Manuals+ — User Manuals Simplified.

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

Contents

WATTS IS-FS-BMS Flood Sensor Connection Kit

Installation Instructions

BMS 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 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 regu-lations 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 Connection Kit activates the sensor to enable functions that detect flood conditions. 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 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 all valve assemblies including the flood sensors compatible with this kit, refer to ordering code 88009418 (FP-BF-BMS) at watts.com.

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

B. 24V DC power adapter

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 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 DIP switches can 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 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.
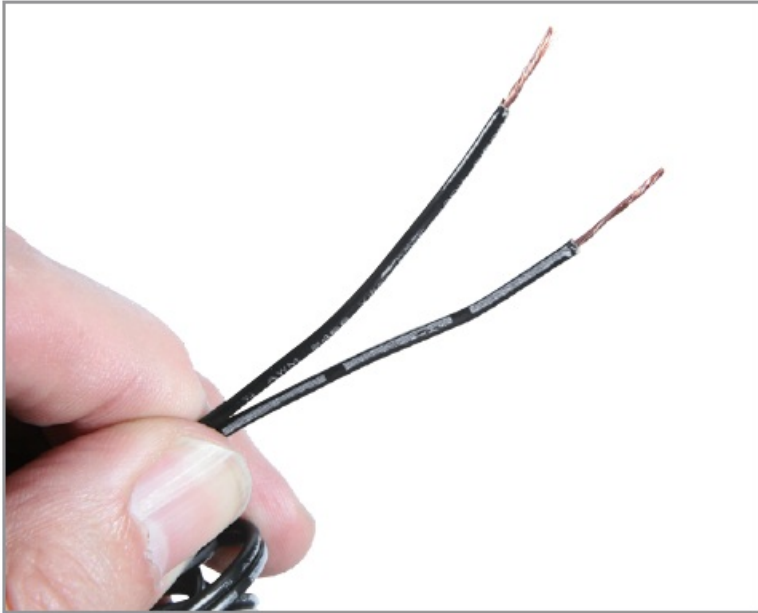
3. Insert the red wire in the power terminal. (A power source ranging from 12V to 24V is required.)
4. Insert the black wire in the ground terminal.

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

Limited Warranty: Watts Regulator Co. (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 inci-dental 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.

Specifications:

- Product Name: BMS Flood Sensor Connection Kit
- Model Number: IS-FS-BMS
- Power Supply: 24V DC

FAQ:

Q: Can I use this kit with any flood sensor?

A: This kit is designed for specific assembly series. For compatibility, refer to ordering code 88009418 (FP-BF-BMS) at watts.com.

Q: How do I know if a flood event is detected?

A: The sensor energizes a relay signaling flood detection and triggers real-time notification through the building management system when excessive relief valve discharge occurs.

USA: T: (978) 689-6066 • **Watts.com**
Canada: T: (888) 208-8927 • **Watts.ca**
Latin America: T: (52) 55-4122-0138 • **Watts.com**
IS-FS-BMS 2317 1922936 © 2023 Watts

Documents / Resources

WATTS IS-FS-BMS Flood Sensor Connection Kit [pdf] Instruction Manual
IS-FS-BMS Flood Sensor Connection Kit, IS-FS-BMS, Flood Sensor Connection Kit, Sensor Connection Kit, Connection Kit, Kit

References

- **Watts Canada | Plumbing, Heating and Water Quality Solutions**
- **Watts | Plumbing, Heating and Water Quality Solutions**
- **User Manual**