



BMS 825Y Series Flood Sensor Retrofit Connection Kit Instruction Manual

[Home](#) » [BMS](#) » BMS 825Y Series Flood Sensor Retrofit Connection Kit Instruction Manual 

BMS 825Y Series Flood Sensor Retrofit Connection Kit Instruction Manual



Contents

- [1 Installation Instructions](#)
- [2 Kit Components](#)
- [3 Requirements](#)
- [4 Install the Flood Sensor and Activation Module](#)
- [5 Custom Flood Sensor Settings](#)
- [6 Attach the Activation Module Cable to the BMS Controller](#)
- [7 To connect the module cable to the controller](#)
- [8 Documents / Resources](#)
 - [8.1 References](#)

Installation Instructions



WARNING



Read this Manual **BEFORE** using this equipment. Failure to read and follow all safety and use information can result in death, serious personal injury, property damage, or damage to the equipment. Keep this Manual for future reference.



WARNING

You are required to consult the local building and plumbing codes prior to installation. If the information in this manual is not consistent with local building or plumbing codes, the local codes should be followed. Inquire with governing authorities for additional local requirements.

NOTICE

Use of the Sentry Plus Alert® technology does not replace the need to comply with all required instructions, codes, and regulations related to the installation, operation, and maintenance of the backflow preventer to which it is attached, including the need to provide proper drainage in the event of a discharge.

Watts® is not responsible for the failure of alerts due to connectivity or power issues. Monitor relief valve discharge with smart and connected sensor technology to detect flooding and transmit notification. The BMS Flood Sensor Retrofit Connection Kit upgrades existing installations by integrating and activating the sensor to enable functions for flood detection. When excessive relief valve discharge occurs, the sensor energizes a relay signaling flood detection and triggers real-time notification of potential flood conditions through the building management system

Kit Components

The retrofit connection kit for installing and activating the flood sensor includes the items shown below. If any item is missing, speak with your account representative about ordering code **88009427**.

A. Activation module with 8' conductor cable and ground wire



B. 24V DC power adapter



C. Small sensor for valve sizes 3/4" to 1"; large sensor, valve sizes 1 1/4" to 2"



NOTICE

When installing an air gap, attach the air gap brackets directly onto the flood sensor.

Requirements

- #2 Phillips screwdriver
- 120VAC, 60Hz, GFI-protected electrical outlet (for kit power adapter), or power source ranging from 12V to 24V
- Wire stripper

Install the Flood Sensor and Activation Module

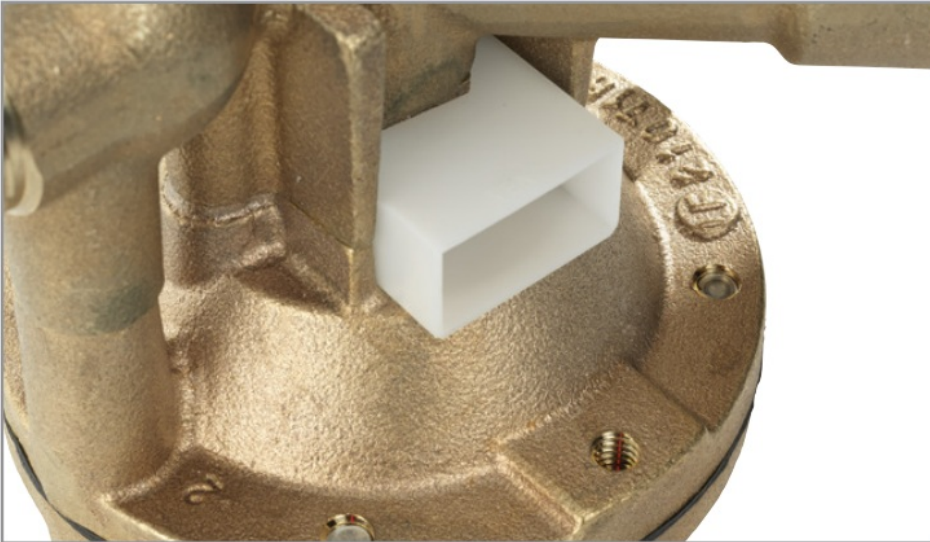
The activation module receives a signal from the sensor when a discharge is detected. If the discharge meets the conditions of a qualifying event, the normally open contact is closed to provide a signal to the BMS input terminal.

Custom Flood Sensor Settings

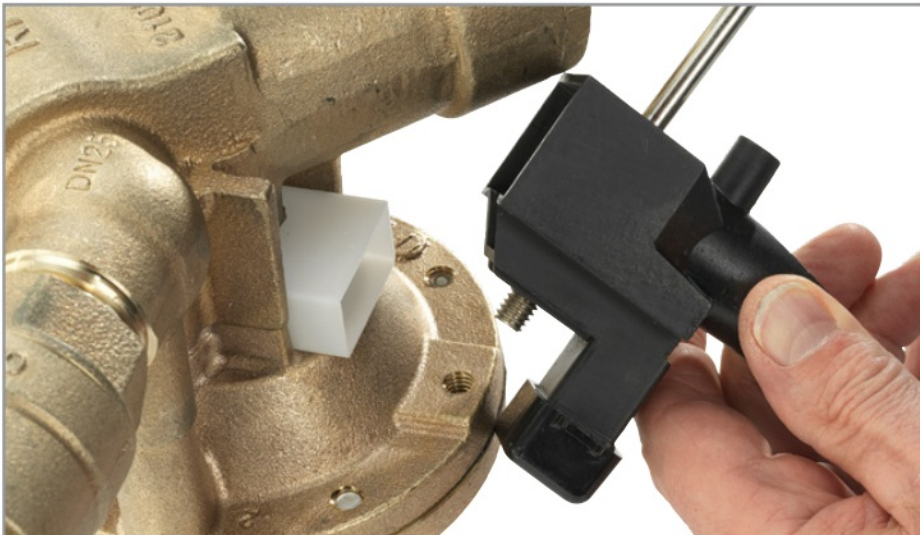
The default settings on the activation module for detecting discharge are suitable for the assembly series. However, the DIP switches can be customized for a different wet threshold and time delay. Scan the QR code for more information.



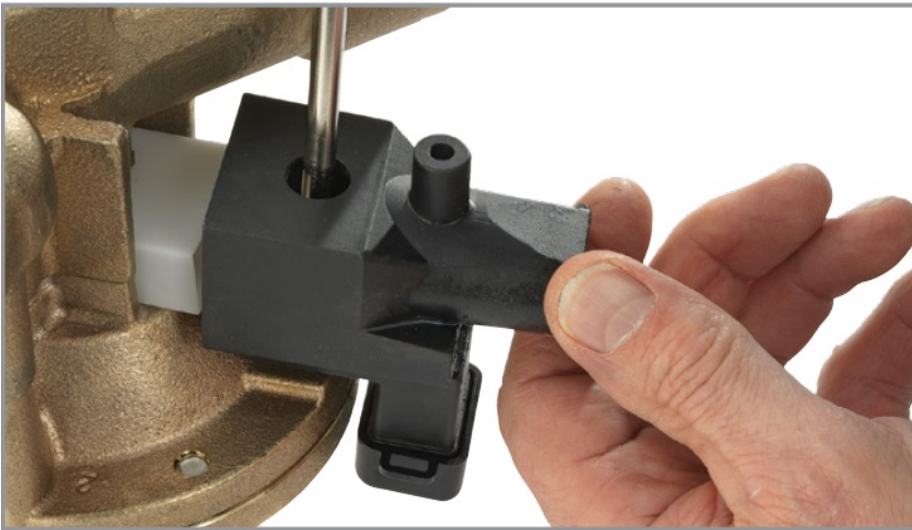
1. Set the assembly for attachment of the flood sensor to the rim of the relief valve body, beneath the relief valve outlet.



2. Thread the #2 Phillips screwdriver through the sensor adapter to the captive screw and align the sensor with the rim attachment point.



3. Tighten the sensor to the relief valve body



4. Remove the dust cover from the sensor.



5. Press the activation module onto the sensor



6. Check that the module is fully seated to seal the O-ring and to make electrical contact.

**NOTICE**

Retain the dust cover to protect the flood sensor when the activation module needs to be removed or replaced.

Attach the Activation Module Cable to the BMS Controller

The 4-conductor activation module cable should be attached to the BMS controller to transmit a normally open contact signal and provide power to the activation module. The contact signal closes when a discharge is detected.

To connect the module cable to the controller

1. Use the wire stripper to cut away enough insulation to expose 1 to 2 inches of the conductor wires.
2. Insert the white and green wires into the input terminal.

NOTICE

Either the BMS power source (ranging from 12V to 24V) or the 24V DC power adapter provided can be used.

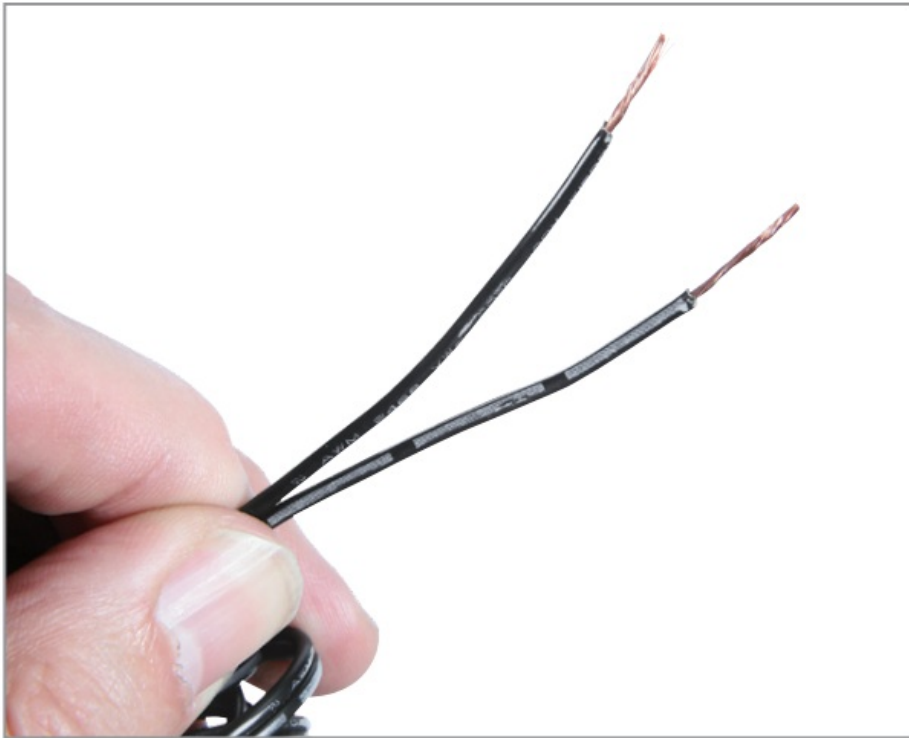
With each power source, an earth ground connection is required. If using the optional power adapter, skip to the next set of instructions. Be sure to use the ground wire provided if there is no other earth ground on the

BMS controller. Insert the red wire in the power terminal. (A power source ranging from 12V to 24V is required.)

3. Insert the black wire in the ground terminal.

To use the optional 24V DC power adapter

Distinguish the positive wire from the negative one. The positive wire has white stripes and must be inserted into the power terminal; the negative wire, into the ground terminal.



1. Connect the positive power adapter wire (black with white stripe) to the red wire of the activation module cable and insert the wires into the power terminal.
2. Connect the negative power adapter wire (black with no stripe) to both the black wire of the activation module cable and the ground wire (if needed) then insert the wires into the ground terminal.
3. Plug the power adapter into a 120VAC, 60Hz, GFI-protected electrical outlet.
4. The flood sensor LED is steady green when the unit is ready

Limited Warranty: FEBCO (the "Company") warrants each product to be free from defects in material and workmanship under normal usage for a period of one year from the date of original shipment. In the event of such defects within the warranty period, the Company will, at its option, replace or recondition the product without charge.

THE WARRANTY SET FORTH HEREIN IS GIVEN EXPRESSLY AND IS THE ONLY WARRANTY GIVEN BY THE COMPANY WITH RESPECT TO THE PRODUCT. THE COMPANY MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED. THE COMPANY HEREBY SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

The remedy described in the first paragraph of this warranty shall constitute the sole and exclusive remedy for breach of warranty, and the Company shall not be responsible for any incidental, special or consequential damages, including without limitation, lost profits or the cost of repairing or replacing other property which is damaged if this product does not work properly, other costs resulting from labor charges, delays, vandalism, negligence, fouling caused by foreign material, damage from adverse water conditions, chemical, or any other circumstances over which the Company has no control. This warranty shall be invalidated by any abuse, misuse, misapplication, improper installation or improper maintenance or alteration of the product.

Some States do not allow limitations on how long an implied warranty lasts, and some States do not allow the exclusion or limitation of incidental or consequential damages. Therefore the above limitations may not apply to you. This Limited Warranty gives you specific legal rights, and you may have other rights that vary from State to State. You should consult applicable state laws to determine your rights. **SO FAR AS IS CONSISTENT WITH APPLICABLE STATE LAW, ANY IMPLIED WARRANTIES THAT MAY NOT BE DISCLAIMED, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE**

LIMITED IN DURATION TO ONE YEAR FROM THE DATE OF ORIGINAL SHIPMENT.

USA: T: (800) 767-1234 FEBCOonline.com

Canada: T: (888) 208-8927 FEBCOonline.ca

Latin America: T: (52) 55-4122-0138 FEBCOonline.com



Documents / Resources

 The image shows the cover of the instruction manual for the BMS Flood Sensor Retrofit Connection Kit. It features the product name, a list of compatible series (825Y, LF825Y, 825YA, LF825YA), and a small photograph of the sensor unit. The FEBCO logo is visible at the bottom.	<p>BMS 825Y Series Flood Sensor Retrofit Connection Kit [pdf] Instruction Manual</p> <p>825Y Series Flood Sensor Retrofit Connection Kit, 825Y Series, Flood Sensor Retrofit Connection Kit, Sensor Retrofit Connection Kit, Retrofit Connection Kit, Connection Kit</p>
--	--

References

- [FEBCO | Watts Brands](#)
- [FEBCO | Watts Brands](#)
- [User Manual](#)

[Manuals+](#), [Privacy Policy](#)

This website is an independent publication and is neither affiliated with nor endorsed by any of the trademark owners. The "Bluetooth®" word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. The "Wi-Fi®" word mark and logos are registered trademarks owned by the Wi-Fi Alliance. Any use of these marks on this website does not imply any affiliation with or endorsement.