



**IS-F-RFK-FS-825-BMS
Flood Sensor Retrofit
Connection Kit**



watts IS-F-RFK-FS-825-BMS Flood Sensor Retrofit Connection Kit Installation Guide

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watts IS-F-RFK-FS-825-BMS Flood Sensor Retrofit Connection Kit



Specifications

- **Product Name:** BMS Flood Sensor Retrofit Connection Kit
- **Model Number:** IS-F-RFK-FS-825-BMS
- **Power Adapter:** 24V DC
- **Activation Module Cable Length:** 8'

Product Usage Instructions

Installation Instructions

- Before using the equipment, ensure you have read and understood the manual to prevent any accidents or damage.

Kit Components

- Activation module with 8' conductor cable and ground wire
- 24V DC power adapter

- Ground wire

Install the Flood Sensor and Activation Module

1. Attach the flood sensor to the rim of the relief valve body beneath the outlet.
2. Secure the sensor by tightening it to the relief valve body.
3. Remove the dust cover from the sensor and press the activation module onto it.
4. Ensure the module is fully seated for proper sealing and electrical contact.

Custom Flood Sensor Settings

- You can customize the settings on the activation module for detecting discharge by adjusting wet threshold and time delay switches. Scan the QR code for more information.

Attach the Activation Module Cable to the BMS Controller

1. Cut away enough insulation from the 4-conductor cable to expose 1 to 2 inches of the conductor wires.
2. Insert the white and green wires into the input terminal of the BMS controller.



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 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.

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.

- Activation module with 8' conductor cable and ground wire



- 24V DC power adapter



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



- Ground wire



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

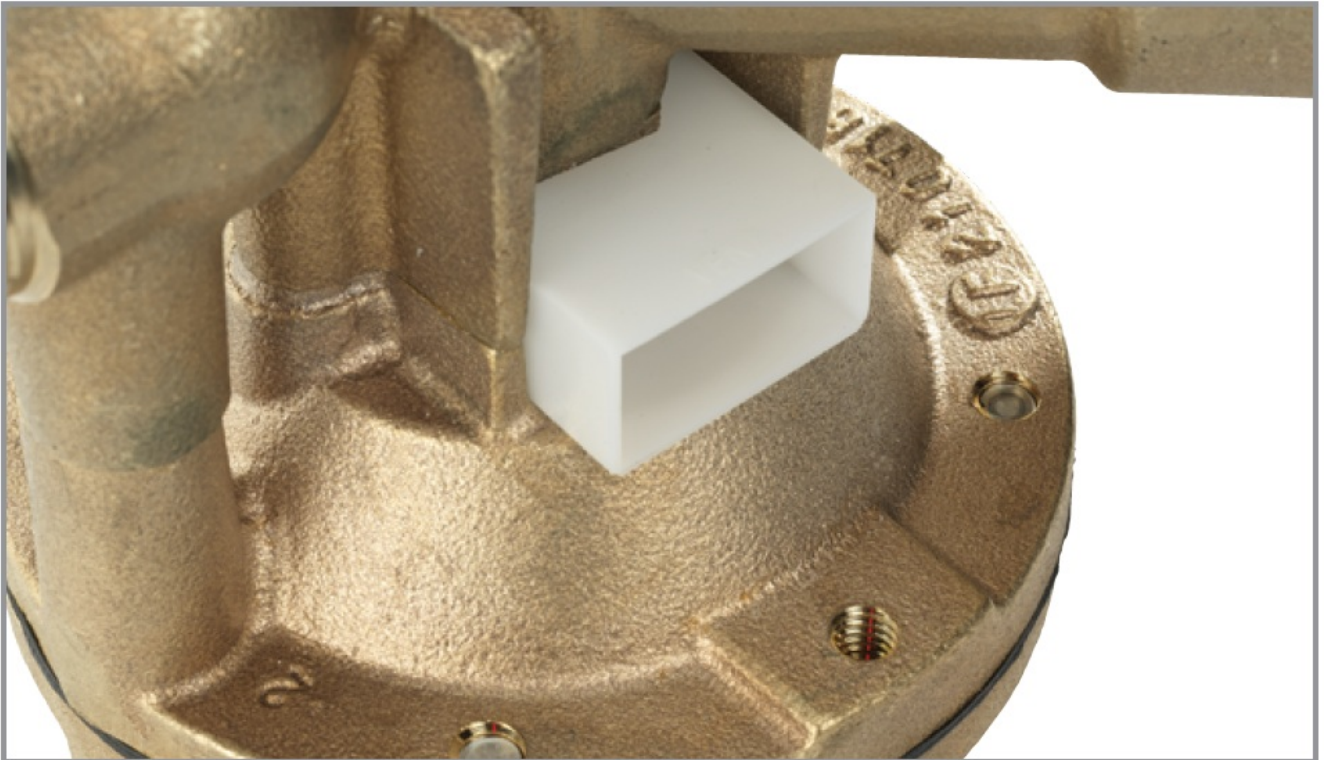
- The activation module receives a signal from the sensor when a discharge is detected. If the discharge meets the conditions of a qualifying event, the normally open contact is closed to provide a signal to the BMS input terminal.

Custom Flood Sensor Settings

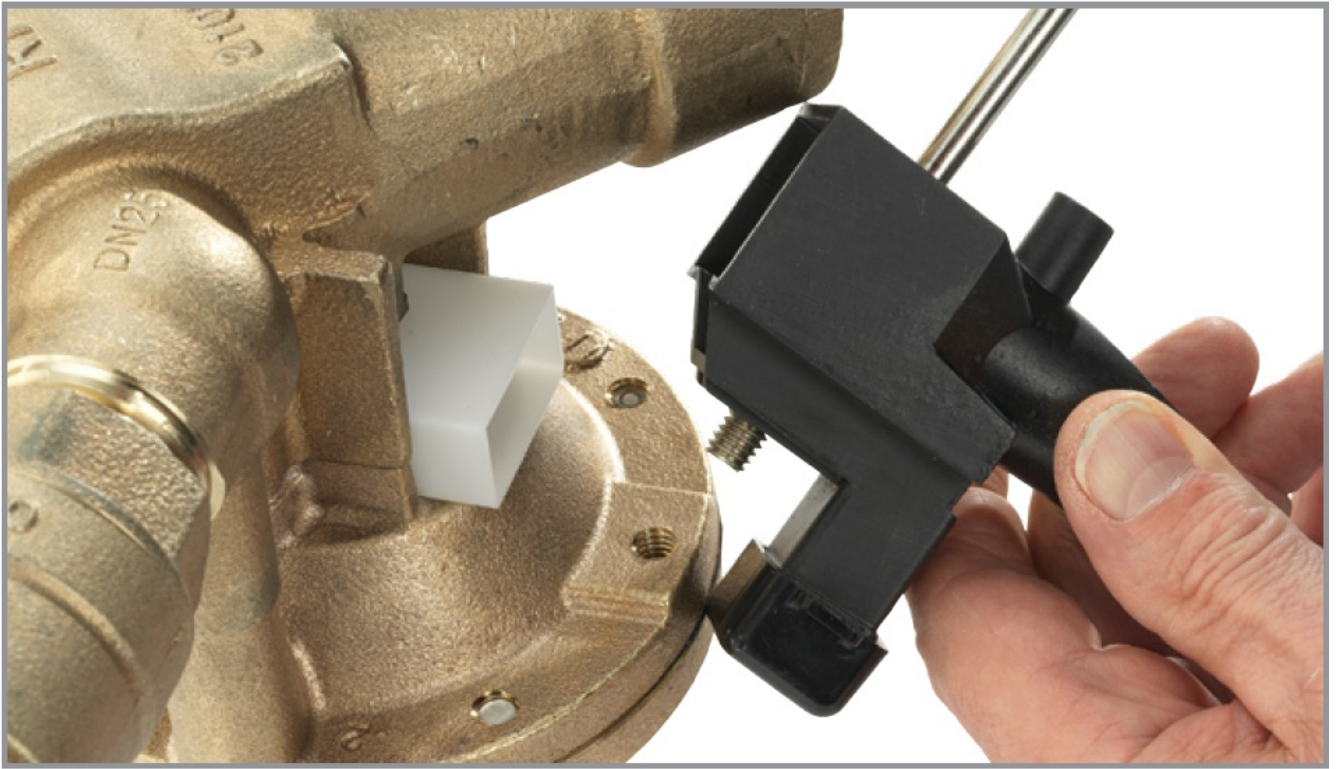
The default settings on the activation module for detecting discharge are suitable for the assembly series. However, the switches can be customized for a different wet threshold and time delay. Scan the QR code for more information.



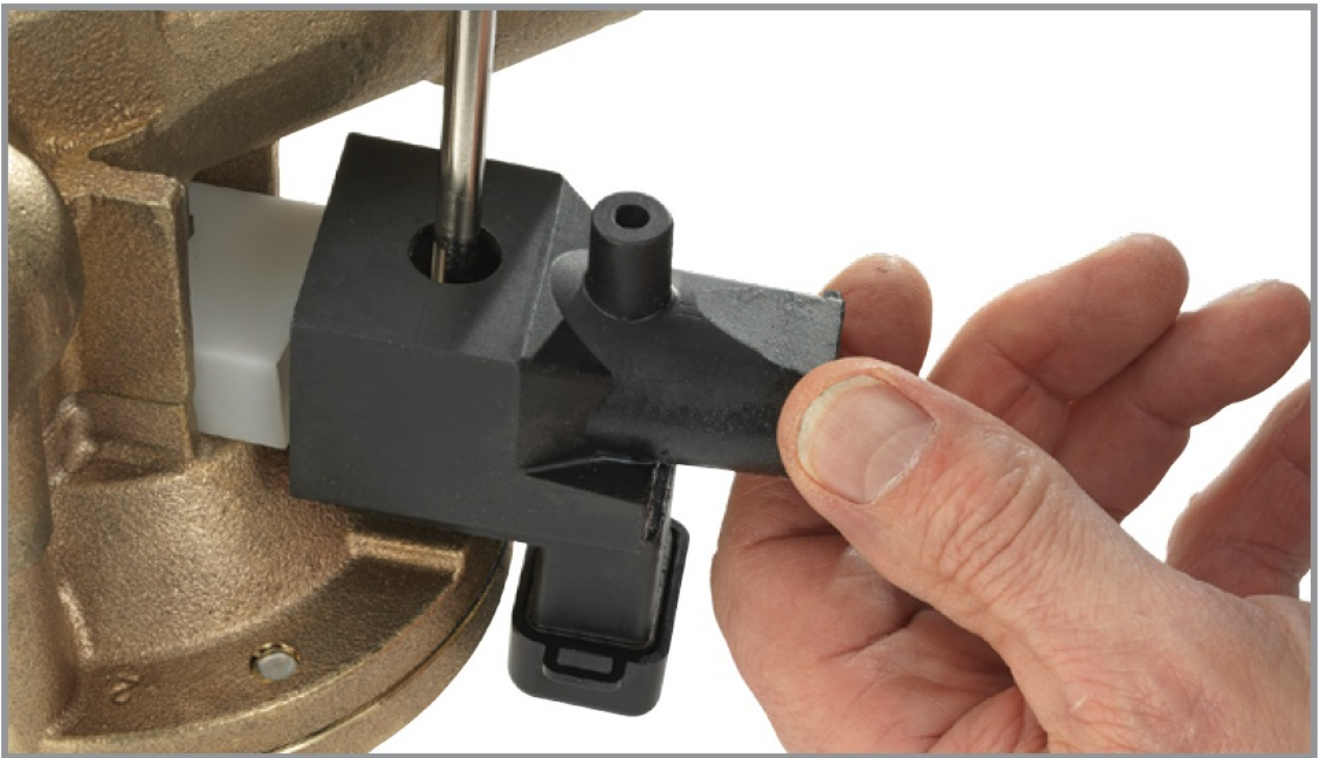
1. Set the assembly for attachment of the flood sensor to the rim of the relief valve body, beneath the relief valve outlet.



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 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.

1. Insert the red wire in the power terminal. (A power source ranging from 12V to 24V is required.)
2. Insert the black wire in the ground terminal.

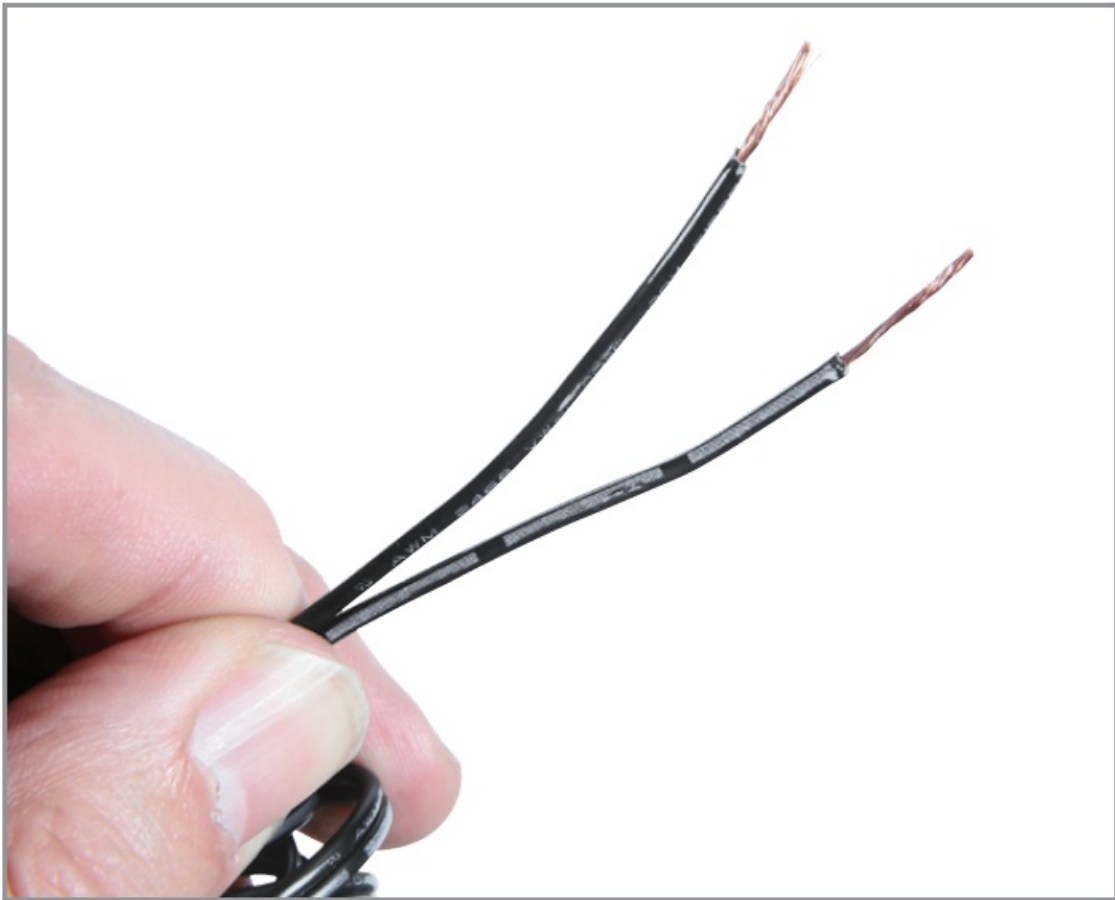


Warning

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

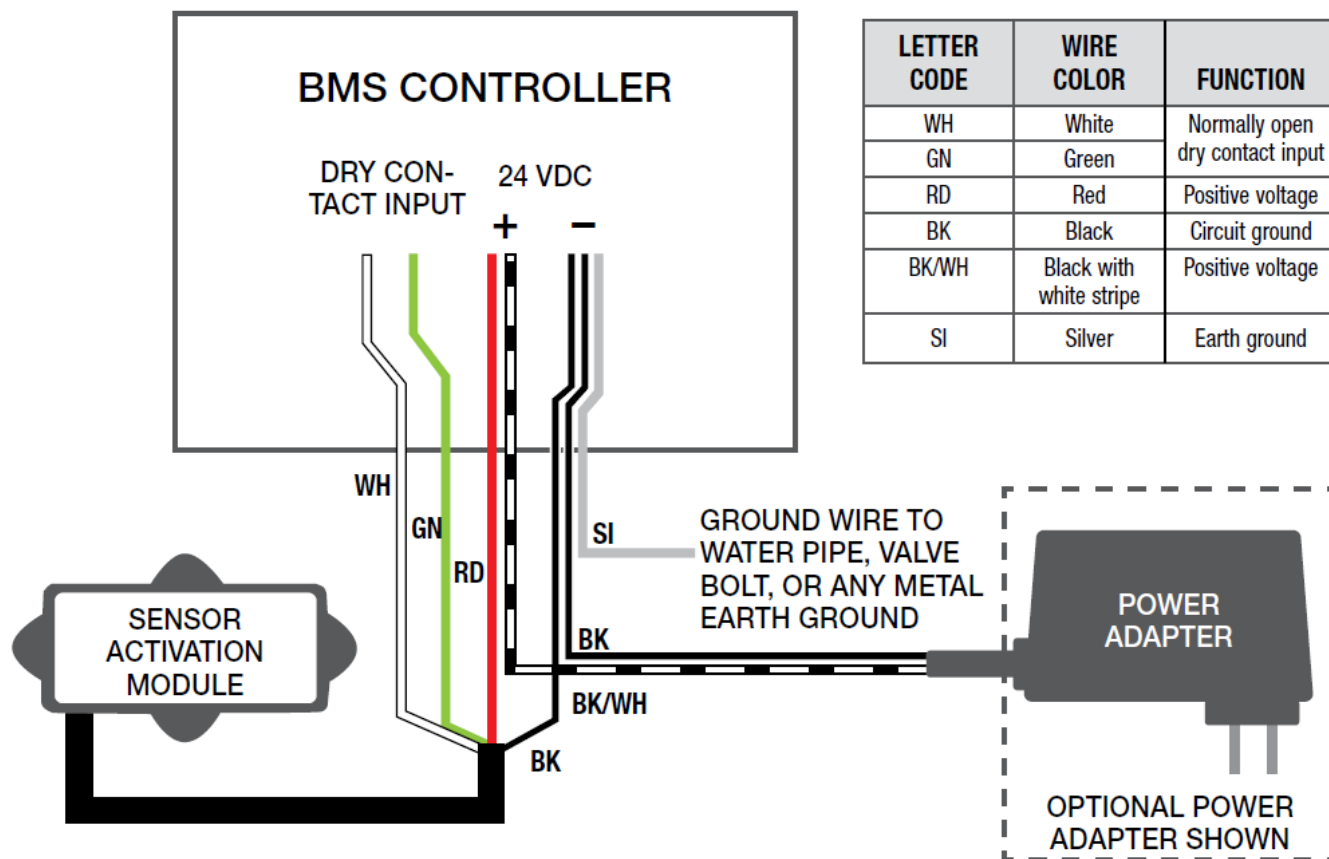
To use the optional 24V DC power adapter

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 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.

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



Contact

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- T: [800-767-1234](tel:800-767-1234)
- FEBCOnline.com

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- T: [888-208-8927](tel:888-208-8927)
- FEBCOnline.ca

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- FEBCOnline.com

FAQ

- **Q: What should I do if any kit component is missing?**
 - **A:** Speak with your account representative about ordering code 88009427 to obtain any missing kit component.
- **Q: How do I protect the flood sensor when removing or replacing the activation module?**
 - **A:** Retain the dust cover to protect the flood sensor during the removal or replacement of the activation

module.

Documents / Resources

	<p>watts IS-F-RFK-FS-825-BMS Flood Sensor Retrofit Connection Kit [pdf] Installation Guide IS-F-RFK-FS-825-BMS, 2425, IS-F-RFK-FS-825-BMS Flood Sensor Retrofit Connection Kit, IS-F-RFK-FS-825-BMS, Flood Sensor Retrofit Connection Kit, Retrofit Connection Kit, Connection Kit, Connection Kit</p>
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References

- [User Manual](#)

Manuals+. [Privacy Policy](#)

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