



BS9251

COMPLIANT

SPRINKLER MONITORING SYSTEMS

www.flowwatch.co.uk

flowwatch



WHAT IS FLOWWATCH?

FloWatch Ltd are a UK based manufacturer of Fire Sprinkler and Alarm Systems that comply with the alarm requirements of British Standards BS9251.

All of our products are proudly designed and manufactured in the UK and distributed by our valued supply chain partners throughout the country.

We noticed that many buildings are not having their flow switches monitored and are being left vulnerable to the compliance of British Standards BS9251.



**EXTREMELY EASY
TO INSTALL**



**24 HOUR BATTERY
BACKUP**



**COMPATIBLE WITH ALL
MODERN FLOW SWITCHES**

WHY CHOOSE FLOWWATCH?

Suitable for systems with 1 to 68 Flow Switches



SINGLE SPRINKLER ZONES

Single Flow Switch



MULTIPLE SPRINKLER ZONES

Up to 68 Flow Switches



Under BS9251:2014: All Fire Sprinkler systems should have an alarm device consisting of a flow switch that should be initiated by the flow of water to a single head with the lowest flow rate.

The alarm device should initiate a sprinkler alarm signal that should instigate the appropriate emergency procedures.

The alarm device (Flow Switch) should be connected to either an Internal audible alarm or Interfaced with an automatic fire detection and alarm system

When connected to an automatic fire detection and alarm system, the actuation of the sprinkler alarm should be clearly distinguishable on any fire alarm control and indicating equipment.



IN APARTMENTS

Why not connect flow switches to the communal fire alarm?

- X** Not all apartments with a stay put fire strategy have a communal fire alarm
- X** Does not monitor pump or tank for faults therefore occupants / management would not be made aware
- X** Cannot interface with Building Management System (BMS)
- X** Does not allow remote monitoring of sprinkler system

PRODUCT DETAILS

Flowatch 9251

Flowatch are manufacturers of innovative sprinkler control system solutions that are truly changing the industry.

Ensuring our products are fit for purpose and conform to the ever changing requirements both for consultants and building owners alike are key aspects of our company ethos.

Our products ensure more effective systems and procedures for testing, management and monitoring of fire sprinkler systems, helping to create smarter, safer and more sustainable buildings.

Easy installation and simple commissioning of the system is achieved using our windows compatible Setup Wizard.

The wizard guides the installer through the set-up process in four simple steps. Suitable for incorporation within new systems or can be retrofitted to existing installations.



When combined with the FloWatch 9251 Expansion Module(s) the system can monitor upto 132 Flow Switches / Monitored Isolation Valves as a single system. In high-rise residential blocks with multiple cores, we recommend a FloWatch 9251 be installed in each core.

A back-lit LED Screen allows the user to browse through the connected elements of the system and clearly displays any alarm occurrence. Colour changing 5mm LED's provide at-a-glance status of the critical elements of the system.

An optional sim card subscription can be purchased allowing remote monitoring of the sprinkler system via any web browser. Providing alerts via email to the end user in the event of an alarm occurrence.





24 HOUR BATTERY BACKUP

A factory fitted AGM rechargeable battery provides the system with 24 hour battery backup in the event of a mains power failure.



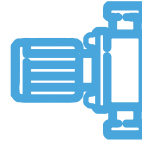
MONITOR FLOW SWITCHES

Flow switches detect that water is flowing in the sprinkler system and must be monitored under current regulations



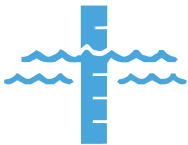
AUDIBLE ALARM

A distinguishable audible alarm in the event of a sprinkler activation or fault on the system



PUMP FAULT MONITORING

FloWatch ensure any fault in the system is monitored for early detection so preventative measures can be taken



TANK LEVEL ALARMS

Monitors low levels of water within a sprinkler or combined tank to raise an alarm indicating in a failure of the water supply



REMOTE BROWSER VIEWING

View the status of the system remotely via a web browser and receive email alerts in the event of an alarm

FULLY SUPERVISED CIRCUITS

LED RED = Sprinkler Flow Switch Activation
LED GREEN = No Sprinkler Flow Switch Activation
LED NO ILLUMINATION = System not commissioned (If Power LED is Green, if Power LED is not illuminated then no mains or battery power present.)
LED ORANGE = Flow Switch with open or short circuit (further note on whether open or short will be displayed on the screen.)

MONITORED ISOLATION VALVES



Can also be monitored by FloWatch - simply select via drop down menu when setting up inputs via our intuitive windows based PC set up

- Engineered to meet the alarm requirements of BS9251:2014
- Monitors up to 4 sprinkler flow switches as a standard unit
- Monitors up to 132 flow switches with the addition of expansion modules

- Visual alarm clearly identifies location of flow switch that has been activated
- Monitors cold water tank for low water content and alerts if supply is low
- MODBUS compatible for interface with Building Management Systems (BMS)



TECHNICAL INFORMATION:

Electrical Supply: 240 Volts Single Phase

Height: 221mm

Width: 289mm

Depth: 97mm

Mounting: Surface Mounted

Cable Entry: Rear or bottom entry cable gland knock-outs

PRODUCT DETAILS

Flowatch 9251 Expansion Module

Monitor up to an additional 132 flow switches by adding expansion modules to your Flowatch 9251 Master Panel.

Each expansion module monitors up to 4 additional flow switches, has a sleek aesthetic design and is designed for easy installation within a riser cupboard.

There are no requirement for additional 230V power supplies because the expansion units are powered through MODBUS network cabling.

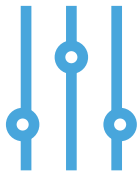
A total number of 16 expansion devices can be added onto 1 master device. By simply selecting and addressing each unit via manual DIP switches located within each unit a total of 68 flow devices can be added onto the system.



The expansion module features an aesthetic, sleek design in-keeping with the main unit base colour and format.

Designed for easy installation within mechanical risers and features a bottom entry cable knock out facility.





MONITOR 4 FLOW SWITCHES

Each expansion module allows you to monitor up to an additional 4 sprinkler flow switches



VOLT-FREE WIRING

Powered through MODBUS network cabling and addressable via manual DIP switches



LED INDICATORS

The status of each flow switch can be easily determined via LED indicators during installation



COMPACT DESIGN

Sleek, compact design is ideal for installation within mechanical riser cupboards

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TECHNICAL INFORMATION:

Electrical Supply:	Powered over ModBus from FloWatch 9251 Main Panel
Height:	115mm
Width:	202mm
Depth:	50mm
Mounting:	Surface Mounted
Cable Entry:	Bottom entry cable gland knock-outs

FREQUENTLY ASKED QUESTIONS

Where should the FloWatch 9251 be installed?

We recommend that the FloWatch 9251 Main Panel is installed at the entrance to the Property so the Fire Brigade can see where the activation has occurred. In most instances this will be adjacent to the fire alarm panel.

What flow switches work with the FloWatch 9251?

All popular brands of Flow Switch that use a volt free switch to raise an alarm can be used with FloWatch 9251.

How do you commission the system?

The FloWatch 9251 is programmed via laptop running FloWatch installation Software for which you can download from our website. The Software has a wizard to set the system up in four simple steps.

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A new dimension in monitoring