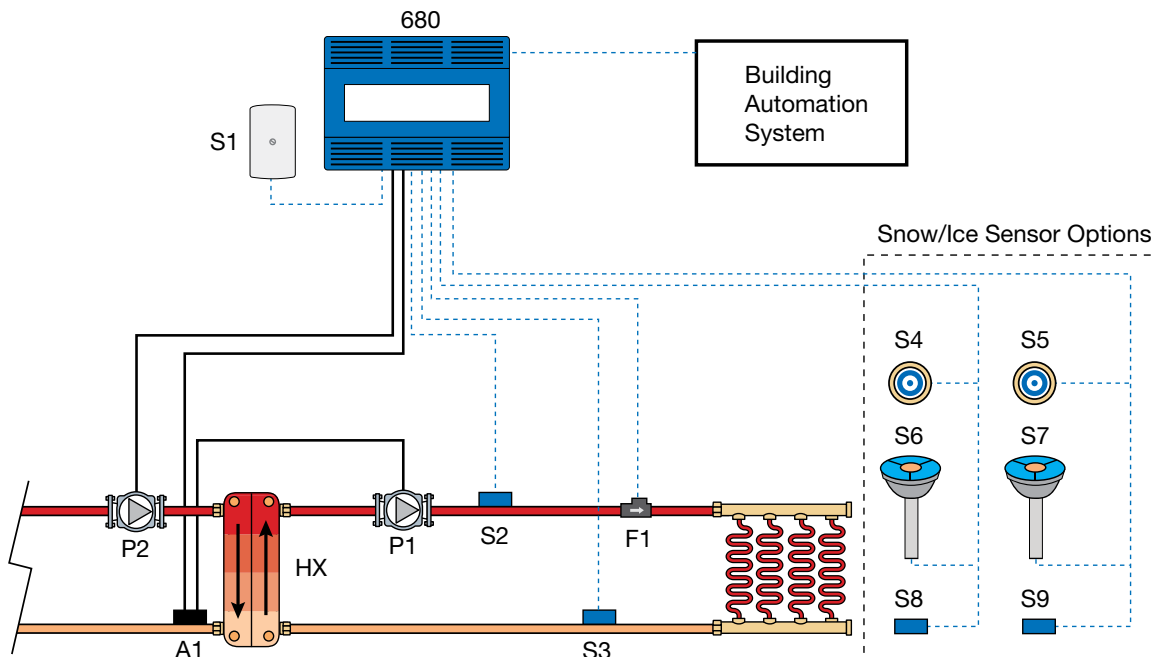
Option	Start and Stop Sequence	Sensors Required (sold separately)
1	Auto start/Auto stop	One or Two Snow/Ice Sensor 090 or 094
2	Auto start/Timed stop	One or Two Snow Sensor 095 & Slab Sensor 072 or 073
3	Manual start/Timed stop	One or Two Slab Sensor 072 or 073

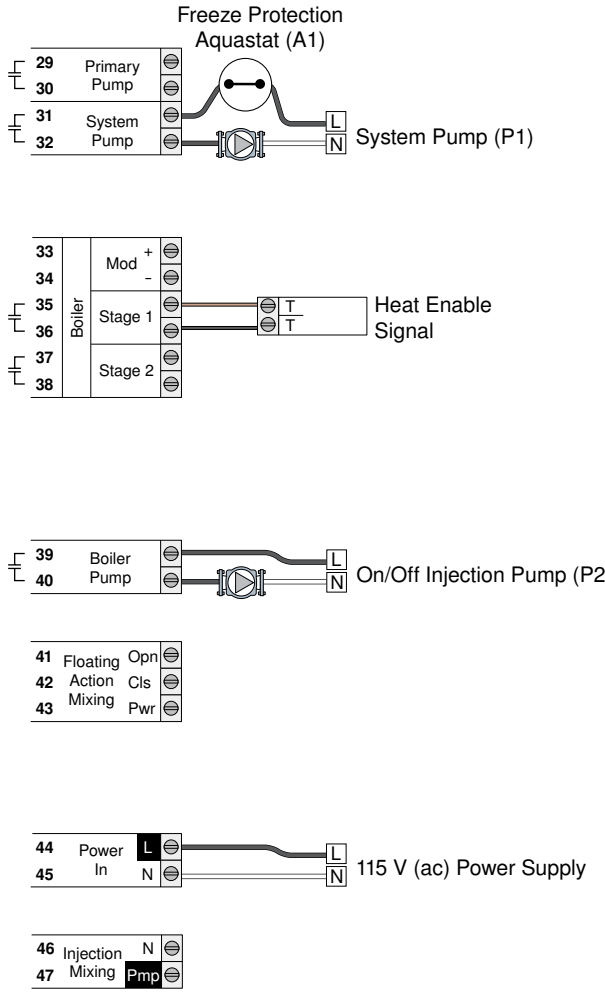
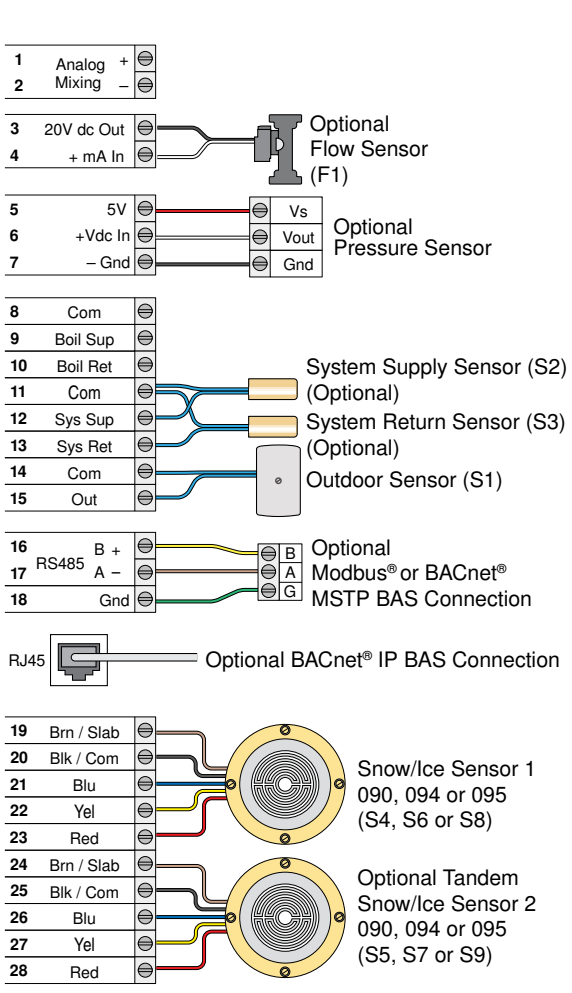
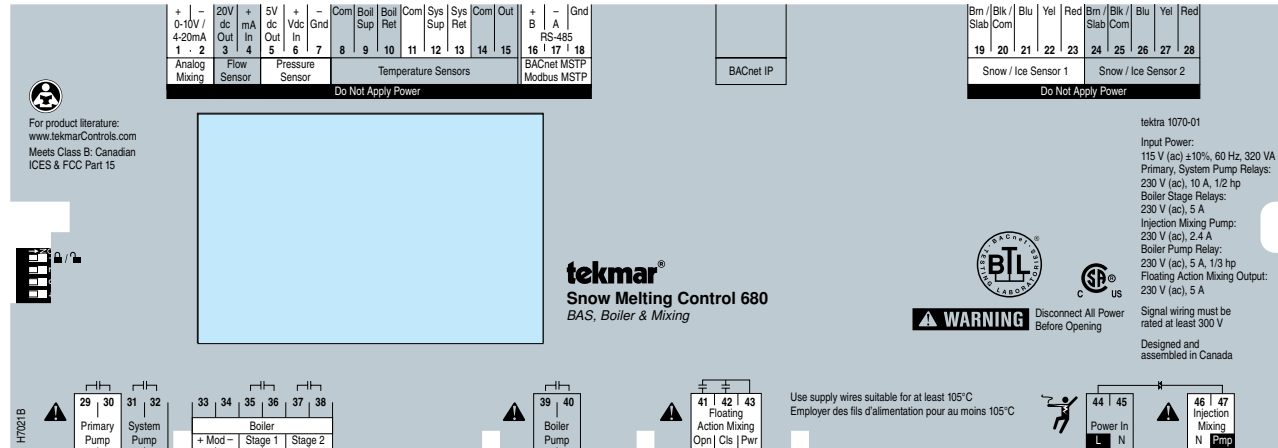
Legend

- A1 = Freeze Protection Aquastat
- F1 = Flow Sensor (optional)
- HX = Heat Exchanger
- P1 = System Pump
- P2 = On/Off Injection Pump
- S1 = Outdoor Sensor 070
- S2 = System Supply Sensor 082 (optional)
- S3 = System Return Sensor 082 (optional)
- S4, S5 = Snow/Ice Sensor 090 or 094
- S6, S7 = Snow Sensor 095
- S8, S9 = Slab Sensor 072 or 073

Application Settings

Setting Name	Value
Application Mode	PWM Zone





Description

The Snow Melting Control 680 heats a hydronic snow melting system. The snow melt system is filled with glycol solution. The system and primary pumps operate continuously when the system is in melting, idling or storm modes of operation. The mixing valve position is adjusted to heat the melting surface to the slab target temperature. The mixing valve is closed when the boiler return sensor falls below the boiler minimum setting to protect the boiler. The boiler stage 1 contact closes when the mixing valve is opened to signal that heat is required from the shared boiler. Concrete slabs are protected from thermal expansion stress by limiting the thermal rate of rise between the system supply and the slab sensors. An optional flow sensor and the system supply and return sensors are used to monitor the energy used by the snow melting system. An optional Building Automation System (BAS) can monitor and control the snow melting system remotely using the BACnet or Modbus communication protocol.

When a Snow/Ice Sensor 090 or 094 is installed, the system automatically starts when snow or ice is detected and continues to run until the slab is dry. When a Snow Sensor 095 is installed together with a Slab Sensor 072 or 073, the system automatically starts when snow is detected and runs on a timer before shutting off. All systems can be manually started and shut off using the built-in timer.

Snow or Ice Detector

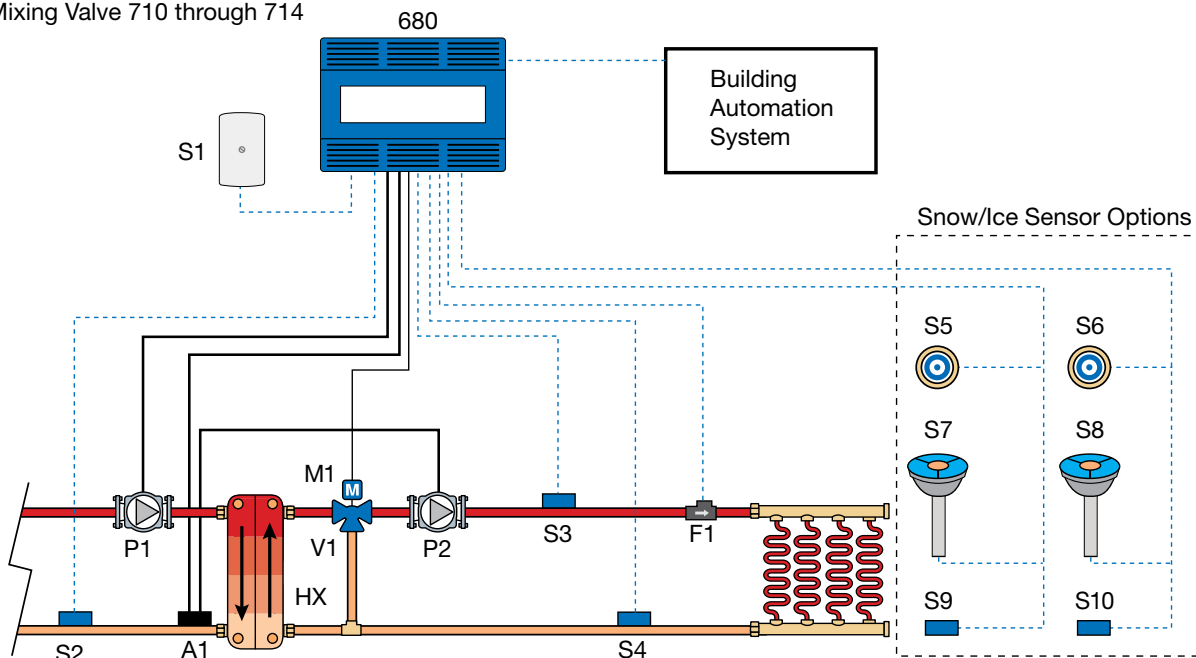
Option	Start and Stop Sequence	Sensors Required (sold separately)
1	Auto start/Auto stop	One or Two Snow/Ice Sensor 090 or 094
2	Auto start/Timed stop	One or Two Snow Sensor 095 & Slab Sensor 072 or 073
3	Manual start/Timed stop	One or Two Slab Sensor 072 or 073

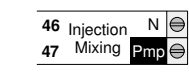
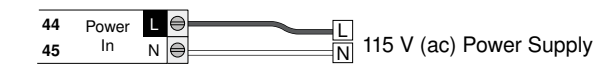
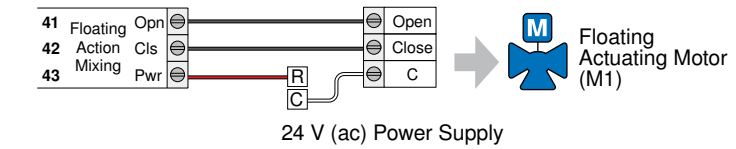
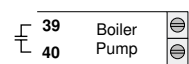
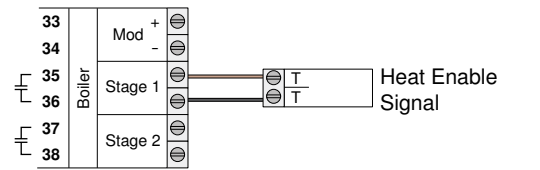
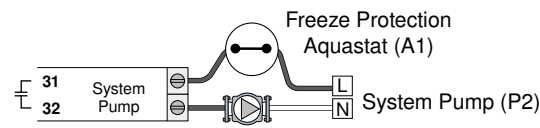
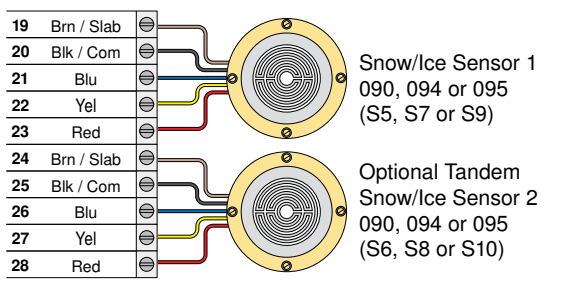
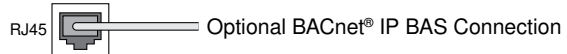
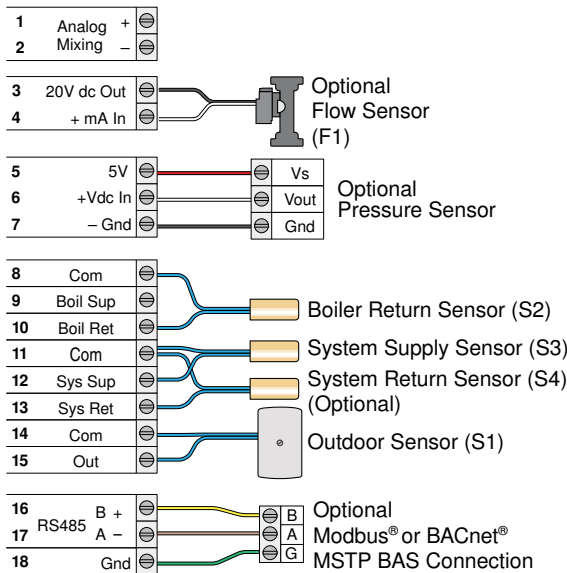
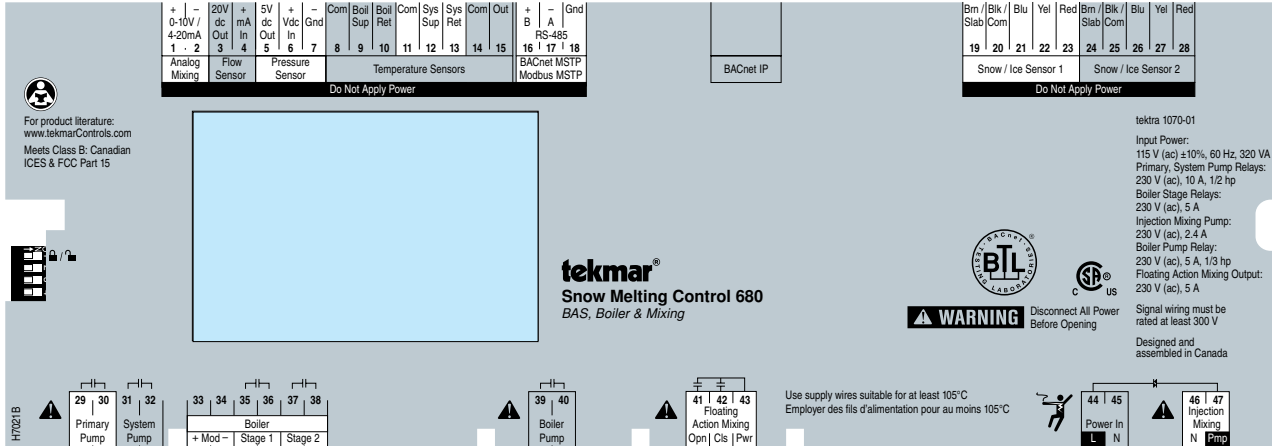
Legend

- A1 = Freeze Protection Aquastat
- F1 = Flow Sensor (optional)
- HX = Heat Exchanger
- M1 = Actuating Motor 743
- P1 = Primary Pump
- P2 = System Pump
- S1 = Outdoor Sensor 070
- S2 = Boiler Return Sensor 082
- S3 = System Supply Sensor 082
- S4 = System Return Sensor 082 (optional)
- S5, S6 = Snow/Ice Sensor 090 or 094
- S7, S8 = Snow Sensor 095
- S9, S10 = Slab Sensor 072 or 073
- V1 = 3-Way Mixing Valve 710 through 714

Application Settings

Setting Name	Value
Application Mode	Mixing
Mixing Type	Floating





Description

The Snow Melting Control 680 heats a hydronic snow melting system. The snow melt system is filled with glycol solution. The system and primary pumps operate continuously when the system is in melting, idling or storm modes of operation. The variable speed injection mixing pump rate is adjusted to heat the melting surface to the slab target temperature. The variable speed injection pump slows down when the boiler return sensor falls below the boiler minimum setting to protect the boiler. The boiler stage 1 contact closes when the variable speed injection pump is operated to signal that heat is required from the shared boiler. Concrete slabs are protected from thermal expansion stress by limiting the thermal rate of rise between the system supply and the slab sensors. An optional flow sensor and the system supply and return sensors are used to monitor the energy used by the snow melting system. An optional Building Automation System (BAS) can monitor and control the snow melting system remotely using the BACnet or Modbus communication protocol.

When a Snow/Ice Sensor 090 or 094 is installed, the system automatically starts when snow or ice is detected and continues to run until the slab is dry. When a Snow Sensor 095 is installed together with a Slab Sensor 072 or 073, the system automatically starts when snow is detected and runs on a timer before shutting off. All systems can be manually started and shut off using the built-in timer.

Snow or Ice Detector

Option Start and Stop Sequence Sensors Required (sold separately)

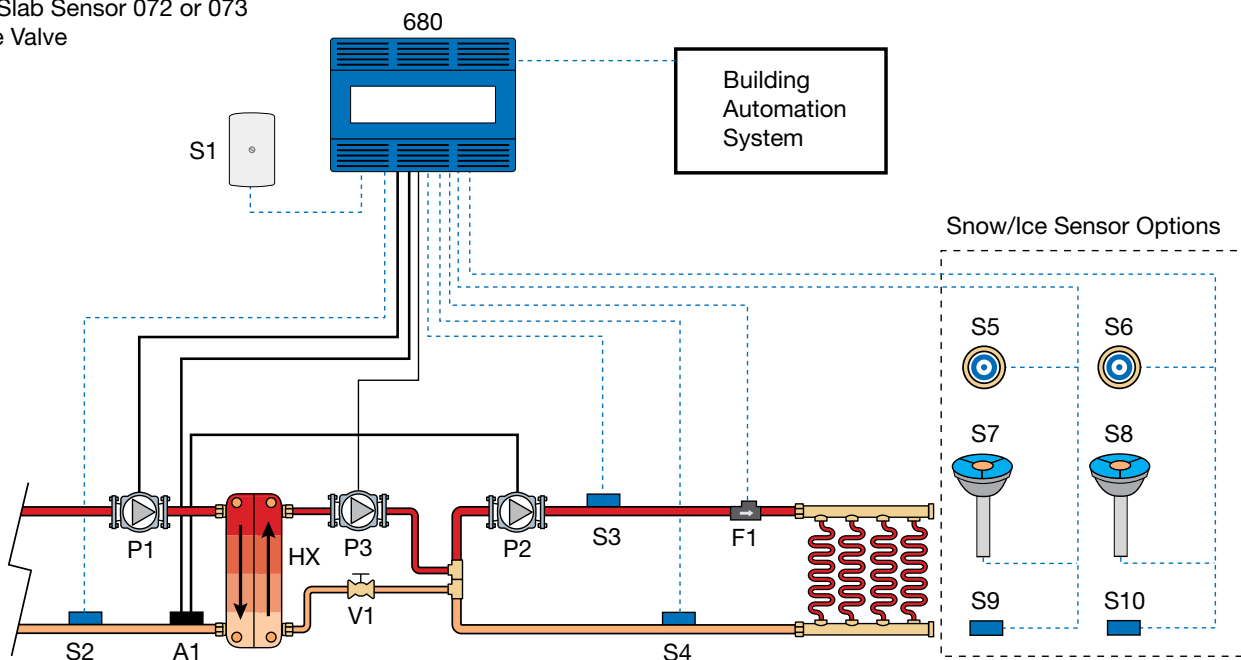
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2	Auto start/Timed stop	One or Two Snow Sensor 095 & Slab Sensor 072 or 073
3	Manual start/Timed stop	One or Two Slab Sensor 072 or 073

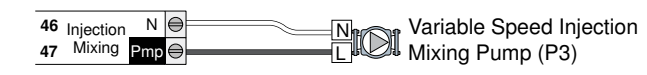
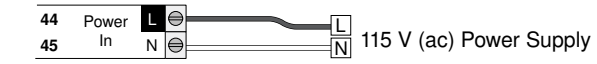
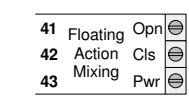
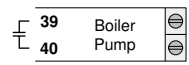
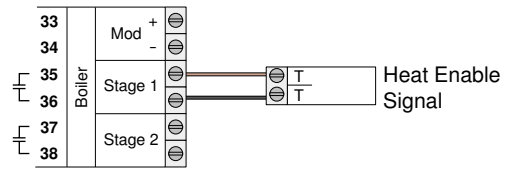
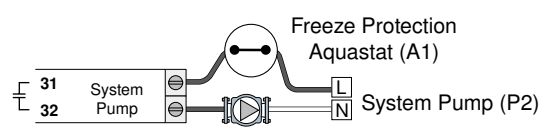
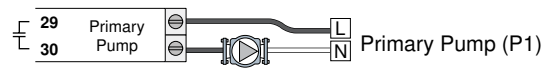
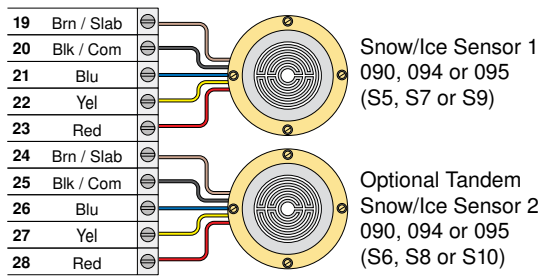
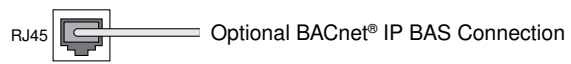
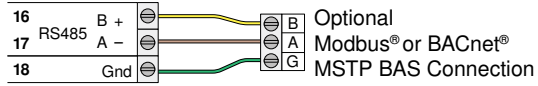
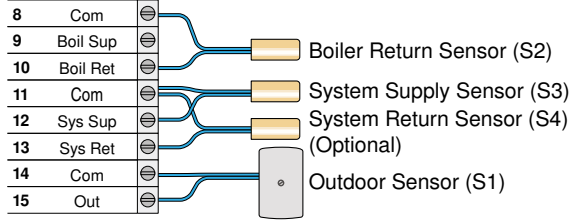
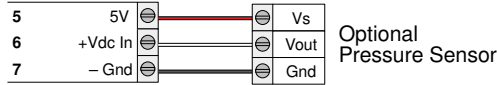
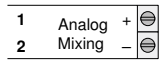
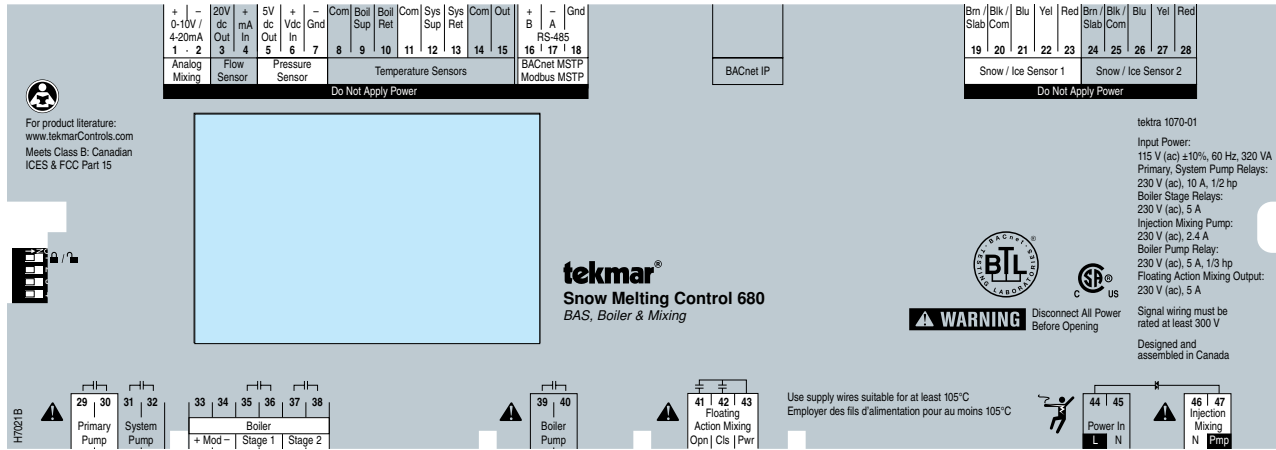
Legend

- A1 = Freeze Protection Aquastat
- F1 = Flow Sensor (optional)
- HX = Heat Exchanger
- P1 = Primary Pump
- P2 = System Pump
- P3 = Variable Speed Injection Mixing Pump
- S1 = Outdoor Sensor 070
- S2 = Boiler Return Sensor 082
- S3 = System Supply Sensor 082
- S4 = System Return Sensor 082 (optional)
- S5, S6 = Snow/Ice Sensor 090 or 094
- S7, S8 = Snow Sensor 095
- S9, S10 = Slab Sensor 072 or 073
- V1 = Globe Valve

Application Settings

Setting Name	Value
Application Mode	Mixing
Mixing Type	Injection





Description

The Snow Melting Control 680 heats a hydronic snow melting system. The system loop is filled with glycol solution and is isolated from a steam heat source using a steam-to-glycol heat exchanger. The system pump operates continuously during melting, idling and storm modes of operation. The modulating steam valve position is adjusted as required to heat the melting surface to the slab target temperature. The boiler stage 1 contact closes when the steam valve is opened to signal that heat is required from the steam heat source. Concrete slabs are protected from thermal expansion stress by limiting the thermal rate of rise between the system supply and the slab sensors. An optional flow sensor and the system supply and return sensors are used to monitor the energy used by the snow melting system. An optional Building Automation System (BAS) can monitor and control the snow melting system remotely using the BACnet or Modbus communication protocol.

When a Snow/Ice Sensor 090 or 094 is installed, the system automatically starts when snow or ice is detected and continues to run until the slab is dry. When a Snow Sensor 095 is installed together with a Slab Sensor 072 or 073, the system automatically starts when snow is detected and runs on a timer before shutting off. All systems can be manually started and shut off using the built-in timer.

Snow or Ice Detector

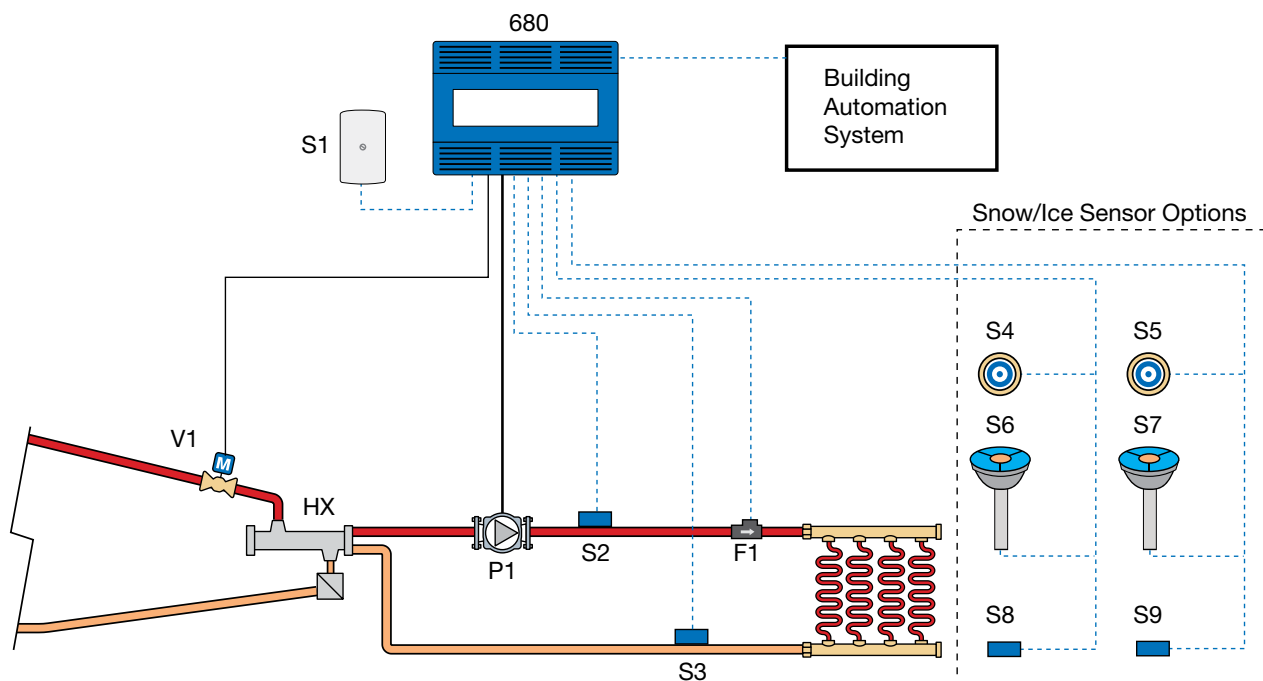
Option	Start and Stop Sequence	Sensors Required (sold separately)
1	Auto start/Auto stop	One or Two Snow/Ice Sensor 090 or 094
2	Auto start/Timed stop	One or Two Snow Sensor 095 & Slab Sensor 072 or 073
3	Manual start/Timed stop	One or Two Slab Sensor 072 or 073

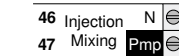
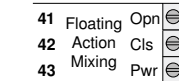
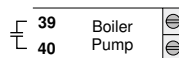
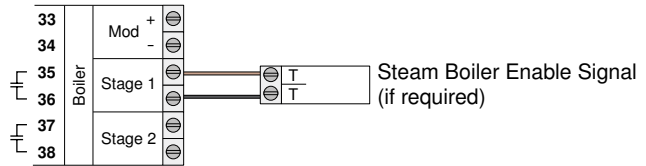
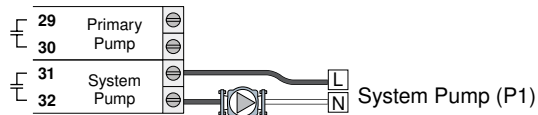
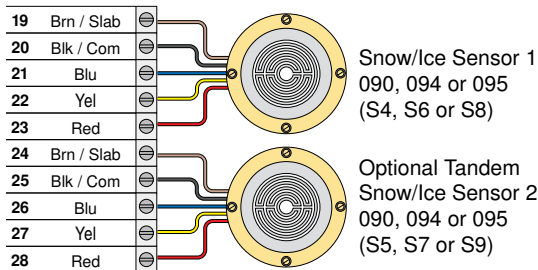
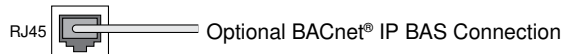
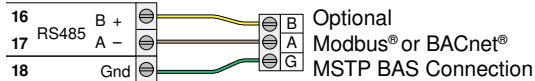
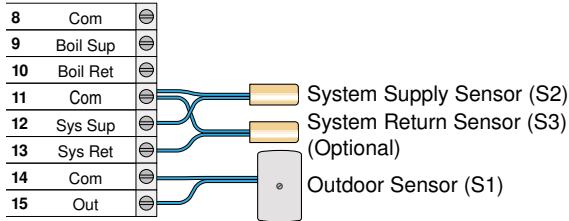
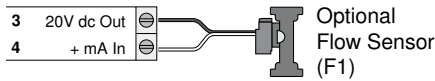
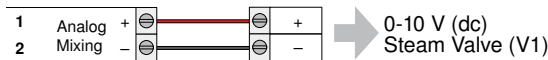
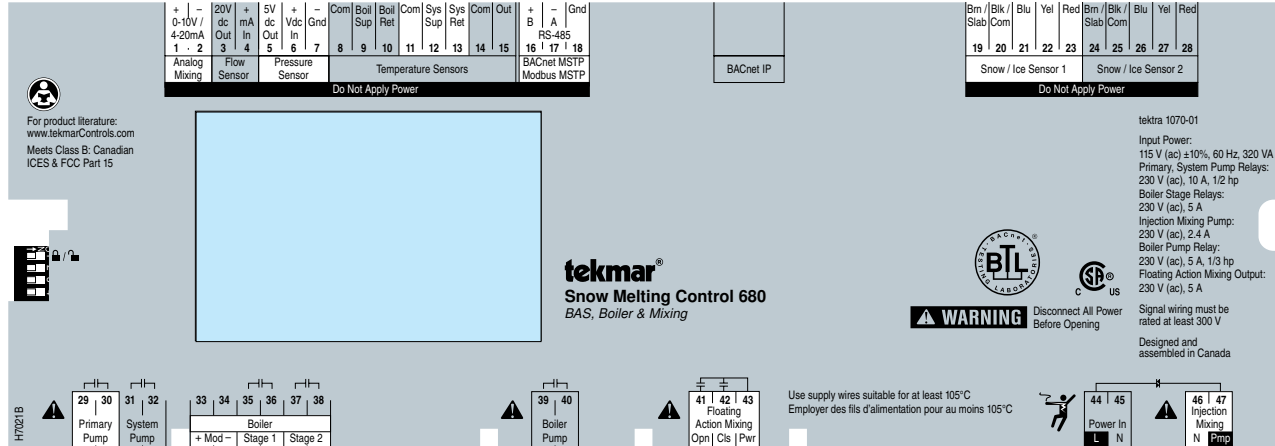
Legend

- F1 = Flow Sensor (optional)
- HX = Steam-to-Glycol Heat Exchanger
- P1 = System Pump
- S1 = Outdoor Sensor 070
- S2 = System Supply Sensor 082
- S3 = System Return Sensor 082 (optional)
- S4, S5 = Snow/Ice Sensor 090 or 094
- S6, S7 = Snow Sensor 095
- S8, S9 = Slab Sensor 072 or 073
- V1 = Modulating Steam Valve

Application Settings

Setting Name	Value
Application Mode	Mixing
Mixing Type	0-10 V





Description

The Snow Melting Control 680 heats an electric snow melting system. The control operates an electrical contactor to make or break power to the electric cable. The control monitors the contactor run time and records the electrical energy used. An optional Building Automation System (BAS) can monitor and control the snow melting system remotely using the BACnet or Modbus communication protocol.

When a Snow/Ice Sensor 090 or 094 is installed, the system automatically starts when snow or ice is detected and continues to run until the slab is dry. When a Snow Sensor 095 is installed together with a Slab Sensor 072 or 073, the system automatically starts when snow is detected and runs on a timer before shutting off. All systems can be manually started and shut off using the built-in timer.

Snow or Ice Detector

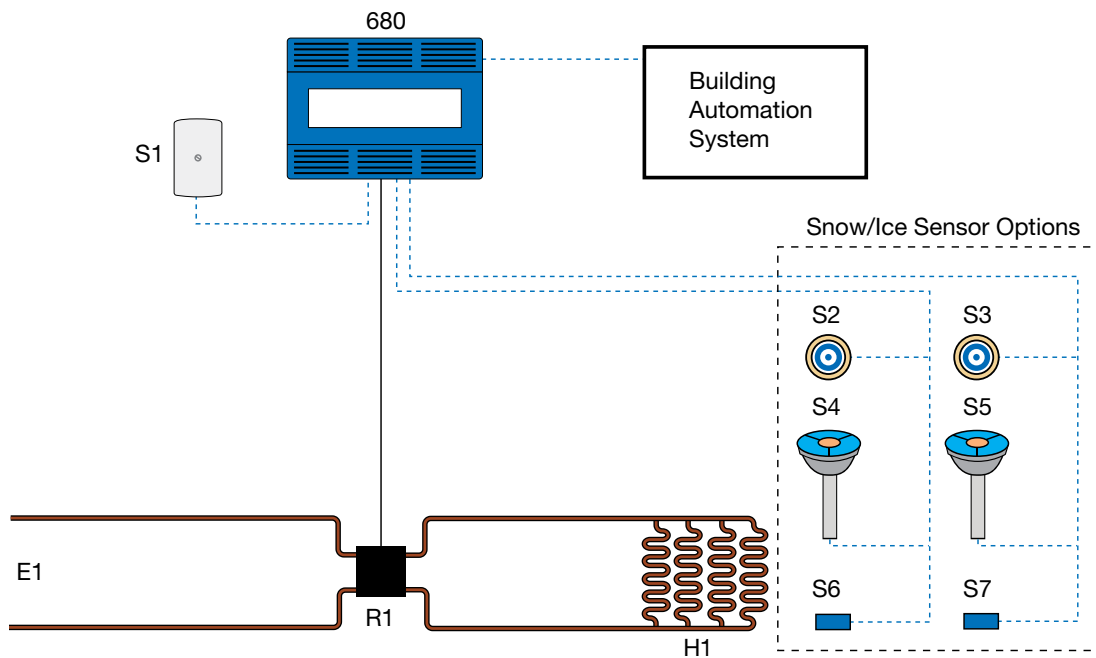
Option	Start and Stop Sequence	Sensors Required (sold separately)
1	Auto start/Auto stop	One or Two Snow/Ice Sensor 090 or 094
2	Auto start/Timed stop	One or Two Snow Sensor 095 & Slab Sensor 072 or 073
3	Manual start/Timed stop	One or Two Slab Sensor 072 or 073

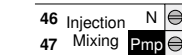
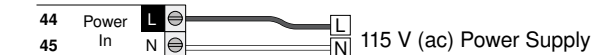
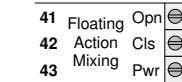
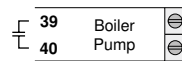
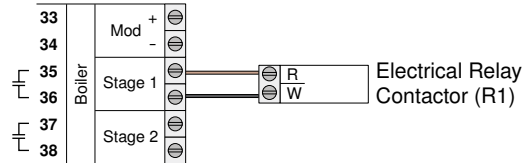
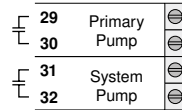
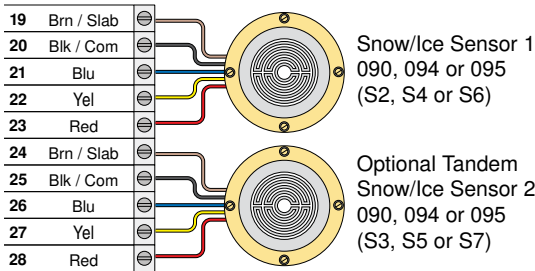
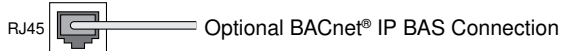
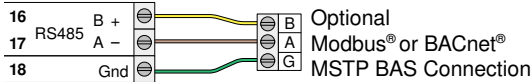
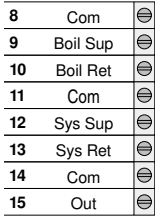
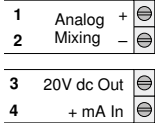
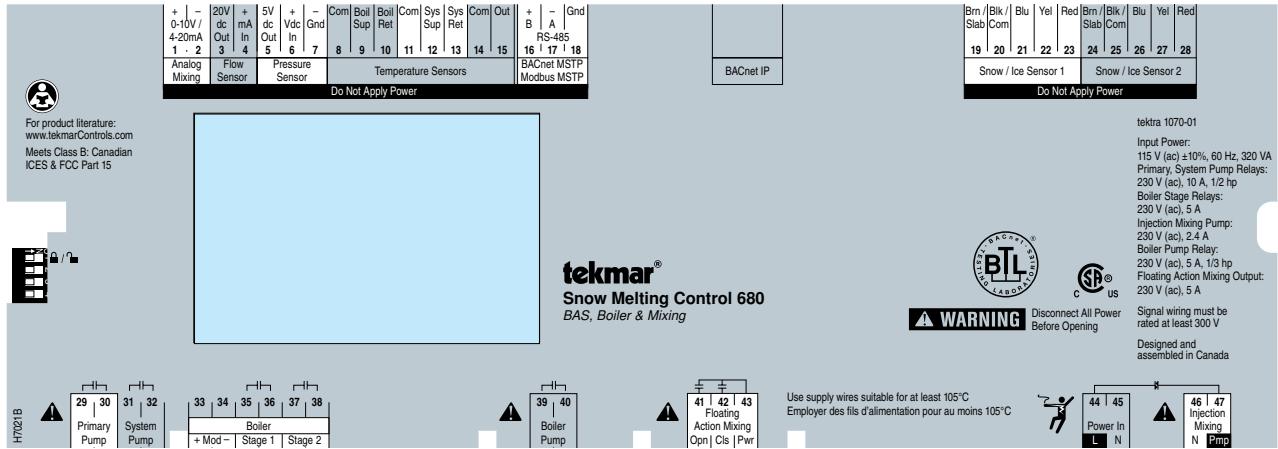
Legend

- E1 = Electric Power Supply
- H1 = Electric Heating Cable
- R1 = Electric Relay Contactor
- S1 = Outdoor Sensor 070
- S2, S3 = Snow/Ice Sensor 090 or 094
- S4, S5 = Snow Sensor 095
- S6, S7 = Slab Sensor 072 or 073

Application Settings

Setting Name	Value
Application Mode	Electric





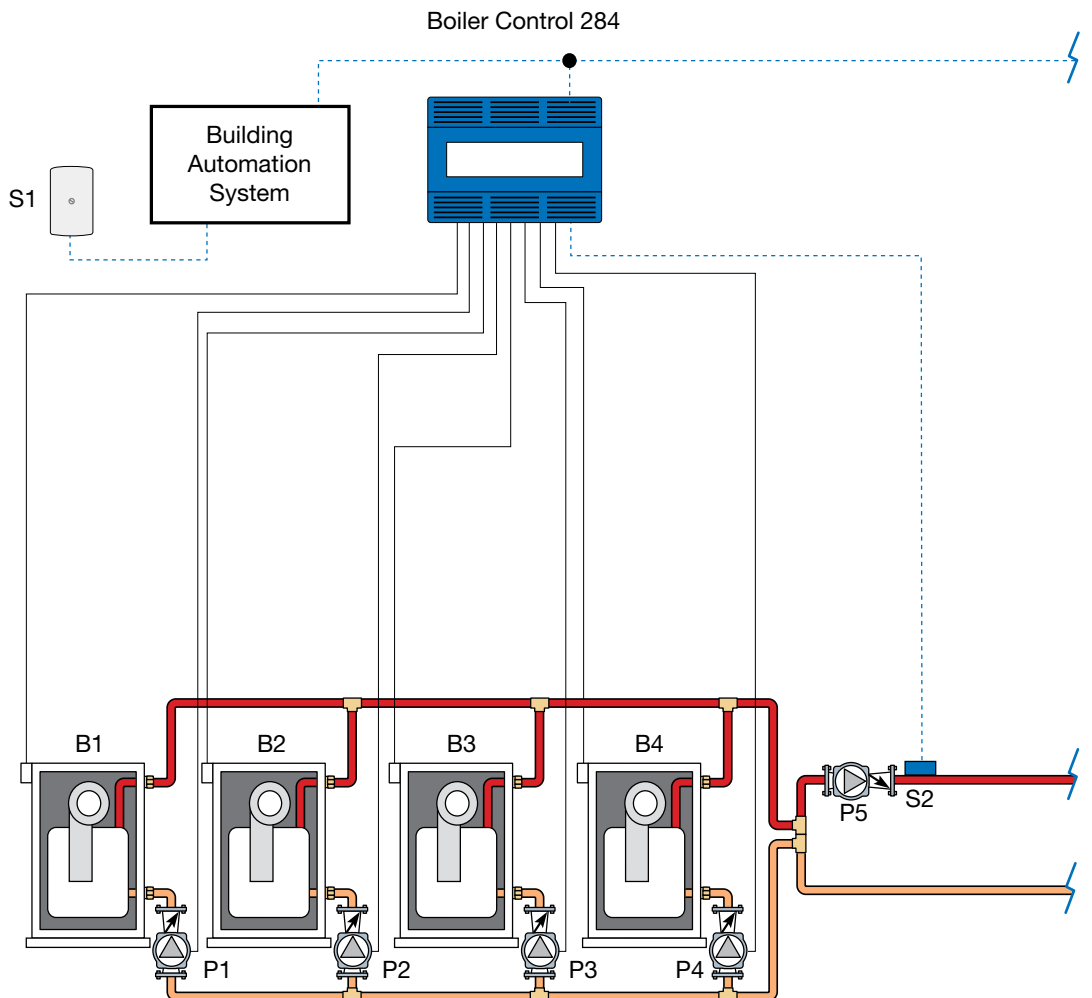
Description

A multi-zone snow melting system is operated by a Building Management System (BAS) using the BACnet or Modbus communication protocol. The BAS is the system master and the Boiler Control 284 and Snow Melting Control 680 are slaves. The boiler and snow melt system are filled with glycol solution.

Each snow melting zone is operated by a Snow Melting Control 680. When a Snow/Ice Sensor 090 or 094 is installed, the system automatically starts when snow or ice is detected and continues to run until the slab is dry. When a Snow Sensor 095 is installed together with a Slab Sensor 072 or 073, the system automatically starts when snow is detected and runs on a timer before shutting off. All systems can be manually started and shut off using the built-in timer.

The 680 operates the system pump continuously when the system is in melting, idling or storm modes of operation. The mixing valve position is adjusted to heat the melting surface to the slab target temperature. The 680 communicates the required boiler target to the BAS. The mixing valve is closed when the boiler return sensor falls below the boiler minimum setting to protect the boiler. Concrete slabs are protected from thermal expansion stress by limiting the thermal rate of rise between the system supply and the slab sensors. An optional flow sensor and the system supply and return sensors are used to monitor the energy used by the snow melting system.

The BAS controls the boiler target and prioritizes the snow melt zones. The 680 boiler target is communicated to the BAS system. The BAS system determines its own boiler target based on the system load and then communicates the boiler target to the 284 to operate four modulating boilers. If prioritization of the snow melting zones is required, the BAS will send a message to the 680 operating zone 2 to stop melting. Once zone 1 has stopped melting, then the BAS system provides a message to the 680 operating zone 2 to resume melting.



Snow or Ice Detector

Option Start and Stop Sequence Sensors Required (sold separately)

Option	Start and Stop Sequence	Sensors Required (sold separately)
1	Auto start/Auto stop	One or Two Snow/Ice Sensor 090 or 094
2	Auto start/Timed stop	One or Two Snow Sensor 095 & Slab Sensor 072 or 073
3	Manual start/Timed stop	One or Two Slab Sensor 072 or 073

Application Settings

Setting Name Value

Application Mode	Mixing
Mixing Type	Floating

Legend

B1 to B4 = Modulating Boilers

F1, F2 = Flow Sensor (optional)

M1, M2 = Actuator Motor 743

P1 to P4 = Boiler Pumps

P5 = Primary Pump

P6, P7 = System Pumps

S1 = Outdoor Sensor 070

S2 = 284 Boiler Supply Sensor 082

S3, S12 = System Supply Sensor 082

S4, S13 = System Return Sensor 082 (optional)

S5, S14 = Boiler Return Sensor 082

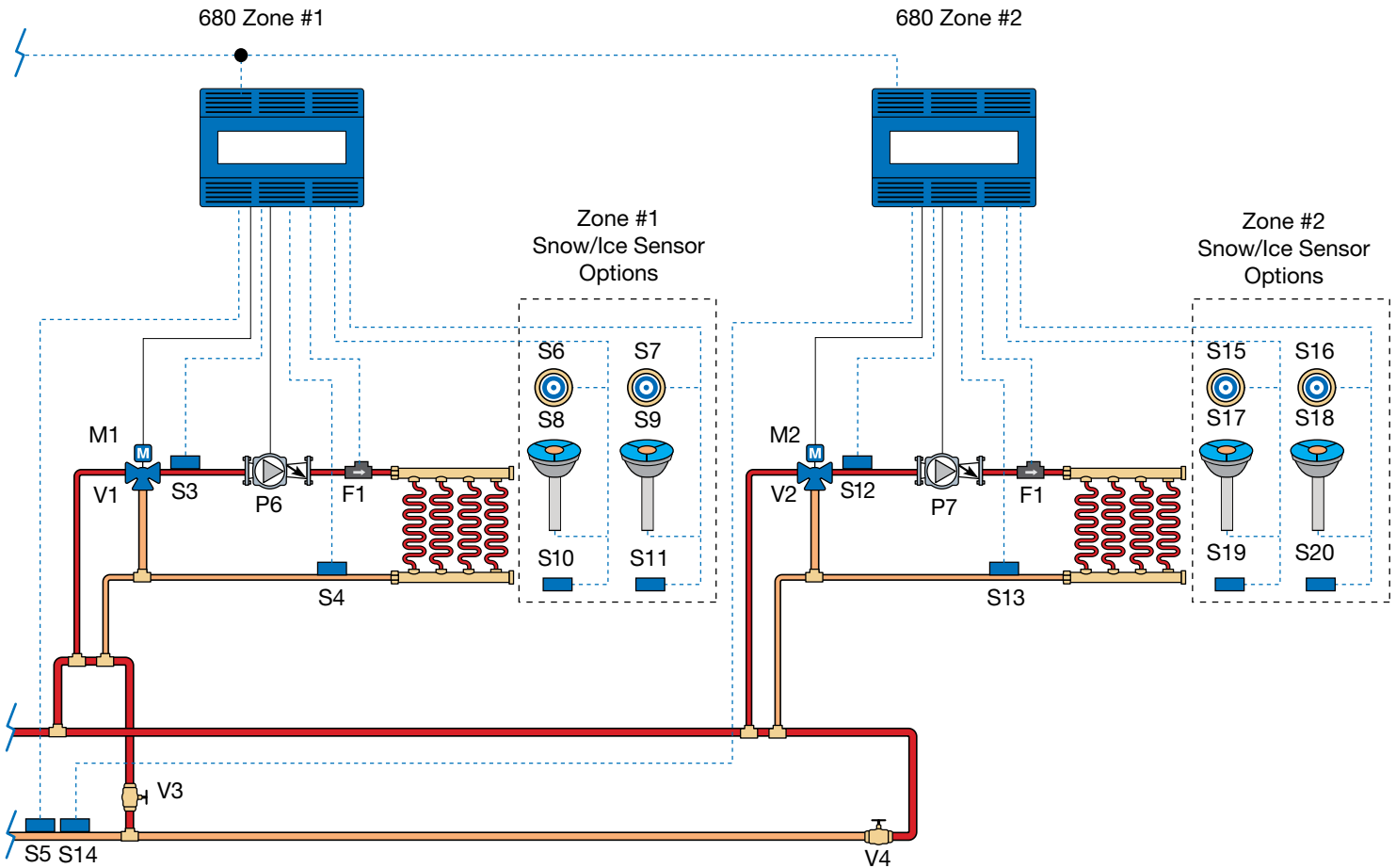
S6, S7, S15, S16 = Snow/Ice Sensor 090 or 094

S8, S9, S17, S18 = Snow Sensor 095

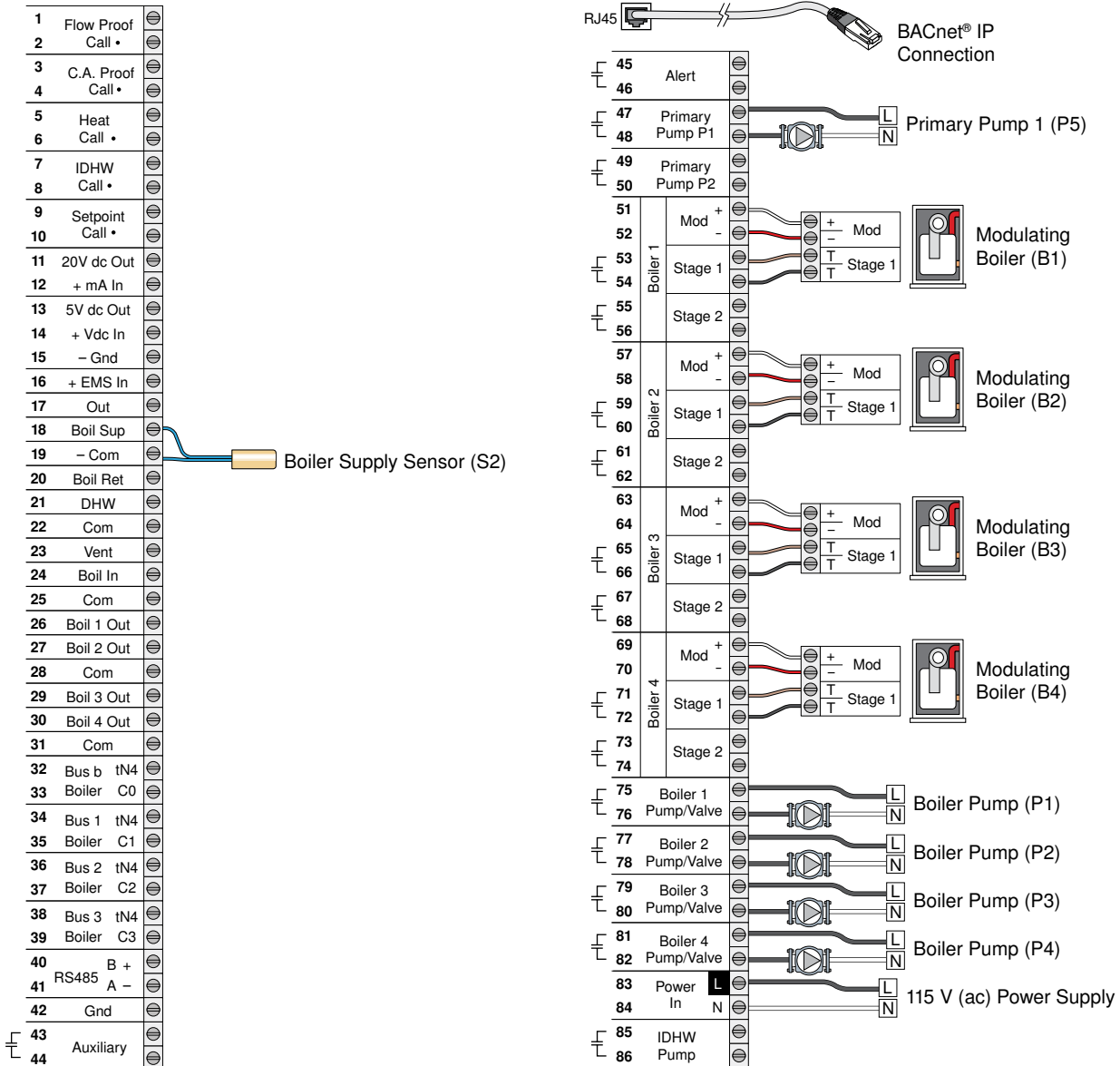
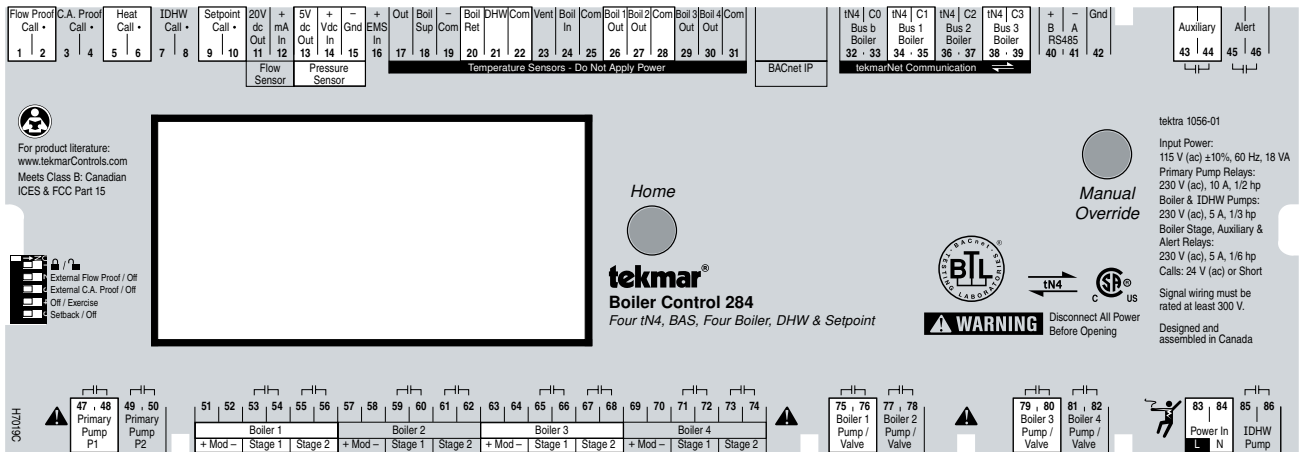
S10, S11, S19, S20 = Slab Sensor 072 or 073

V1, V2 = 3-Way Mixing Valve 710 through 714

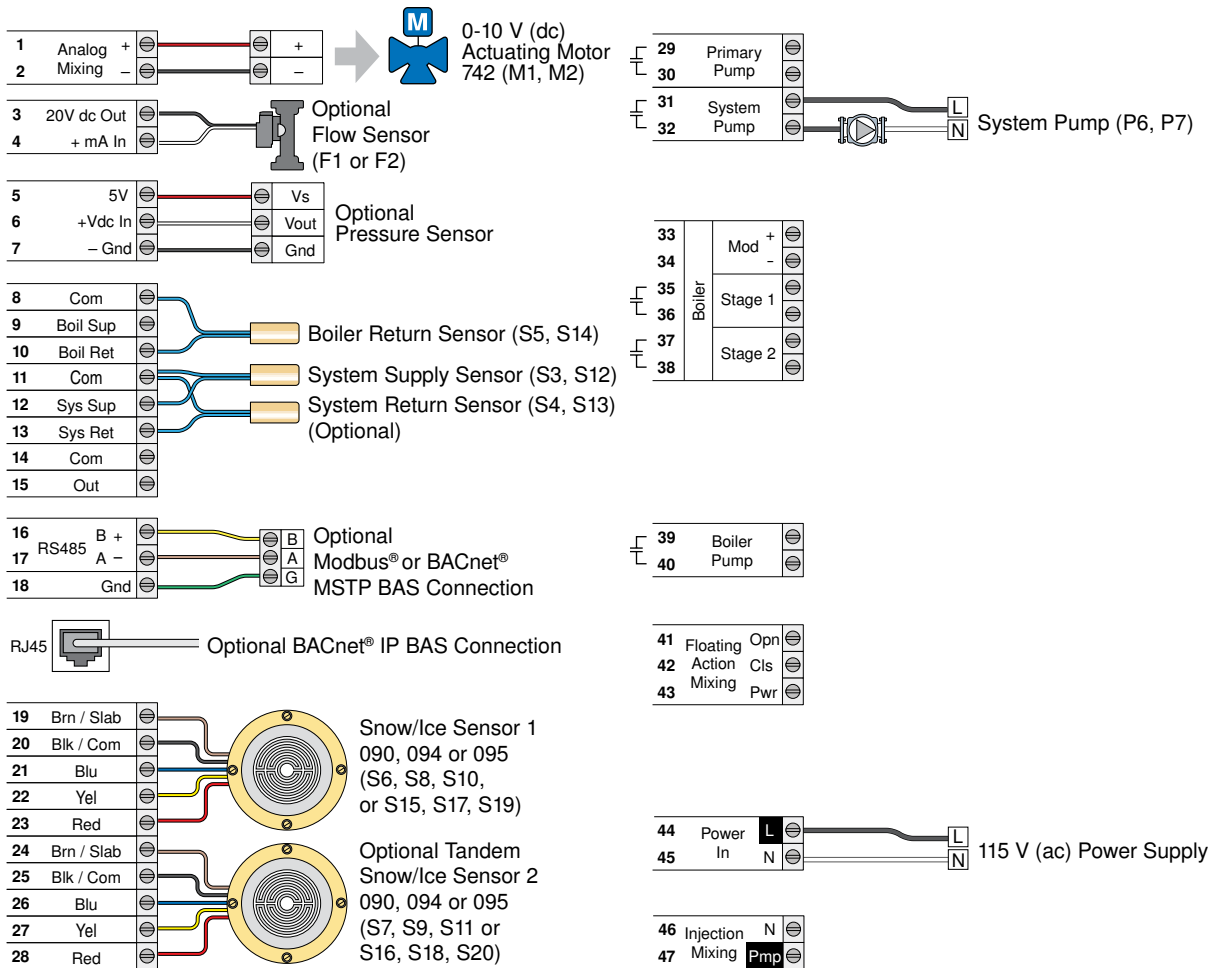
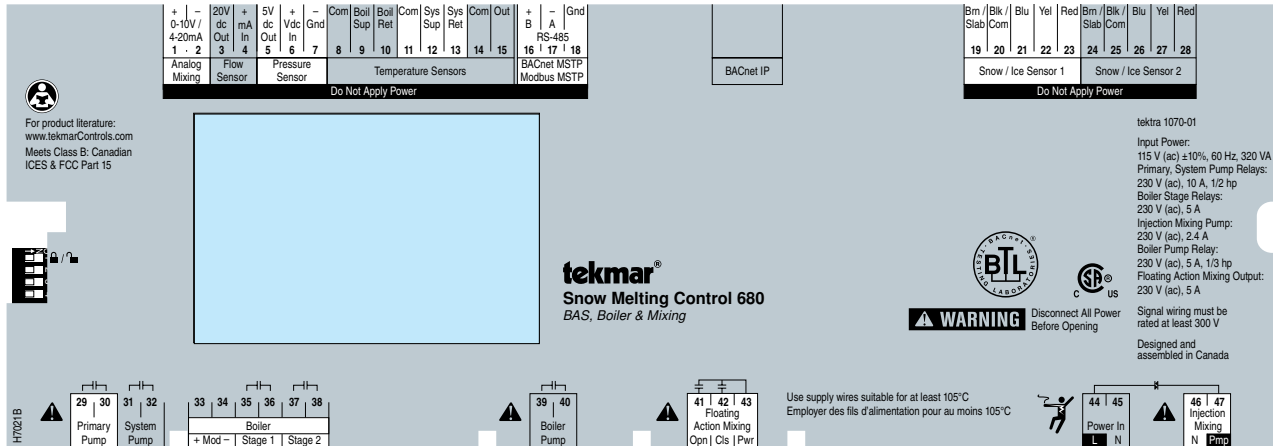
V3, V4 = Balancing Valves



Boiler Control 284 Electrical Schematic



Snow Melting Control 680 Electrical Schematic (typical)



Legend

- B1 to B4 = Modulating Boilers
- F1, F2 = Flow Sensor (optional)
- M1, M2 = Actuator Motor 742
- P1 to P4 = Boiler Pumps
- P5 = Primary Pump
- P6, P7 = System Pumps
- S1 = Outdoor Sensor 070
- S2 = 284 Boiler Supply Sensor 082

- S3, S12 = System Supply Sensor 082
- S4, S13 = System Return Sensor 082 (optional)
- S5, S14 = Boiler Return Sensor 082
- S6, S7, S15, S16 = Snow/Ice Sensor 090 or 094
- S8, S9, S17, S18 = Snow Sensor 095
- S10, S11, S19, S20 = Slab Sensor 072 or 073
- V1, V2 = 3-Way Mixing Valve 710 through 714
- V3, V4 = Balancing Valves

Specifications

- The following are the recommended specifications for the Snow Melting Control 680.
- The control shall communicate with BACnet® IP, BACnet® MS/TP and Modbus® MS/TP systems to provide remote monitoring and adjustment.
- The control shall have the ability to use a snow/ice sensor in order to automatically detect snow or ice and begin operation of the system. The system shall continue to run until the sensor is dry or the control is manually stopped.
- The control shall have the ability to be manually started with an adjustable running time that counts down and automatically stops the system.
- The control shall not operate the system to provide heat to the snow melting zones when it enters into either a Warm Weather Shut Down (WWSD) or a Cold Weather Cut Off (CWCO) mode.
- The system water temperature shall be based on the outdoor temperature and feedback from sensors located in the snow melting slabs.
- The control shall have the option to mix the supply water temperature using a mixing valve with a floating action, 0-10 V (dc) or a 4-20 mA actuator motor, or using a variable-speed injection mixing pump.
- The control shall have an adjustable minimum return water temperature setting to help prevent condensation of flue gases and subsequent corrosion and blockage of the boiler's heat exchanger and chimney.
- The control shall have the ability to limit the amount of cool water being returned to the boiler through the mixing device in order to prevent low boiler operating temperatures and flue gas condensation.
- The control shall have the ability to directly control the supply temperature of a modulating boiler, a one or two-stage boiler, or to send a boiler enable signal to another boiler operating control to allow for a staging control to be connected.
- The control shall have the option of an automatic differential calculation for the operation of one or two boiler stages in order to prevent short cycling.
- The control shall use proportional, integral and derivative (PID) logic when modulating or staging boiler stages.
- The control shall have the option to limit the heat up rate of the slab to help prevent cracking the concrete.
- The control shall have two separate lockable access levels to limit the number of adjustments available to various users.
- The control shall have a manual override that allows each output to be manually turned on or off.
- The control shall continuously monitor its temperature sensors and provide an error message upon a control or sensor failure.
- The control shall record and display boiler and pump running hours and minimum and maximum temperatures depending on the access level that has been selected.
- During extended periods of inactivity, the pumps and valves that are operated by the control shall be periodically exercised to prevent seizure during long idle periods.
- The control shall have the option to measure fluid flow rates.
- The control shall have the option to record, display and communicate the amount of energy used to heat the snow melting surface.
- The control shall have the option to measure fluid pressure.



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All specifications are subject to change without notice

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