WATER SUSTAINABILITY/LEAK DETECTION

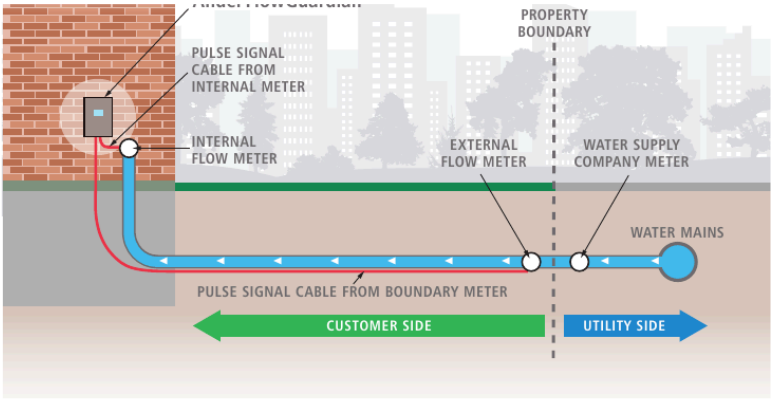
FlowGuardian®

Water leak detection, high water usage alarm system and BREEAM WAT 02 and WAT 03 credits



A major water leak detection and sustainability solution

FlowGuardian® uses two flow meters — one situated at the site boundary and the other in a building — and actively monitors the mains water supply.



The wall-mounted panel is equipped with advanced

Two flow meters — one at the property boundary, one inside the building — monitor the mains supply; the difference between them identifies underground leaks.

Benefits at a glance

- Major mains water leak alarm
- Excessive water usage alarm
- Protects against damaging and costly water leaks
- Monitors water usage
- Saves on water bills
- Can earn BREEAM WAT 02 and WAT 03 credits

Identifies leaks and excessive water usage

The system uses the flow rates and volumes from the internal flow meter to identify major water leaks and excessive water usage, as well as providing general water usage monitoring.

The programmable, discreet, wall-mounted control panel has a simple, interactive push-button LCD display with an audible buzzer alarm. All alarms are displayed continuously until corrected and reset on the system.

The wall-mounted panel is equipped with advanced communications and Modbus connectivity for onward communications to BMS and remote users, plus an option to control water isolation valves in the event of a water leak.

BREEAM WAT 02 and WAT 03 credits

FlowGuardian® provides flow monitoring and water leak detection in line with the defined BREEAM standards WAT 02 and WAT 03, and can earn BREEAM credits subject to a successful audit by an authorised assessor.

TECHNICAL INFORMATION

POWER

Mains supply: 110–230 VAC, 50/60Hz, 10W

CONSTRUCTION

IP66, ABS enclosure

DIMENSIONS

H 250mm × W 175mm × D 75mm

FIXING

Control panel: Surface mounted on internal wall

Flow meters: Compression/flange fitting dependent on size of flow meter

MONITORING

Major underground water leak – difference between the internal and external flow meters.

Excessive volume within user specified daily time period

Excessive flow rate within user specified daily time period.

User-adjustable daily volume, flow rate and time period for continuous monitoring.

Flow meter fault monitoring.

Daily volume in litres and all time volume in cubic metres display.

Alarm data event log on FIFO basis.

STATUS AND ALARM INDICATORS

4 × 12 backlit LCD display

Audible buzzer alarm.

All alarms displayed continuously until corrected and reset on the system

OUTPUTS

Mains Fail SPCO Relay (5A @ 250Vac)

Flow Alarm SPCO (5A @ 250Vac)

Flow Meter Fault SPCO (5A @ 250Vac)

Complete Power Failure SPCO (5A @ 250Vac)

Modbus RTU

All relays are clean volt-free contacts.

Standards & certifications

- BREEAM WAT 02
- BREEAM WAT 03