



Building 36 Technologies ADC-S40-W Wireless Water Sensor Installation Guide

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Water Sensor Installation Guide ADC-S40-W

In the box

- ADC-S40-W Water Sensor
- Mounting bracket
- CR123 battery
- Installation guide
- Screw (pan head x2)
- Cable tie

NOTE: The rope attachment and probe attachment are sold separately.

Installation

Installing the Alarm.com Water Sensor

1. Place the water sensor near the area where you want to detect water.
 - a. The water sensor detects water on the top or bottom of the device.
2. Remove the battery tab from the water sensor

(OPTIONAL) Installing the water sensor with rope attachment

1. Connect the rope attachment to the water sensor.

2. Remove the battery tab from the water sensor.
3. Mount the water sensor to a wall or pipe near the desired monitoring area using the mounting bracket or cable tie provided.
4. Place the rope attachment on the floor around the potential leak source or around the perimeter of the monitored area. The rope attachment can detect water along its entire length.

(OPTIONAL) Installing the water sensor with probe attachment

1. Connect the probe attachment to the water sensor.
2. Remove the battery tab from the water sensor.
3. Mount the water sensor to a wall or pipe near the desired monitoring area using the mounting bracket or cable tie provided.
4. Place the end of the probe attachment in its desired location and mount it using the screw provided. Make sure the prongs on the end of the probe attachment are within the area where you want to detect water.

Adding the water sensor to the Z-Wave network

Adding using SmartStart

NOTE: An Alarm.com account is required for this process. Power on and add devices one at a time.

1. Power on the Hub or panel.
2. Log in to MobileTech.
3. Find the customer account.
4. Add the device using SmartStart and follow the on-screen instructions.
5. Scan the device's QR code (found on the box or sensor).
6. Remove the battery tab from the sensor.
7. If you have already removed the battery tab, press the button to wake up the device.
 - a. When the network LED on the sensor turns solid green, the sensor has been successfully added.
8. Ensure you see the device on your account.
 - a. It may take up to 2 minutes for the device to appear on your account.

Adding manually

TIP: For best results, we recommend having the Hub or panel in the same room as the water sensor you are adding.

1. Remove the battery tab from the water sensor.
2. Put the Hub or panel into Add mode. Refer to the Hub or panel documentation for more information.
3. Press the button on the sensor to add the device to the network.
 - a. When the network LED on the sensor turns solid green, the sensor has been successfully added.
4. Name the device based on its application.
 - a. This can be done on MobileTech, the Partner Portal, or the Customer Website.

Troubleshooting

If the water sensor is not communicating with the Hub or panel

1. Press the button on the device.
 - a. The network LED should turn on and then turn off within a few seconds. If the LED stays on for 10 seconds, then the water sensor cannot communicate with the Hub or panel.
Follow the steps below to fix the communication problems.
2. Install a Z-Wave repeater between the Hub and water sensor.

TIP: Any AC-powered Z-Wave device will act as a repeater and improve the range between the Hub or panel and the Z-Wave device you are installing.

3. If step 2 does not resolve the issue, try deleting the sensor from the network (see below) and adding it again.

Deleting the sensor from the network

TIP: For best results, we recommend having the Hub or panel in the same room as the water sensor.

1. Put the Hub or panel into Delete mode. Refer to the Hub or panel documentation for more information.
2. Press the button on the sensor to delete it from the network.
 - a. The network LED on the sensor will turn solid green and then blink to indicate the device has been successfully deleted.

NOTE: If you added the device using SmartStart, the device will automatically add itself back to the network. To completely remove the device, deactivate the key in MobileTech or the Partner Portal, and then delete the device from the network.

LED reference guide

LED	LED Status	Description
Network	Solid for 5 seconds	Add successful
	Blink 3 times	Delete successful
	Solid for 3 seconds	Device resetting
	Blink 10 times	Problem detected
Alert	Solid for 3 seconds	Sensor transitioned from dry to wet or wet to dry
	Blinks 3 times	Attachment plugged in or attachment removed
Both	Flash twice	Power up

Notices

FCC

This device complies with part 15 of the FCC rules. Operation is subject to the following two conditions:

1. this device may not cause Harmful interference, and
2. this device must accept any interference received, including interference that may cause undesired operation

of the device.

This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation. This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instruction, may cause harmful interference to radio communication. However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures:

- Reorient or relocate the receiving antenna.
- Increase the separation between the equipment and receiver.
- Connect the equipment into an outlet on a circuit different from that to which the receiver is connected.
- Consult the dealer or an experienced radio/TV technician for help.

Changes and Modifications not expressly approved by Building 36 Technologies LLC can void your authority to operate this equipment under Federal Communications Commission’s rules.

IC Notice

This device complies with Industry Canada license-exempt RSS standard(s). Operation is subject to the following two conditions:

1. this device may not cause Harmful interference, and
2. this device must accept any interference received, including interference that may cause undesired operation of the device.

Radiation Exposure Statement


The device has been found to be compliant to the requirements set forth in CFR 47 Sections 2.1091 and Industry Canada RSS-102 for an uncontrolled environment. The antenna(s) used for this transmitter must be installed to provide a separation distance of at least 20 cm from all persons and must not be colocated or operating in conjunction with any other antenna or transmitter.

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