

Specification for Water/ Liquid Leak Detection system Low Level in Raised Floor Voids – General Underfloor

LEAK DETECTION SYSTEM

1. General requirement

To provide a liquid leak detection and locating system to give the earliest warning of a leak

- from the ingress of water into areas through external walls.

The system shall

- Provide an alarm giving an accurate location of a leak at a specific zone within the whole of the underfloor area at low level.

The system shall comprise a network of sensing devices connected to a locally mounted control panel.

The sensing device shall consist of water sensing cables and It is recognised that liquid must touch a sensing device for an alarm to be activated.

The leak detection system will continuously monitor the network of sensing devices and give an alarm in the event of detecting a leak or system/sensing device malfunction, damage or disconnection.

A control panel will be capable of monitoring up to 5000m of sensing cable.

The length and/or number of sensing cable or devices and their installation disposition shall be

- as recommended by the specialist sub-contractor or supplier in accordance with the general requirement set down in the schedule and drawings

The system shall be capable of

- reporting the location of a leak to a sufficiently accurate position to enable the operator to locate and identify the activated section of detection cable quickly and accurately

A control panel shall be capable of providing the level of accuracy of leak detection required. This may be achieved by applying a contiguous number of separately reporting zones of appropriate length. Wherever possible the allocation and installation of zones shall be arranged to coincide with defined areas or “landmarks”, individual rooms, partition walls or other easily identifiable features. This is to facilitate speedy and positive leak location.

2. Leak Detection Sensor Cable/Tape

The sensor cable shall be made from Low Smoke and Fume – Zero Halogen (LSF0H) materials for smoke reduction and low toxicity. The cable shall be made from durable, non-deteriorating materials and have no exposed metallic parts. It shall not be adversely affected by the build up of dust or other dry dirt / debris.

The sensor cable shall be available in rolls for cutting and terminating on site or in pre-connected lengths.

In the event of damage or irrevocable contamination the affected part of the cable should be capable of on-site repair. It should not be necessary to replace the whole length.

2.1 Application

Leak detection cable

- Installed under the raised floor running across the longer length of the room / area at 2m centres ensuring that no part of the underfloor is more than 1m away from a sensing device.

The cable will be fixed to the floor at approximately 1 metre intervals and at every change in direction. Acceptable fixings will be self-adhesive clips or cold adhesive or other approved fixing. Adhesive fixings will only be used where the floor finish is clean, stable and non-dusting. Only self-adhesive and cold adhesive clips will be permitted in drip trays.

Identification/warning tags will be attached to the cable every 3 - 4 metres. Tags will state purpose of cable and will show any relevant information (such as zone number or distance reference) to confirm the location of that particular part.

Special 'Plug & Play Auto Zone Changeover Couplers (Type – RJ48) will be used for zone changes and connection to leader cables. To confirm location the Zone Couplers will be labelled showing its reference number and the preceding and following zone numbers.

Appropriate connectors will be used to join separate cable lengths and leader/ jumper cables. To confirm location the connectors will be labelled showing any reference number and relevant location information.

3. Leak Location

The water detection system will be applied and mapped in such a way as to make the part of the sensor network detecting the leak easy to identify and physically locate. This may be achieved by sub-dividing

Andel Floodline Leak Detection Specification

the sensor network into a series of separately reporting zones displayed on the control. In any event the zone displayed by the control panel shall be cross-referenced to a map, chart or diagram which shall clearly show the routing of the sensor network, its relationship to the building layout and any fixed zone positions or cumulative distance marks.

4. **Standards.**

The leak detection cable shall be:-

- supplied in rolls for cutting and jointing according to site requirements or
- supplied as pre-connected standard lengths.
- capable of repeated re-use - (wetting then drying).
- (if damaged or irrevocably contaminated) capable of being spliced/ jointed or repaired on site with the minimum of wastage.
- robust construction - resistant to moderate physical abuse
- resistant to temperatures up to 100°C
- no exposes metal parts
- not affected by dust and debris
- capable of being attached directly to bare metal surfaces or pipes without "shorting" or other interference.
- capable of being monitored along its entire length for damage or disconnection.

6. **Leader Cables**

Leader cables will be LSF Zero Halogen double insulated, multi-core, 7/0.2 strands (or solid equivalent) or similar. All leader cables must be monitored along their entire length for damage or disconnection.

7. **Control Panel**

The control panel will give a full range of status indicators - mains /battery etc. and visual and audible alarms for -

- **LEAK** – showing affected zone / leak location
- **SYSTEM FAULT** - detection device and/or leader cable damage - **Short circuit**
or - disconnection /break - **Open circuit**
both occurrences will show the affected zone / fault location

7.1 **Multiple Alarms**

Andel Floodline Leak Detection Specification

The control panel should be able to locate, accept, display and store concurrent and/or consecutive multiple alarms and show the exact status of all zones at all times (Leak, System Fault or Quiet).

7.2 Outputs and Communication

Volt free contact changeover relay outputs will be provided for connection to BMS or other remote alarm or monitoring system. As a minimum these will include:- **Common Leak, Common System Fault, Mains Fail/All Fail**

The option for individual zone outputs should also be available.

7.2 Operation

The control panel should be mains operated (220/230VAC 50Hz) and must include a trickle charged sealed lead-acid stand-by battery capable of maintaining the system for 24 hours in quiet monitoring mode.

7.3 Sensitivity

The sensitivity of the system must be adjustable to suit particular site conditions.

7.4 Conformity

It is a statutory obligation that the system must conform to relevant EU regulations particularly the EMC and Low Voltage Directives and be "CE" marked accordingly.

8. Manufacturer

The water leak detection system shall be as manufactured by:



Tel: +44 (0)191 490 1547
Fax: +44 (0)191 477 5371
Email: northernsales@thorneandderrick.co.uk
Website: www.heattracing.co.uk
www.thorneandderrick.co.uk