



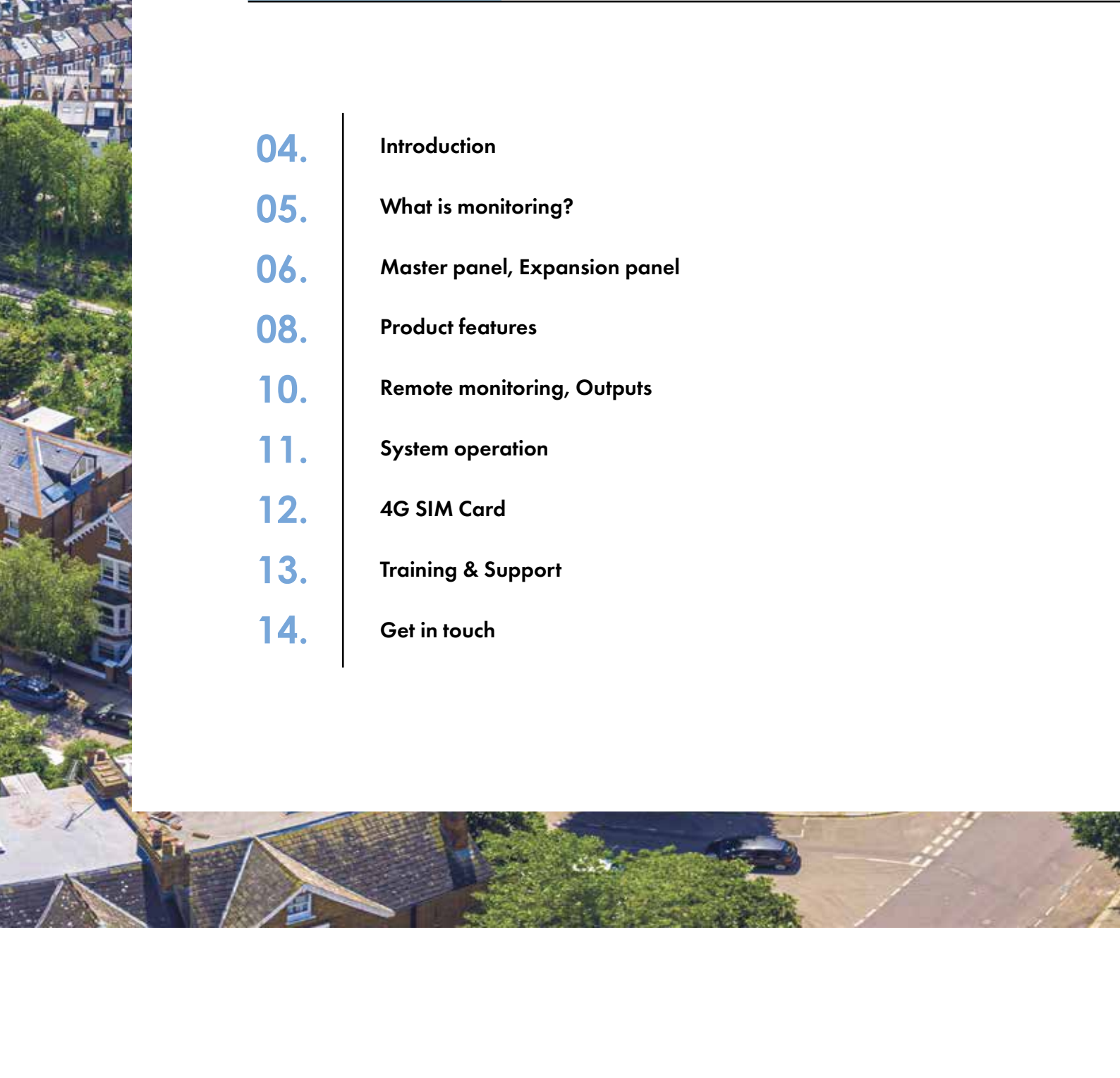
Monitoring made easy

An introduction to FloWatch: BS 9251:2021 compliant sprinkler monitoring solutions specifically designed for the residential market





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Introduction

“Monitoring made easy.”

FloWatch is the answer you're looking for when it comes to meeting the requirements of BS 9251:2021. It can seamlessly be integrated into your Building Management System and help to support the fire safety aspect of your building.

FloWatch offers you a complete residential sprinkler monitoring system suitable for use in both single and multiple occupancy or high-rise dwellings across the UK.

With sprinkler systems only requiring a service to be carried out annually, your system is left dormant for most of its operational lifetime. FloWatch makes it easier to identify any problems as they occur, ensuring that they can be dealt with in a timely manner and keep your system ready for action should a fire occur.



What is monitoring?

By incorporating a fire sprinkler system monitoring solution into your residential buildings, you gain access to the functionality of your system at any given time. The FloWatch system frequently checks for any status changes and will send you real-time updates should any activation or problems occur.

With continuous monitoring throughout the building, you can rest assured that your fire suppression system is in full working order should it be needed with the added benefit of being notified if there are any problems affecting the system.



Suitable for domestic and residential settings, you can monitor the correct signalling of flow switches, pump faults, and any other monitoring components that you have installed as part of your fire sprinkler system. The FloWatch master panel has capability to provide three different fault states, this includes an alarm at the activation of an input device, a short circuit or an open circuit which both occur when a fault within the cable of the input device is detected.

Designed to meet the requirements of BS 9251:2021; Table 5, which sets out the required items to be monitored, these are:

- Pump – Automatic test cycle failure
- Pump – Power failure
- Pump running
- Tank – low water level alarm
- Zone stop valve not fully open
- All other dedicated sprinkler stop valves.
- Trace heating system fault
- Supervised circuits fault (Electrical cable faults)

In addition, it is important that all flow switches are monitored. Please note, that the FloWatch system must be installed in accordance with the latest edition of BS 7671 by a competent person.

Master panel

The FloWatch master panel is the hub of the operation and is the central component of the system. Offering 8 inputs which can be pump fault, tank low level fault, flow switch, isolation valve, heating system or another input device.



Expansion panel

Additionally, you can add up to 16 expansion modules which host an extra 8 inputs each to your system creating a maximum of 136 inputs to one system. Wiring the system together can be done in a radial or looped system.

The radial (or daisy chain) system has cables that link the expansion units together on one chain. This means that if the cable between a unit is cut, the master panel will alert that the expansion module is lost. Until the issue is resolved, the devices which have been added

to this module will not alert to any faults or alarms as the connection has been lost.

A looped system is also available, which includes the addition of a return cable. If there happens to be a cut made to a cable leading to an expansion unit, the master panel will still alert that the expansion module is disconnected, however all connected devices will still be able to alert for any faults or alarms as the signal can still be sent via the alternative cable.



Sprinkler System
Signal Monitoring

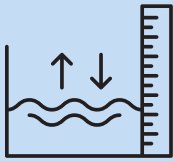


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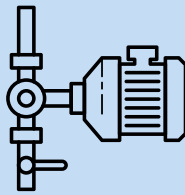


“Expansion modules
can increase your
system inputs to a
maximum of 136”

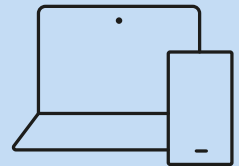
Product features



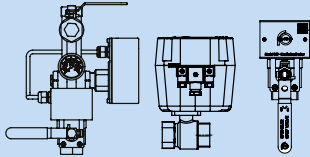
Tank low level
monitoring



Pump fault
monitoring



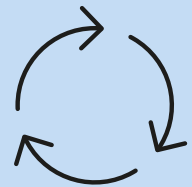
Easy
programming



Flow switch, PDV
and isolation valve
monitoring



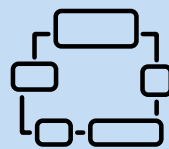
Easy to install



Non-latching
type



Visual and audible
alarm



Addressable
system



Alarm history log

Tank low level monitoring

Monitoring the water levels within your sprinkler or combined tank, an alarm will be raised to indicate a failure of the water supply.

Pump fault monitoring

You can use one of the master panel's inputs to monitor for any pump faults, giving you early detection if a fault occurs.

Flow switch, priority demand valve and isolation valve monitoring

As well as monitoring flow switches, FloWatch can also monitor priority demand valves (PDV), isolation valves and any required fault conditions detailed in BS 9251:2021 table 5.

Easy to install

Our system must be installed in accordance with the latest edition of BS 7671 by a competent person.

Visual and audible alarms

The master panel is equipped with an audible alarm which sounds from the unit when required. This is combined with the visual text and email that is sent from the unit to the nominated accounts.

Addressable system

Allowing you to name and configure each input to identify the type and location of the device.

Easy programming

Programming the FloWatch system is easy. Download the latest free programming software from the FloWatch website. The software will offer you prompts throughout setup, so you don't miss a step.

Non-latching type

Say goodbye to unnecessary engineer callouts for system resets. Once a fault is cleared your system will return to normal state without any need for resetting it.

Alarm history log

FloWatch will keep a history log of every time an alarm or fault has been detected making it easy for you to identify any patterns or potential issues.

“ FloWatch has been designed to make everything easier for the building management and maintenance team.”

Remote monitoring

With the addition of a 4G SIM Card, FloWatch can stay in communication with you wherever you are. You can log into your account via a web browser whether that be on a laptop, tablet or mobile device. The SIM Card also enables the master panel to send a text message and email alert to any contact details registered to the device which means you can stay connected while on the move.



Outputs

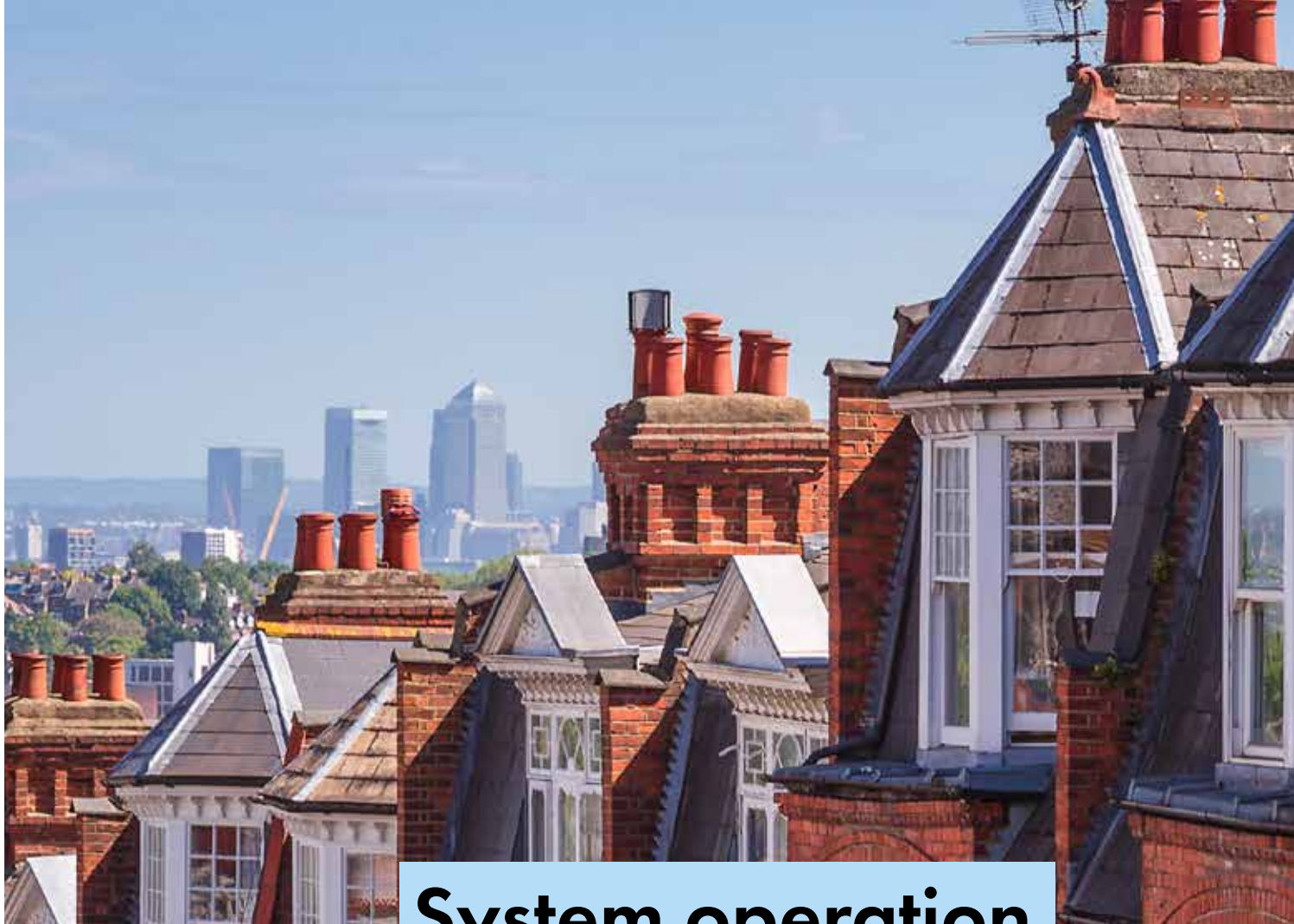
Our master panel provides 2 volt free outputs, these are the fire alarm and the building management system.

The fire alarm (FIRE AL) output will activate when a flow switch input is operated, i.e. when in alarm state.

The Building Management System (BMS) output can be configured using the FloWatch programming software. This can be activated by either;

- 'Tank Low': Tank low level fault input in alarm, which is typically used in a system utilising a priority demand valve.

- 'All': all other system faults, this is typically used when connecting to a building management system.



System operation

FloWatch has the capability to operate in two formats, offline or online.

Using FloWatch in the offline function you will be able to use the system features in person and monitor the inputs and the circuit to inputs. This means that the LCD screen will display the relevant system faults or alarms alongside the associated input device name/location on the screen.

This will also activate the relevant LED in the event of any fault or alarm simultaneous to an audible alarm which sounds from the master panel.

The online system is a remote service

which operates in the same way as the offline function but with some added extras. You will be able to remotely view the system status and configuration via a web browser. You will also be alerted to any faults via an email or text message sent to the designated contact details which can be for more than one individual.

Are you managing more than one site? You will be able to monitor multiple sites from one account. Simply log in to your account and view up to 10 different systems/sites. Your sites will be displayed in a colour coded box so you will be able to see immediately where an activation or fault has occurred.



4G SIM Card

Our FloWatch unit comes equipped with a 4G SIM Card that can be used with all major UK networks; Three, O2, EE, and Vodafone. Utilising 4G connectivity, this allows you to view the system remotely via a web browser when adequate signal is available.

With the SIM Card enabled in your master panel, this will also allow the unit to send out emails and texts to the nominated contact should any alerts occur, prompting you to log in to the online system and receive more details for the alert.

“ A 4G SIM Card ensures faster speeds and broader coverage when connecting to FloWatch remotely ”





Training & Support

There is a range of product training available from our approved CPD Introduction to Monitoring of Residential Sprinkler Systems where you will get an overview of the importance of the FloWatch system and an understanding of the British Standard requirements.

Also available is training based on the installation and


wiring of the FloWatch unit, going in-depth on how to set up the system in any building, including the best practices when it comes to installation and ongoing maintenance.

Additional to our training, we offer ongoing support following installation of FloWatch and setting up the online portal.

Get in touch

If you're keen to learn more about FloWatch and its potential benefits for you, or if you're interested in delving into detailed technical specifications, feel free to reach out to us today. We're here to assist you with any questions you may have.

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