

WATTS®
IS-F-FS-BMS FEBCO
Flood Sensor
Connection Kit



WATTS IS-F-FS-BMS FEBCO Flood Sensor Connection Kit Instruction Manual

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WATTS IS-F-FS-BMS FEBCO Flood Sensor Connection Kit



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 before 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.

Monitor relief valve discharge with smart

and connected sensor technology to detect flooding. The BMS Flood Sensor Connection Kit is designed to activate the sensor installed on the relief valve. When excessive relief valve discharge occurs, the sensor energizes a relay, signaling flood conditions. Flood alerts are distributed according to the BMS application.

NOTICE

Use of the SentryPlus 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 issues, power outages, or improper installation.

Kit Components

The connection kit for activating the factory-installed flood sensor includes the items shown below. If any item is missing, speak with your account representative. For valve assemblies, including the flood sensor compatible with this kit (FP-FBF-BMS), refer to ordering code 88009431 for sizes ½" to 2" or to ordering code 88009414 for sizes 2½" to 10" at watts.com.

Activation module with 8' conductor cable



Power adapter 24 VDC



Ground wire



NOTICE:

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

Requirements

- #2 Phillips head screwdriver
- 120V AC, 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 flood 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.

The flood sensor and assembly shown in the installation sequence are representative only. Each flood sensor is designed specifically for the assembly to which it is attached.

Custom Flood Sensor Settings

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



1. Remove the dust cover from the sensor.



2. Press the activation module onto the sensor.



3. 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 cable to the controller

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

NOTICE

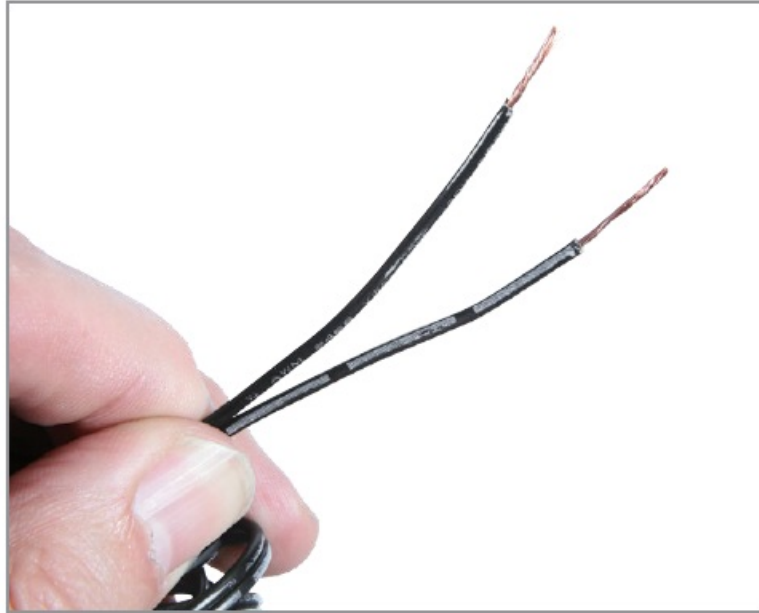
Either the BMS power source (ranging from 12V to 24V) or the 24V DC power adapter provided can be used. With each power source, an earth ground connection is required. If using the optional power adapter, skip to the next set of instructions. Be sure to use the ground wire provided if there is no other earth ground on the

BMS controller.

3. Insert the red wire into the power terminal. (A power source ranging from 12V to 24V is required.)
4. Insert the black wire into 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.



Warning

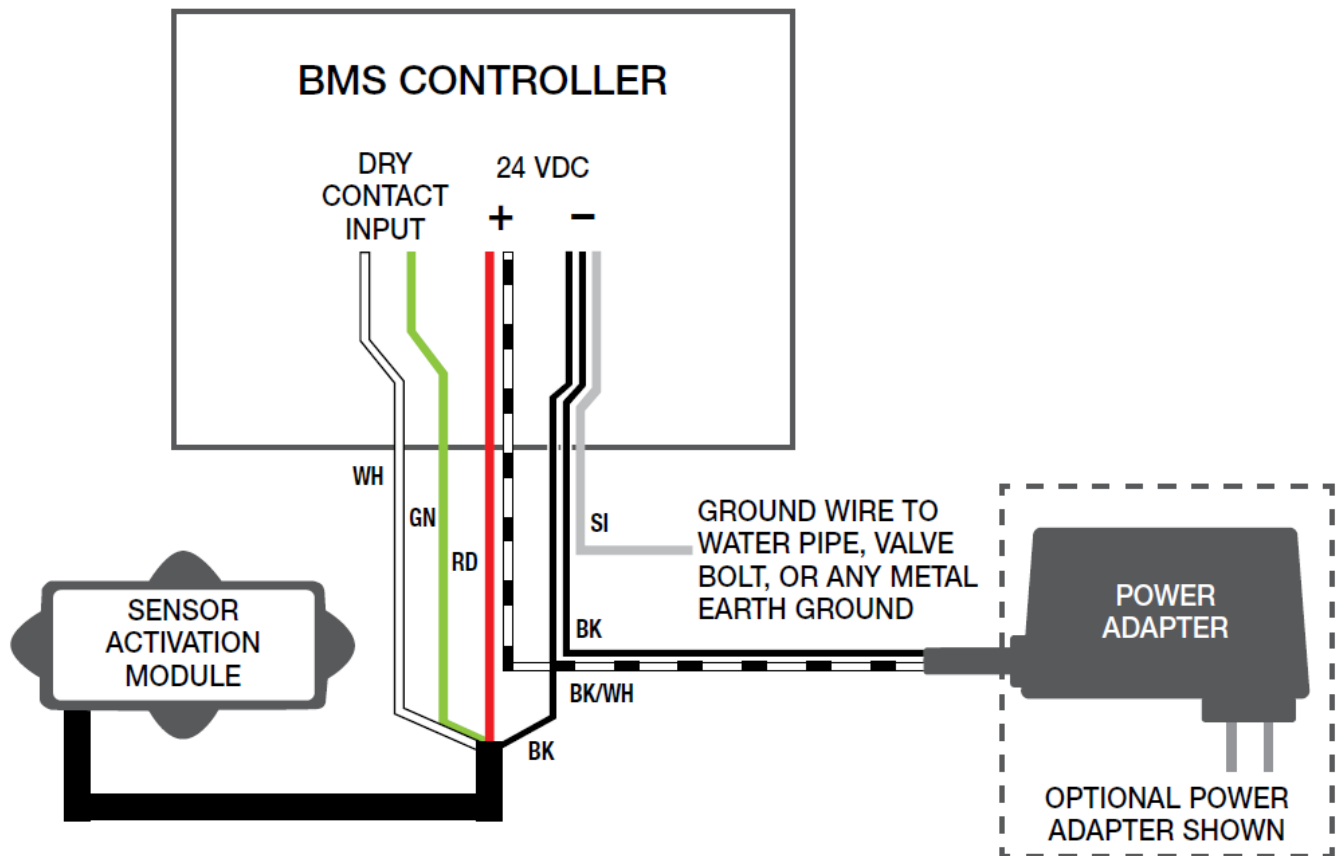
The earth ground must be connected to the BMS controller before the flood sensor is put into operation.

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 a 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 120V ACC, 60Hz, GFI-protected electrical outlet.

The flood sensor LED is a steady green when the unit is ready.



LETTER CODE	WIRE COLOR	FUNCTION
WH	White	Normally, open dry contact input
GN	Green	
RD	Red	Positive voltage
BK	Black	Circuit ground
BK/WH	Black with white stripe	Positive voltage
SI	Silver	Earth ground

Limited Warranty

FEBCO (the “Company”) warrants each product to be free from defects in material and workmanship under normal usage for 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 CONCERNING 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.

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Canada: T: [888-208-8927](tel:888-208-8927) FEBCOonline.ca
Latin America: T: (52) 55-4122-0138 FEBCOonline.com

Documents / Resources

	WATTS IS-F-FS-BMS FEBCO Flood Sensor Connection Kit [pdf] Instruction Manual IS-F-FS-BMS 2435, IS-F-FS-BMS, IS-F-FS-BMS FEBCO Flood Sensor Connection Kit, FEBCO Flood Sensor Connection Kit, Flood Sensor Connection Kit, Sensor Connection Kit, Connection Kit
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References

- [Watts | Plumbing, Heating and Water Quality Solutions](#)
- [User Manual](#)

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