watts IS-F-RFK-FS-860S-BMS Flood Sensor Retrofit Connection Kit Installation Guide

Contents

watts IS-F-RFK-FS-860S-BMS Flood Sensor Retrofit Connection Kit

Product Information

- **Product Name:** BMS Flood Sensor Retrofit Connection Kit
- **Model:** IS-F-RFK-FS-860S-BMS

Description: The BMS Flood Sensor Retrofit Connection Kit is designed to upgrade existing installations by integrating and activating a flood sensor for flood detection in buildings.

Specifications

- Activation Module with 8′ conductor cable and ground wire
- 24V DC power adapter
- Ground wire

Product Usage Instructions

Installation Instructions

- Before starting the installation process, make sure to carefully read the manual provided with the kit. Failure to follow the instructions may result in property damage or injury.

Step 1: Install the Flood Sensor and Activation Module

1. Install the flood sensor beneath the relief valve with the interface pointing in the same direction as the valve flow arrow.
2. Attach the activation module to the sensor to receive signals when discharge is detected.
3. Customize flood sensor settings if required by following the instructions provided.

Step 2: Attach the Activation Module Cable to the BMS Controller

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

Additional Notes

- Make sure all components are securely connected and follow any customization requirements based on your installation needs.

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 88009425.

- Activation module with 8′ conductor cable and ground wire

- 24V DC power adapter

- Small sensor for valve sizes ½” to 1″; large sensor, valve sizes 1¼” 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

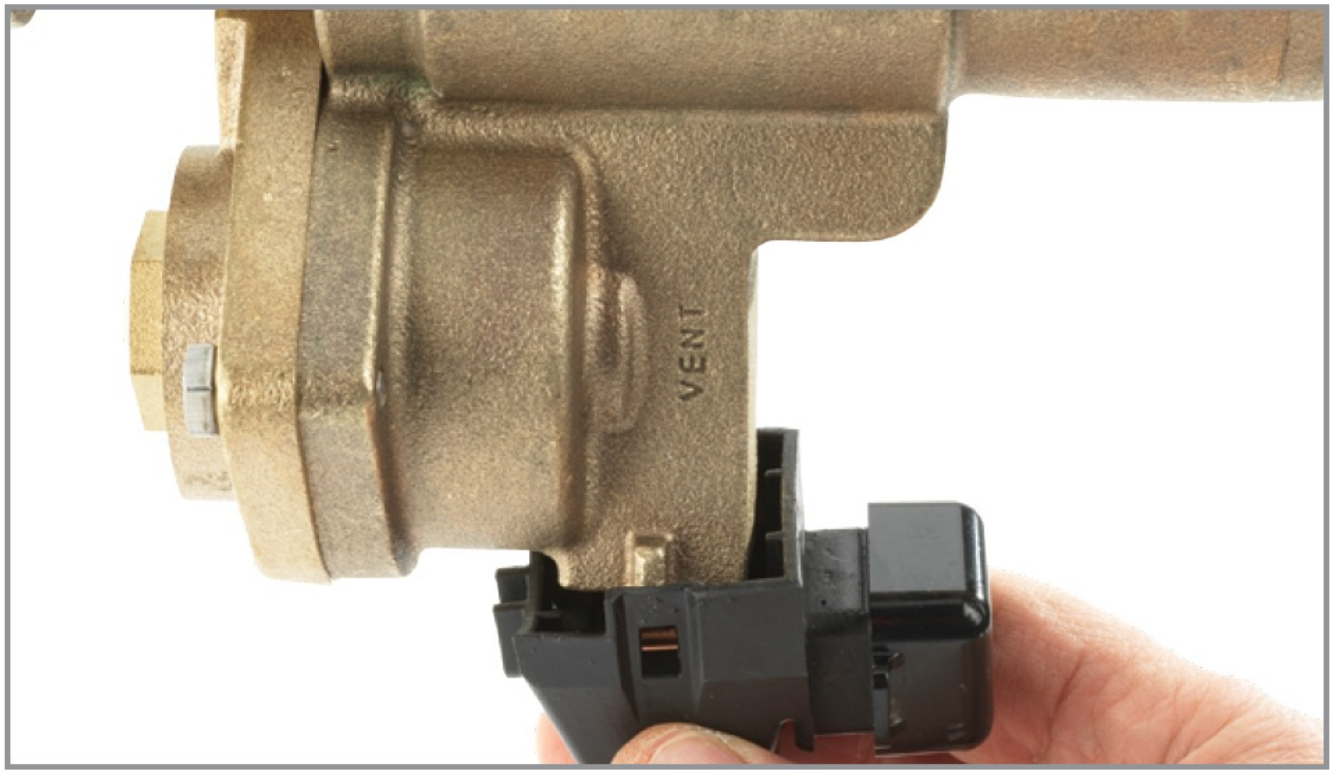
- Install the flood sensor with the interface pointing in the same direction as the valve flow arrow.
- The activation module receives a signal from the sensor when a discharge is detected. If the discharge meets the conditions of a qualifying event, the normally open contact is closed to provide a signal to the BMS input terminal.

Custom Flood Sensor Settings

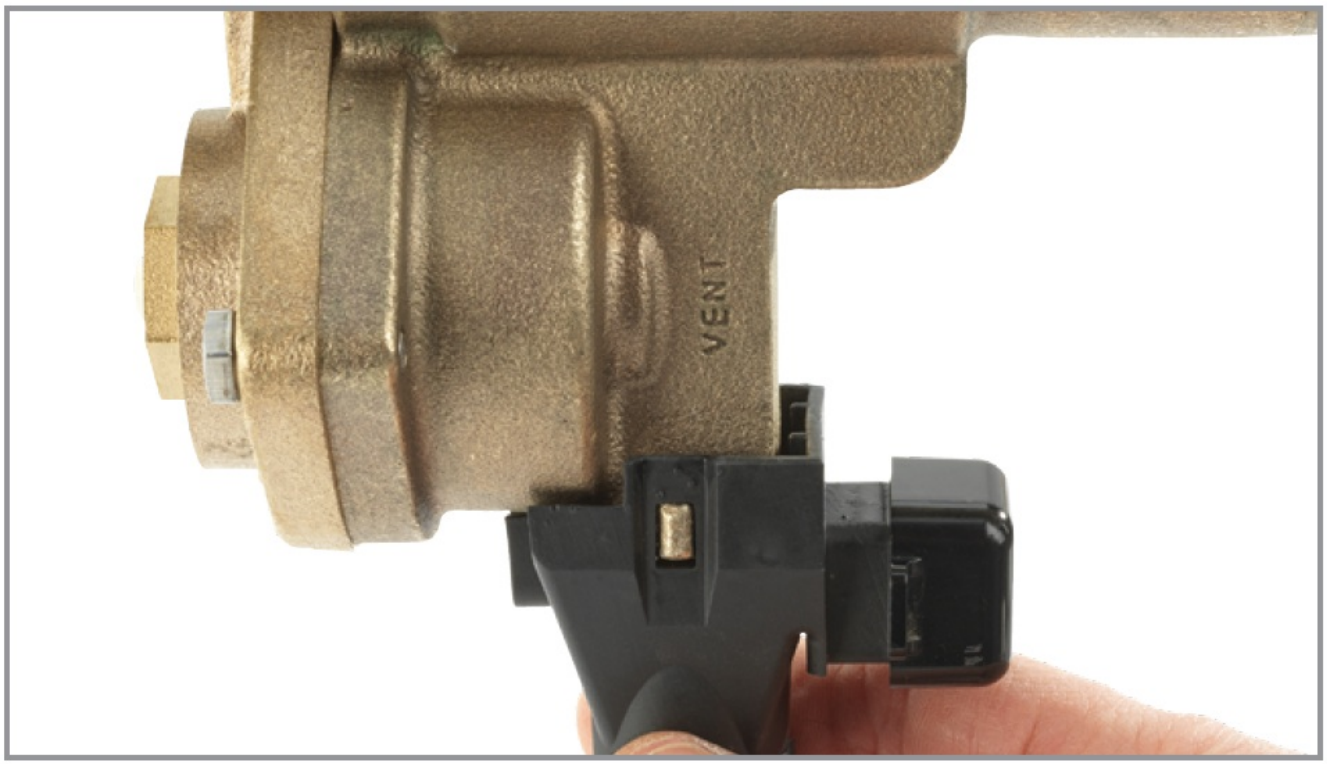
The default settings on the activation module for detecting discharge are suitable for the assembly series. However, the switches can be customized for a different wet threshold and time delay. Scan the QR code for more information.

1. Align the sensor beneath the relief valve.

2. Push the sensor onto the relief valve.



3. Check that the sensor is firmly seated on the relief valve tabs.



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.

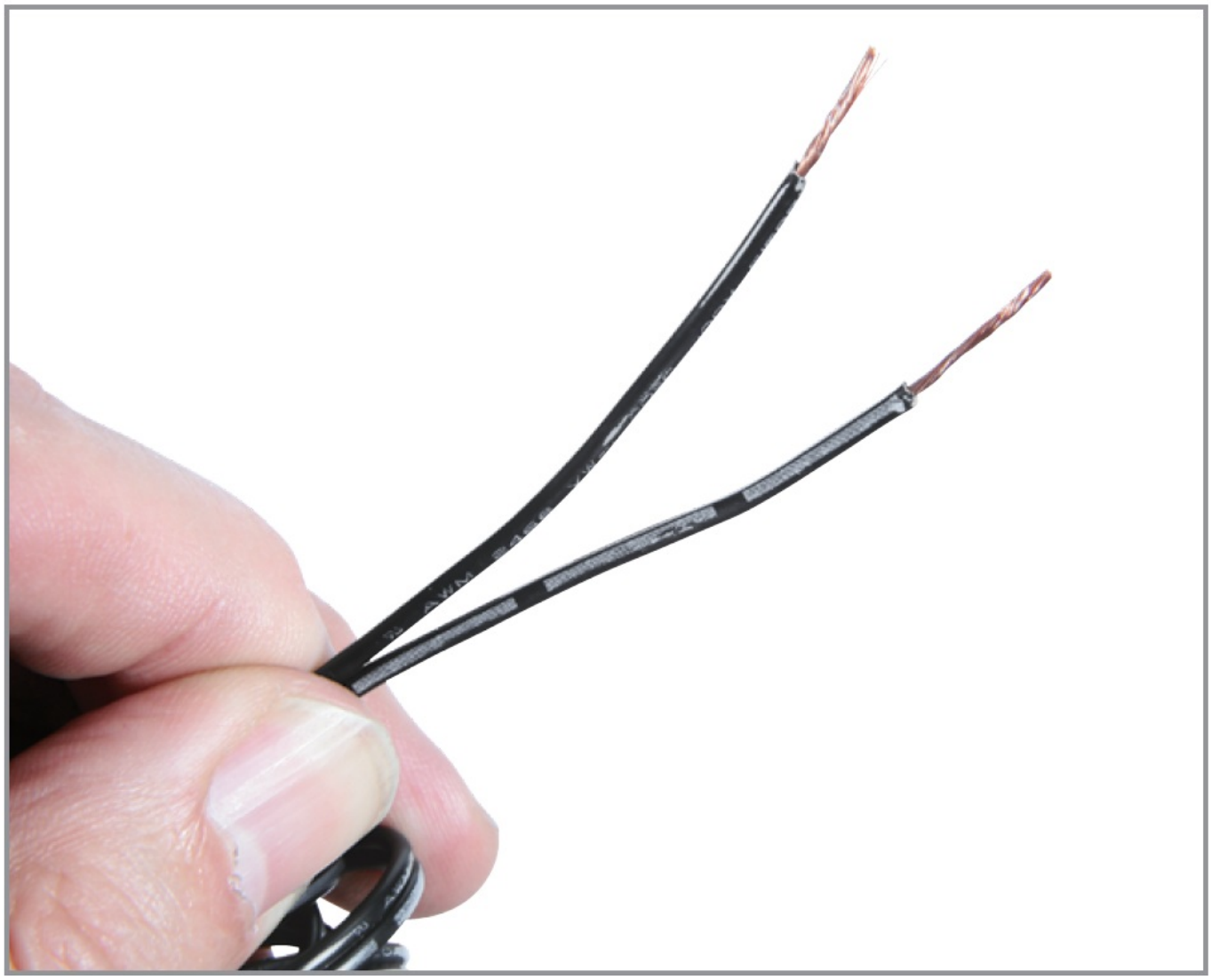
1. Insert the red wire in the power terminal. (A power source ranging from 12V to 24V is required.)
2. Insert the black wire in the ground terminal.

Warning

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

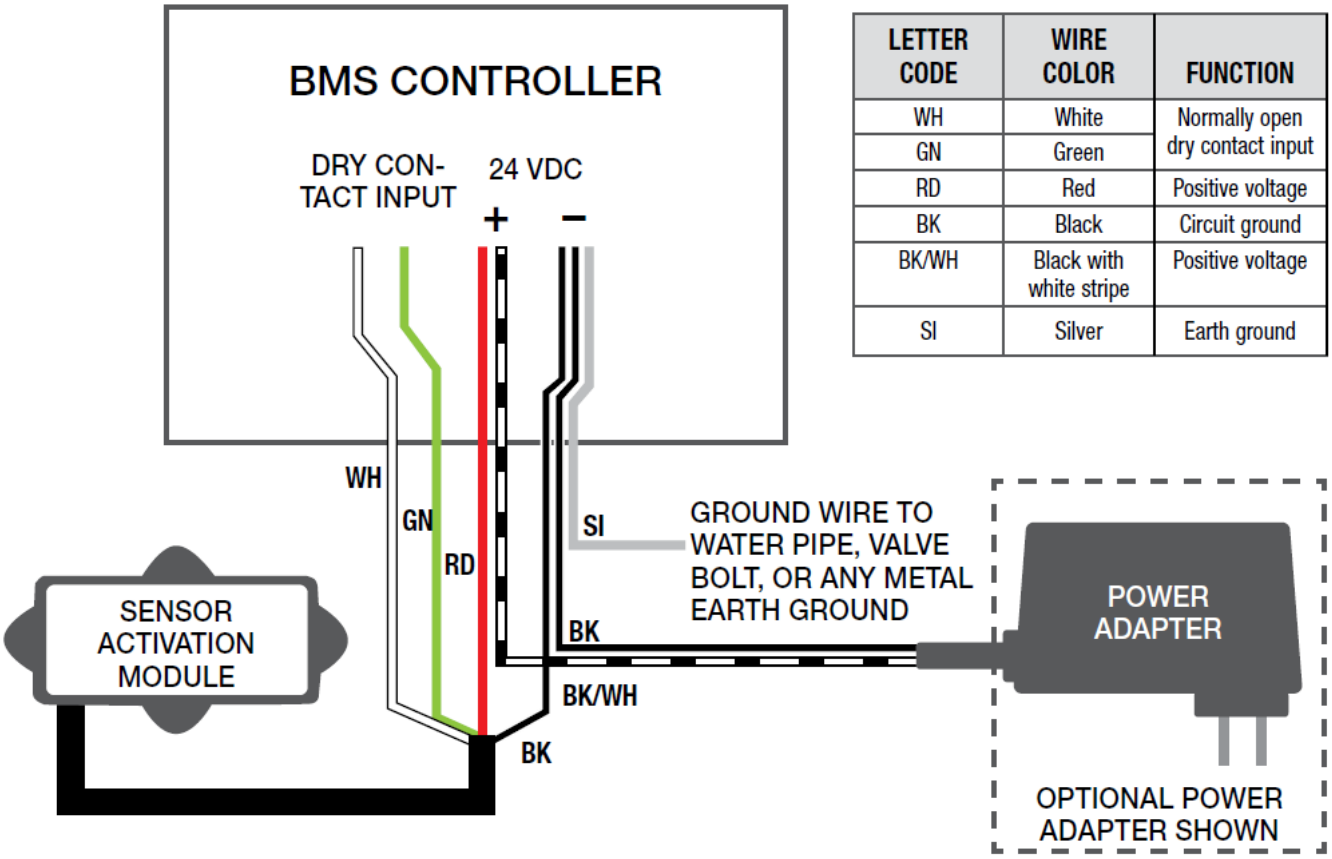
To use the optional 24V DC power adapter

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.



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

More Info

EE. UU

- **T:** 800-767-1234
- FEBCOonline.com

Canadá

- **T:** 888-208-8927
- FEBCOonline.ca

Latinoamérica

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

FAQ

- **Q: What should I do if any kit component is missing?**
  - **A:** If any item is missing from the kit, contact your account representative to inquire about ordering the missing component using code 88009425.
- **Q: Can I customize the flood sensor settings?**
  - **A:** Yes, you can customize the settings on the activation module for detecting discharge by adjusting the

switches. Refer to the provided QR code for more information on customization options.

Documents / Resources

	watts IS-F-RFK-FS-860S-BMS Flood Sensor Retrofit Connection Kit [pdf] Installation Guide IS-F-RFK-FS-860S-BMS, LF860 Small, IS-F-RFK-FS-860S-BMS Flood Sensor Retrofit Connection Kit, IS-F-RFK-FS-860S-BMS, Flood Sensor Retrofit Connection Kit, Retrofit Connection Kit, Connection Kit, Kit

References

- User Manual