

Breem Water Leak Detector - Twin Zone Leaksaver2

BREEAM WAT03 dual zone water leak detection.

The Leaksaver2 is a leak detection system which is capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter.

The LeakSaver2 monitors the amount of water passing into the building over a set period of time. Should this amount be exceeded it will create an alarm. It is used when there is external pipe work between the boundary and the building. This enables the distinction between a leak outside (usually underground) and one inside the building.

DOES IT MEET THE REQUIREMENTS OF BREEAM WAT02?
The LeakSaver2 can be used for "Water Monitoring". The aim of WAT02 is to manage water and encourage reductions in consumption. A pulsed water metre is required on all mains supplies and on the supply to any building using more than 10% of the total water consumption. The LeakSaver2 connects to the water metres and to the Building Management System to monitor the amount of water used.

DOES IT MEET THE REQUIREMENTS OF BREEAM WAT03?
The system has been designed to meet all of the WAT03 requirements for water leak detection and prevention, the key points being:

An alarm is raised when the flow of water (measured using pulsed water metres) exceeds a pre-set maximum for a pre-set period of time.

It is able to identify different flow rates by programming high and/or low levels over different time periods.

The LeakSaver2 is fully programmable to suit the users water consuming requirements.

It also has the ability to avoid false alarms when larger volumes of water are called for.

The LeakSaver 2 Alarm Panel - Water Leak Detection (Flow Based) 2 Zone

IN SUMMARY:

Designed to help achieve the requirements of BREEAM WAT02/03

Available in single or two zone versions. Single zone is used where there is no external pipe work from the boundary or the mains water supplies more than one building. The two zone version is used to monitor external pipe work from the boundary as well as inside the building.

Alarms when the flow of water (detected by pulse water meters, also available from Tanks Direct if required) exceeds a pre-set maximum amount within a set period of time.

Able to identify different flow rates by programming high and low flow levels allowing for different occupancies at different times of the day.

The LeakSaver is fully programmable to suit the users requirements.

Larger volumes of water can be called for without causing a false alarm.

Cost effective solution, easy to implement to help gain a BREEAM credit.

Built to a very high standard ensuring reliability and performance.

IN DETAIL:**BREEAM WATER LEAK DETECTION DESIGNED TO MEET THE REQUIREMENTS OF WAT02 and WAT03**

Tanks Direct can supply the LeakSaver Alarm to meet the requirements of BREEAM WAT02 for water monitoring and WAT03 for water leak detection. The LeakSaver counts the pulses from a water meter (these equate to how much water is passing through the meter) comparing them to the expected

usage over a selectable time period. Should the amount of water used exceed the expected usage, the panel will go into alarm.

BREEAM (Building Research Establishment Environmental Assessment Method) is well recognised as the industry standard for assessing the environmental credentials of a building. It covers a broad range of environmental and sustainable issues and can be used by designers, developers, architects and managers to demonstrate measures have been taken that ensures their building meets a certain standard. There are essentially 3 ratings, very good, excellent and outstanding, with this method of assessment. It is used in the construction of Courts, Schools, Healthcare establishments, Industrial buildings, Multi residential blocks, Offices, Prisons, Retail, Hotels and Leisure complexes.

Tanks Direct can supply the LeakSaver system to meet the requirements for water monitoring and leak detection BREEAM has asked for in their Non Domestic Buildings Technical Manual 2014 issue.

The system works by counting the pulses sent out from water meters installed on the main cold water pipe feeding the building. Each pulse is equal to a specific amount of water passing through the pipe. The accumulated pulses are recorded over a user defined period of time. An alarm is triggered when the number of counted pulses exceeds the expected water usage for the building during this time period.

For example, an office building occupied between 8.00am and 6.00pm has 40 people working there. There are 4 toilet blocks and 4 tea points that use an average of 50 litres of water every 15 minutes (Tanks Direct have a consumption calculator to help get to a usage figure for your building). The LeakSaver can be configured to allow 50 litres of water (plus a small margin above) to flow every 15 minutes between 8am and 6pm and then drop to next to nothing when no one is there. Should the flow exceed the expected amount, the panel will go into alarm. There are a number of outputs available that can be linked to the BMS (required for monitoring consumption and to meet the requirements for BREEAM WAT02), close valves, alert a sounder/beacon in a different part of the building to where the LeakSaver panel is and connect to an SMS dialler that will text you if there a reported leak.

There are two versions of the LeakSaver, a single and a dual zone system. The single zone system is used when there is no external pipe work between the boundary of the building and where the pipe enters. It is also used when there is more than one building being feed from the mains. In this situation a dual zone system might be used to monitor the external pipe work and one of the buildings and then a single zone panel will be used in each of the additional building. The dual zone version is also used where there is a single feed to a building that has external pipe work usually running underground from the boundary. Here a water meter will need to be installed at the boundary (usually adjacent to the utility meter) and a second meter just after the main stop cock where the pipe enters the building.

Envirotech Alarms are confident that we have the best system to help you meet the requirements for BREEAM at one of the most competitive prices on the market. If you are specifying a water leak detection system for your project, why not let us help you get exactly what you need. We have over 30 years experience in providing water leak detection and know what BREEAM are looking for when it comes to this type of system.

FLOW CONTROL for WAT03