



When the space is occupied, ventilation must operate. If the AC unit supplies the required outdoor air, its controls must hold that OA rate throughout occupancy — including VAV turndown and fan-speed changes, not only at full flow.

Original Masterbuild PE packet from Daily Code Talk on 2024 IMC 405.1. Confirm the adopted edition. This is not a controls sequence for your building automation system.

☐ **Occupied: hold design outdoor air (cfm or % of supply) across turndown.**

Standby: demand-controlled ventilation allowed but never below the Ra floor.

☐ **Unoccupied: outdoor air closed unless purge/flush is scheduled.**

Fault: OA sensor/actuator/BAS failure → fail safe to design outdoor air and alarm.

☐ **Show it on M-603 / M-002 and on the controls drawings — not only on the duct plan.**

A duct plan without a sequence is the comment.

The fail we see first

Fan off at setpoint. Ventilation tied only to a cooling/heating call leaves occupied rooms with no outdoor air. OA verified only at design flow. Demand-controlled ventilation with no Ra floor. "Maintain OA" with no measurable points.

What to send: whether outdoor air is on the RTU, VAV or CAV, and any sequence of operation.

Send the comments. Not the County guideline.

Folio (does it start with 30?), process or UP number, and the comments PDF. Masterbuild will say which row is actually open.

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+1 (786) 398-6940 · Calendly: 30-minute scoping call

Masterbuild provides engineering services under a written scope. Not a BAS sequence. Confirm adopted 405. This is not legal advice.