

ISIMET

**RLA Series Style 3
Residential Water Leak Detection**



**RLA-3
Installation,
Maintenance,
Operations,
and Start-up
Instructions**



Read all instructions BEFORE installation and USE of Controller.
KEEP INSTRUCTIONS FOR FUTURE USE.

ISIMET

RLA Series Style 3 Controller
Installation, Maintenance, Operations, and Startup Instructions

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Patent 6,757,589 B1

6,990,393 B2

Other Patents Pending

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Warranty:

ISIMET will repair or replace any defective parts or workmanship of this product for a period of one year from date of installation. The Primary Operating P.C. Board has a two year limited warranty. Damage caused by incorrect installation or improper usage is not warranted. Failure to follow recommended installation, operation, and/or maintenance procedures listed in this manual may void product warranty. Recovery rights shall be limited to the total sum of the amounts paid for the product by the purchaser.

Limits of Liability:

ISIMET's liability shall be limited to costs of repair or replacement parts. The Laboratory Service Panel and Utility Controller are not intended for usage other than those expressly described in this manual. ***ISIMET*** shall not be liable for damage or injury caused by the improper use of the product.

ISIMET does not warrant against or assume liability for failure of operation or lack of notification to secondary integrated monitoring systems. The system should be thoroughly tested and adjustments made at time of initial operation. Periodic testing should be conducted by the user to assure that all components function and operate according to specifications.

Care should be taken in the installation of this product. ***ISIMET*** shall not be liable for damage or injury caused from the improper installation of the product.

Warranty is Subject to Compliance with Specific Installation Requirements.

EXTENDED WARRANTY:

ISIMET will extend the warranty period of the products when installation complies with all start up procedures and that a factory authorized agent either performs or is in attendance during start-up of the system(s). Controllers, Companion and Accessory Panels will be extended to a period of five years from date of installation. Except for ***ISIMET*** FLA, DLA, RLA and other Units where automation systems are not common, Control System(s) must be interfaced with a building automation system or other ***ISIMET*** approved time sequencing control for "non-use" system shutdown. All operating components of the system must be ***ISIMET*** provided. Prescribed routine maintenance procedures must be performed per ***ISIMET*** recommendations.

All Start-up and Routine Maintenance Documentation shall be per Factory Recommendation.

Further, required start-up and maintenance procedures must be performed as directed upon all affected systems. This warranty shall only become enforceable upon issuance of application specific Extended Warranty Document. A copy of this document should be maintained at all times at the location of the warranted systems.

DISCLAIMER OF IMPLIED WARRANTY:

THERE ARE NO WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION HEREIN. SELLER DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OF THE GOODS OR OF THE FITNESS OF THE GOODS FOR ANY PURPOSE, AND BUYER AGREES THAT THE GOODS ARE SOLD "AS IS."

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General Product Information

The RLA Style 3 is intended as a control device to guard a residence from flooding due to domestic water leaks that may occur when the residence is unoccupied. A latching solenoid valve will close, thus turning the water supply OFF.

Available options for the RLA Style 3 allow the controller to guard a part time or vacation residence from flooding due to domestic water leakage that may occur due to freezing temperatures and also against seismic activity that may break piping for gas and water service.

Construction

All electrical components are pre-assembled, wired, and mounted. The Electronic Controller is assembled within the Utility Controller compartment.

The RLA Style 3 Controller has a powder coat finish. All panels and enclosures are constructed of welded 14-gauge sheet metal.

Caution: Do not drop this assembly or expose it to the environment.

Assembly, Compliance and Registration Information

All Controllers are assembled to permit limited field configurations of the operating system. Options requiring additional instructions and/or assembly parts are shipped within the component package. Refer to Equipment Specifications to verify that ALL components conform to these requirements.

The output circuits of the Controller provide control signals to solenoids and relays to activate and engage the various utilities. *ISIMET* provides a full line of Companion Enclosures and fittings. It is recommended that these items be included in the system design, but when the installer elects to provide these fittings from other sources, compliance with product specifications must be confirmed prior to installation.

Enclosed with this Manual is a separate registration form. The front of the form is for equipment warranty registration. The back is a copy of the equipment start-up checklist. To ensure proper warranty of the product, it is important that you complete both sides of the form and either mail or fax to *ISIMET* within 30 days of installation and start-up.

Locating and Positioning the Controller

Where applicable, verify ADA (Americans with Disabilities Act) dimensions and compliance requirements. For best results: Install the Controller in the room where the utility services are controlled, at or near an exit, and accessible to occupants of the room. Mount the vertical center of the service switches on the door panel to the ADA-required maximum height.

The Door Panel and Trim Kit

The Trim Kits are packaged separately from the RLA Controller enclosure and have a protective wrapping. (Trim Kit not provided with surface mounted units.) Verify installation requirements prior to installation of the unit.

Store the Door Panel and Trim Kit in a protected location, out of the weather, until installation.

Install the Door Panel onto the RLA Controller after ALL other wiring connections within the controller have been made.

Upon Receipt of Product

Each RLA Controller is assembled specifically for an individual application.

All primary components have the same code number.

Check components for damage. Notify *ISIMET* immediately of any damaged components.

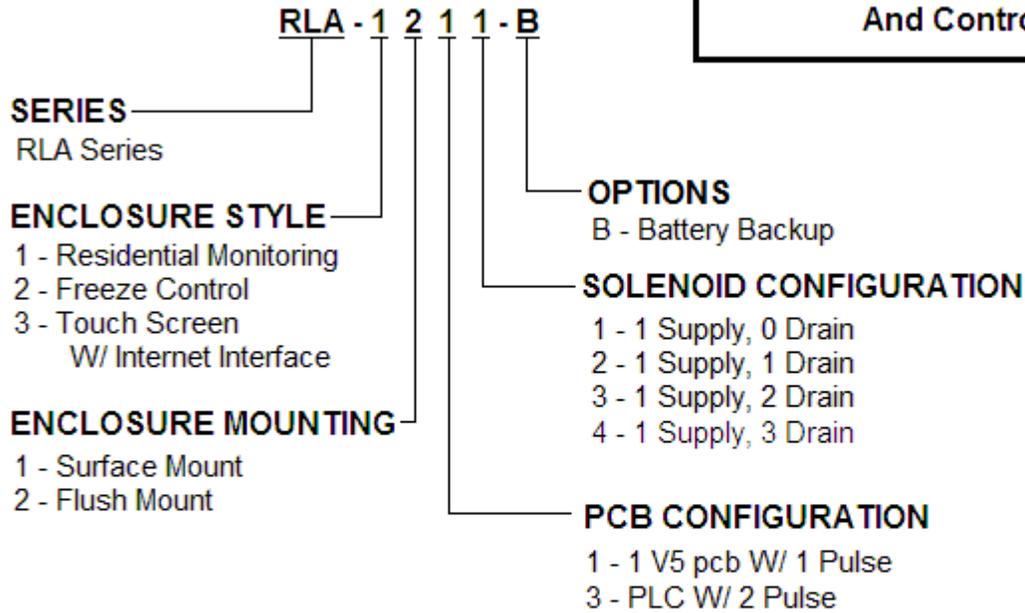
Check package and product name plates to determine if all components were shipped correctly.

Store uninstalled components in a protected environment, out of the weather.

Note: Only qualified craftsmen licensed within the governing jurisdiction to perform the work associated with this installation should install and/or service this equipment.

MODEL NUMBER DESCRIPTION

**RLA Series
Residential Water Monitoring
And Control**



NOTES:

Units are intended to operate a maximum of three Latching Solenoids. These may be either Latching ON for Supply or OFF for Drain. An ISIMET ESM-100 should be ordered and then installed downstream of the supply solenoid in order to monitor flow. Style 3 is provided with a Touch Screen, PLC and Internet capabilities.

Installing the Enclosure

There are two options for mounting the RLA Controller: Flush Mounted and Surface Mounted.

CAUTION: Provided mounting hardware must be used.

Flush Mounted

Prior to installation:

- The Enclosure mounts between two standard spaced wall studs within a minimum 4" wall cavity. (Enclosure Dimension – 16"x14"x4")
- If stud spacing is greater than that required for the mounting of the controller, add studs to ensure a secured mounting.
- The studs should be facing to facilitate securing the Enclosure.
- Predetermine wall finish so that the face lip of the enclosure aligns flush with the finished wall surface.

To install:

1. Using the self-starting screws (13), mount the flanges at each side and at the top and bottom of the enclosure.
2. Attach the enclosure to the wall studs with field-provided sheet metal screws per the drawing.
3. Level the enclosure.

Notes:

- When the Door Panel is mounted onto the Enclosure, it should protrude beyond the wall surface about 1/4". Care should be taken at installation time to ensure that this occurs.
- A Flush Mounting Trim Flange is provided with each flush mounted unit. Separate installation instructions and hardware are included with this flange.
- Semi and Flush Trim add 3.5 inches to both Height and Width wall surface dimensions.
- It is the responsibility of the installer to verify finish wall dimensions.

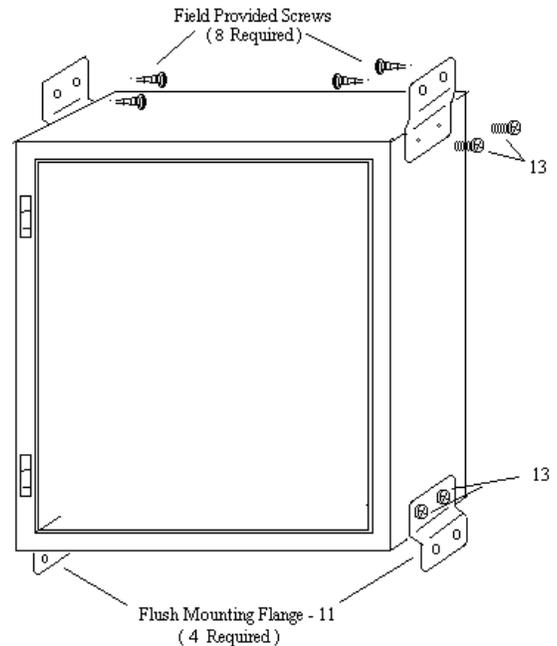


Figure 2 For best Flush Mounting results, recess face of enclosure's lip 1/2" behind wall finish

Semi-Recess Enclosure Placement Note:
For Semi-Recess Units, the face of the enclosure's lip should be positioned 1/4" beyond wall finish.

Clearance around Enclosure:
Care should be taken to allow 1/2" clearance from wall framing and sheet-rock or other wall surface material around the outer surface of the unit to permit the trim to be properly installed.

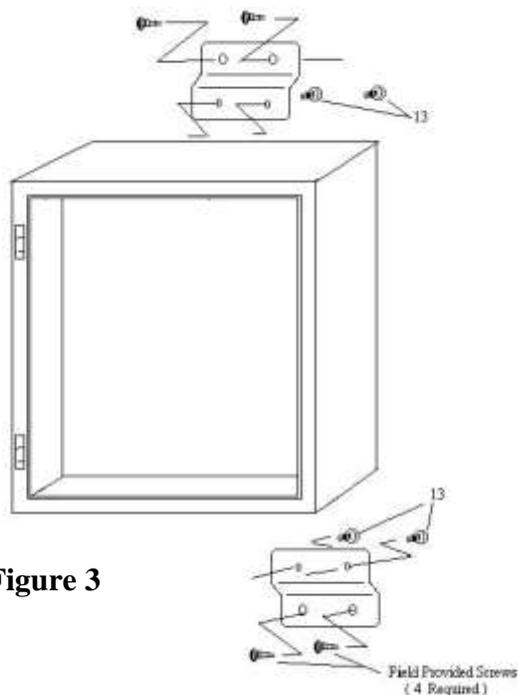


Figure 3

Surface Mounted

Prior to installation:

- Wall finishes should be complete.
- The wall cavity must have sufficient backing or support to ensure a firm mounting of the enclosure to the wall surface.

To install:

1. Secure the surface mount flanges to the back of the enclosure with the self-starting screws (13).
2. Use the field-provided screws to attach the enclosure by the flanges to the wall surface.
3. Level the enclosure.

Installing the Electrical Conduit

Only one Knock-Out is provided from the factory on the top left corner of the RLA Controller.

- Connect rigid conduit for the required 120 VAC electrical service at the top left as indicated in Figure 4.
- Conduit holes for wiring to Terminals 1 & 2 may be made on the top, bottom, or right side of the enclosure.

Important!

- **All local codes must be followed when connecting the conduit to the service panel.**

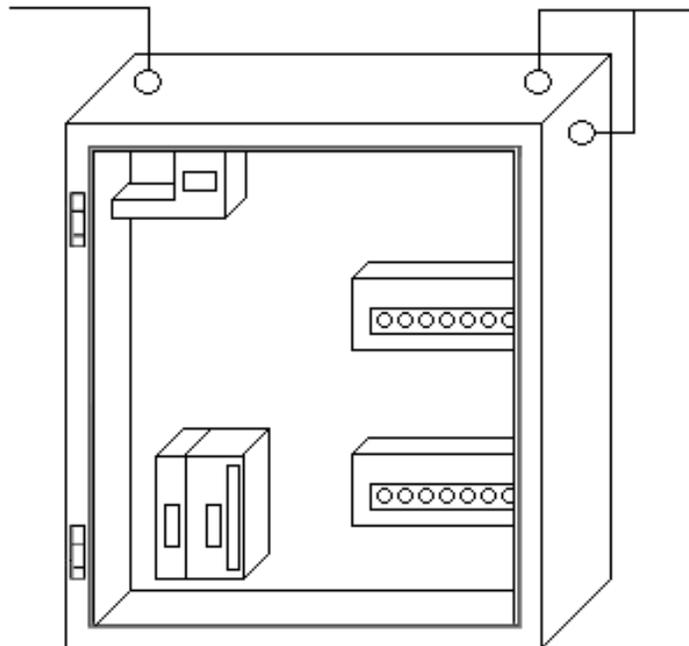


Figure 4 – Controller Knock-out

Wiring the RLA Controller

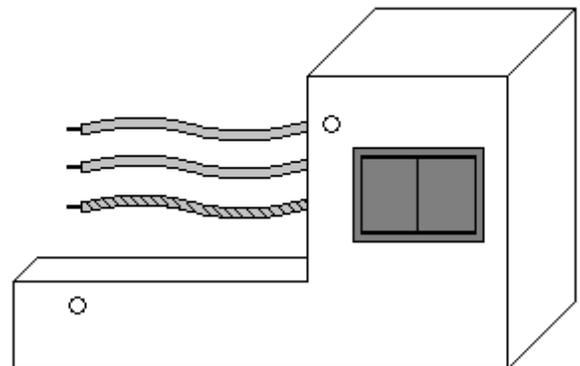
Important!

Verify that the electrical supply is disconnected prior to connecting wiring to the RLA Controller.

To wire the RLA Controller:

1. Remove the junction box cover from the panel surface.
2. Make final connections to the 120 VAC electrical service within the junction box. Verify that line wiring (Black), neutral (White), and ground wire (Green) are correctly connected. Minimum recommended wire size is 14 AWG.
3. Replace the junction box cover before activating or testing the unit.

Figure 5 - Junction Box

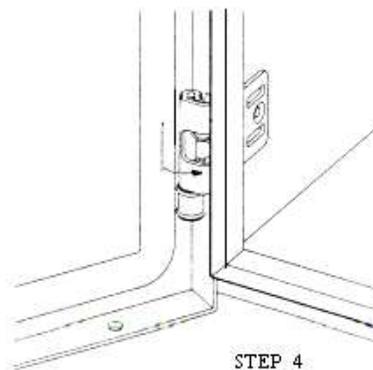
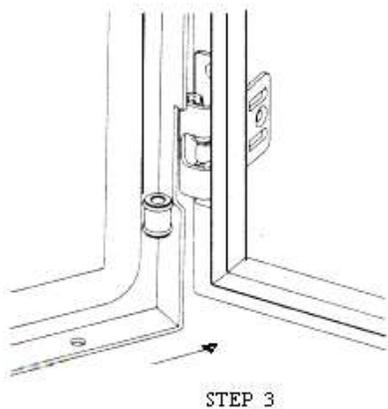
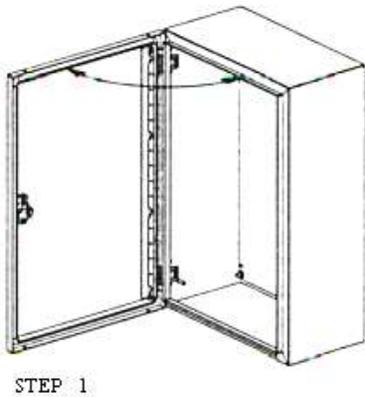


Installing the Door Panel

Figure 6

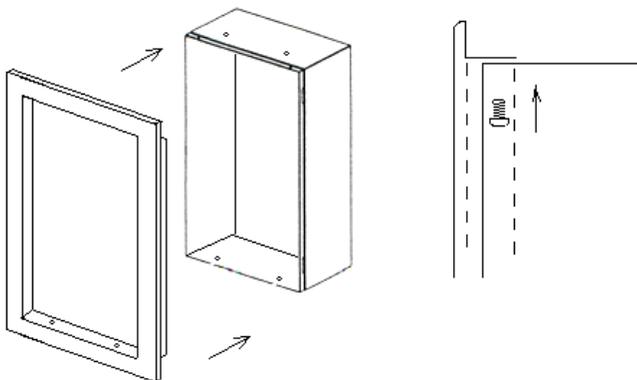
To install the Door Panel on the Enclosure:

1. Position the door at 90° – 100° of enclosure. (STEP 1)
2. Slide top hinge pin onto fixed hinge post at top of door. (STEP 2)
3. Slide lower hinge pin toward lower spring hinge mechanism with hinge pin lever in retract position. (STEP 3)
4. With lower hinge pin in position, turn hinge pin lever outward and down, then turn inward to the extend lock position. (STEP 4)



Installing Flush Door Trim

Figure 7

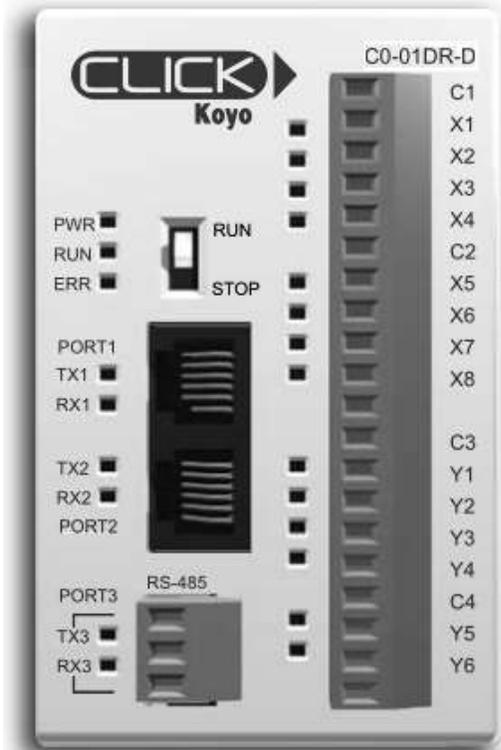


Prior to installing Door Trim, ensure that wall finishes are complete and that the door panel has been installed.

To install the Flush Door Trim:

1. With the door in the open position, slide flush door trim over enclosure. See Figure 7.
2. Align holes on enclosure with upper and lower holes in door trim.
3. Insert four (4) 12-24 (provided) screws through enclosure panel and tighten into door trim.

Notes: Holes in enclosure are slotted to allow installer to adjust trim to wall finish.
Flush Trim adds 3 1/2" to both Height and Width of Wall Surface dimensions.



PLC Overview:

Each RLA Style 3 Controller is equipped with a Micro-PLC to control all of its functions.

The PLC comes programmed and wired from the factory and should not be altered in any way.

Note: All units will be shipped with the PLC Mode switch in the STOP position. It should remain in this position until Start-Up testing is going to be performed. Once ready to test the system, the switch must be set to the RUN position for the controller to function.

Indicator Light	Description of Status When Light is On
PWR	PLC has 24VDC from Power Supply
RUN	PLC is set to RUN Mode and is operational
ERR	PLC Processor has incurred an error
X1	Door Panic Button is being pressed
X2	Alarm signal being received (Dry-Contact)
X3	Leak Sensor signal being received (Dry-Contact)
X4	Leak Sensor signal being received (Dry-Contact)
X5	Freeze Sensor signal being received (Dry-Contact)
X6	Seismic Sensor signal being received (Dry-Contact)
X7	Not Used
X8	Not Used
Y1	Circuit 1 active (Water - Supply)
Y2	Circuit 2 active (Water - Drain Down)
Y3	Circuit 3 active (Gas Supply)
Y4	Circuit 4 active (Electrical Shunt)
Y5	Beacon Output (ON with service)
Y6	Beacon Output (OFF with service)

Table 1

Connecting Controlled Utility Services

The RLA Controller is not provided with electrical solenoids, contactors, or relays. *ISIMET* provides a full line of Companion Enclosures and fittings. It is recommended that these items be included in the system design, but when the installer elects to provide these fittings from other sources, compliance with product specifications must be confirmed prior to installation. Connect wiring for these devices to Terminal 2 at designated posts.

NOTE: Place relays and solenoids in areas that are easily accessible for future maintenance.

Touch Panel Switch to Terminal 2 Configuration: (typical)			Terminal 2
Typical Usage	Operated By	Standard Application	
Water - Supply	Leak, Freeze & Seismic Sensor	Circuit 1	Post 1
Water - Supply	Leak, Freeze & Seismic Sensor	Circuit 1	Post 2
Water - Drain Down	Freeze & Seismic Sensor	Circuit 2	Post 3
Water - Drain Down	Freeze & Seismic Sensor	Circuit 2	Post 4
Gas - Supply	Seismic Sensor	Circuit 3	Post 5
Gas - Supply	Seismic Sensor	Circuit 3	Post 6
Electrical Shunt	Seismic Sensor	Circuit 4	Post 7
Electrical Shunt	Seismic Sensor	Circuit 4	Post 8

NOTE: Use of primary outputs may be changed to accommodate specific project requirements.

Water Solenoids used with the RLA Controller should be *ISIMET* S-220 Series General Service Brass Valves with 12-vdc coils. These coils are polarized and must be connected correctly to the Output Terminal in order to function as intended.

Connect Supply Solenoid to the 'ON w/Latch Terminals.

Make connections to 'BLK' and 'WHT' pins to match instructions provided with the solenoids that are similarly color coded. Piping and wiring for solenoids should follow details provided with the solenoids.

Gas Solenoids used with the RLA Controller should be *ISIMET* S-300 Series Gas Service Valves with 12-vdc coils. These coils are polarized and must be connected correctly to the Output Terminal in order to function as intended.

Connect Supply Solenoid to the 'ON w/Latch Terminals.

Make connections to 'BLK' and 'WHT' pins to match instructions provided with the solenoids that are similarly color coded.

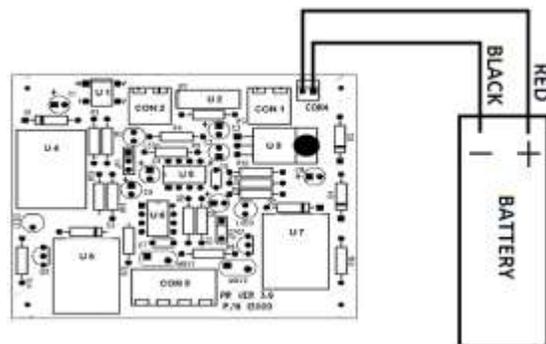
Piping and wiring for solenoids should follow details provided with the solenoids.

If optional shunt electrical is utilized, make connections at output circuit terminal on 7 and 8. Must use single pole relay with N/O and N/C contacts to shunt electrical.

NOTE: Internet connection with remote access available. Refer to User's Guide

BATTERY BACK UP CONNECTION: (Recommended)

This unit has been shipped with the battery disconnected to prevent discharge during shipment. Connect the RED battery backup wire to the positive (+) terminal, and the BLACK backup wire to the negative (-) terminal. If power is lost for an extended period, it is normal for the battery to need recharging. This is done by the ISIMET system, but as the battery is a sealed type, it MUST be trickle-charged. This charging may take as long as eight hours. The system may be used as normal during this time.



Connecting Alarm Wiring

Alarm Input

- The unit will not operate properly without an “Alarm” input signal.
- Providing an input signal from the Alarm System at Terminal 1 will notify the RLA Controller if the residence is occupied or not.

Start-Up Checklist:

A separate Start-Up Test Sheet is provided with the installation CD. The tests described herein and in those procedures should be followed prior to placing the unit into operation. If you do not have on hand this CD and/or Start-up sheet, you may retrieve a copy from your local factory representative.

Caution!

- **Verify that ALL installation procedures and Line Voltage, Solenoids, and/or Remote Relays conform to Equipment Specifications.**
 - Examine electrical wiring at junction box to verify that ALL wiring is correctly connected.
 - Examine **Terminal 1** and **Terminal 2** to assure that wiring has been properly connected. Test Output circuits at **Terminal 2** to verify that field wiring or connected devices are wired correctly. A direct short or input voltage at the output circuit will cause damage to the PLC and Controller.
 - Verify that the Door Panel plug is firmly secured to its terminal and ground wire is connected.
 - Examine Door Panel factory wiring to ensure that it was not damaged or loosened during shipping or installation.
 - For Building Alarm System, verify that wiring connections, voltage requirements and alarm system conform to unit specifications.
 - Remove all dust and construction debris prior to proceeding.

Start Up Test Preliminary Information

Caution!

- Do not proceed with equipment start-up until the Start-Up Checklist has been completed.
- Before commencing these Start-Up tests, turn the control switch to the **OFF** position.

This unit was factory tested, but the manufacturer recommends that the installer perform these tests to ensure that the unit did not sustain damage during shipment or installation.

- Perform Start-Up Tests with the Door Panel open.
- With the control switch **ON**, “PWR” LED on the PLC should illuminate. If not, check circuitry for 24VDC power at Power Supply.
- If after performing these tests and verifying operation, if the Unit fails to function contact an *ISIMET* factory representative.

Start-Up Tests

A. Testing the Control Wiring and Service Switches

1. Turn the control switch to the **ON** position. Voltage should read 120 VAC. If it does not, consult an electrician before continuing this testing.
2. From the System Enable Screen (Refer to Users Guide) turn the first service button to the **ON** Position.
3. The button will turn green and the corresponding LED on the PLC will illuminate.
Using testing probes, verify that the corresponding terminal posts at Terminal 2 are energized.
4. Repeat steps 2 and 3 for the remainder of the service switches.
5. Turn all service switches **ON**. All services should be **ON**. All green indicating lights should be illuminated. Verify **ALL** power loads with test probe.
6. Turn service switches **OFF**.

B. Testing the Panic Button

1. If the unit is integrated with a monitoring system:
 - a. Press and release the red Panic Button.
 - b. Verify that all Solenoids have been deactivated.
2. Press the Reset System button on the screen.

NOTE: Electrical Service will not shut down with Panic Button. Electrical Service will only shut down with seismic activity.

C. Testing the Building Alarm Input signal

The unit has been factory tested to assure that the “Alarm” Input perform correctly. Field verify that wiring to Terminal 1 is connected to the proper posts.

D. Testing the Building’s Utility Systems

1. Turn **ALL** control switches **ON**.
2. Field-test **ALL** utility and appliance outlets to confirm that services have become active.
3. Turn the switch for each utility to **OFF**. Verify that the specific utility outlets are not active or “**ON**”.

E. Test Completion

The unit should now be fully operable. If it is not, contact an *ISIMET* Service Representative.

1. Turn the Control Switch **OFF**.
2. Reconnect **ALL** integrated services.
3. Replace **ALL** panels and covers.
4. Turn the Control Switch **ON**.
5. Close and lock the Door Panel.

Equipment Operation

A dry-contact Input from a Building Alarm Signal connected to Terminal 1 will turn ON the Unit, placing it in the OPERATE Mode. Removal of this signal will turn OFF the OPERATE Mode and turn ON the SERVICE ON Mode.

The Unit may also incorporate freeze protection devices. A device similar to a thermometer with dry-contact outputs that close upon a set low temperature will turn the Unit OFF. Additional latching solenoid(s) could be incorporated into the system that opens upon the un-latch sequence, thus partially draining the piping system.

The Unit may also incorporate a seismic sensor that will transmit a signal to turn OFF services to a facility that if left on after a seismic event with potential breakage in piping or circuits may cause damage to the facility. Integral time delay programming insures that brief seismic or similar activity will not affect services.

To Activate One or More of the Services Controlled by the Unit: (Refer to Users Guide)

1. From the Home Screen press Start System button.
2. Turn **ON** corresponding switch for the service you wish to activate.

To Turn a Service OFF:

Turn the appropriate switch to **OFF**.

Note:

- A service left **ON** remains **ON** until its switch is turned **OFF** unless the Panic button is depressed (Excluding Electrical Service), System Shutdown is pressed, or line voltage is removed from the controller (When used with Battery Backup).

In Case of an Emergency:

Press the red panic button on the door panel. This will disable the panel and **ALL** services. Once the panic button is pressed the Passcode must be re-entered to reset from panic. Also, the Panic Screen will remain on until reset is accomplished.

Troubleshooting Guide

If the Utility Controller fails to energize, follow these procedures:

- Verify that the Controller has correct line voltage connected. With the control switch in the **ON** position, the PLC “PWR” light should be illuminated. If it is not, check the wiring connections. Remove the wiring junction-box cover and examine wiring connections.
- Verify that Touchscreen turns on and initializes.
- Touchscreen should start-up on the Home Screen.(Refer to Users Guide)
- Verify that PLC Mode switch is set to “RUN” position.
- Verify that the Door Panel plug is securely connected to the door terminal.
- Check the wiring terminals on the door panel to verify that none has become damaged or disconnected during installation. Reconnect, if necessary.

If services do not turn on with switches:

1. Verify that PLC Mode switch is set to “RUN” position.
2. Verify proper voltage at corresponding posts on Terminal 2.
3. If you do not read the correct voltage at the terminal posts, contact an *ISIMET* Service Representative.
4. If you read the correct voltage, test the remote relay and/or solenoids to verify that they are operational.

In many cases, failure of the system is the result of improper connection of a remote service or device such as a remote relay, solenoid or building alarm system. Refer to **Equipment Specifications** to confirm that correct connections to these services and devices have been made.

Notes:

- Damage to the Electronic Controller and other components can occur from improperly connecting the services, overloading the output circuits, or failing to follow all start-up tests and checklists.
- In ALL cases, if the system fails or you have questions about the equipment, contact an *ISIMET* Service Representative.
- If the results of all test procedures are positive but utilities will not activate, *ISIMET* recommends that you examine and test the various utility services controlled by the unit to verify that they are operational and active.

If utilities or controlled devices remain operational after the service switch is disengaged, check for the following before placing the unit into full operation:

- A defect in the remote relay or solenoid
- Tampering
- The remote relay unit has a control switch with a manual operation position and the switch is in the manual position.

If utilities or devices continue to be active or if you have a question about the operation of the unit, contact an *ISIMET* Service Representative immediately.

Equipment Maintenance

- ❑ The Utility Controller should have semi-annual inspections.
- ❑ *ISIMET* recommends opening the service panel and turning **OFF** the control switch prior to long periods of inactivity in the building.
- ❑ Prior to anticipated activity within the building, *ISIMET* recommends that you conduct a brief test of the control system by performing Start-Up Test Procedure A and Step 1 of Procedure B.
- ❑ If examination of the unit indicates tampering, *ISIMET* recommends that you first review the Start-Up Checklist, then conduct **ALL** Start-Up tests.
- ❑ *ISIMET* recommends that the door panel key be kept in a secured location. The door panel key should be available only to those needing access to the interior of the unit for the purposes of maintenance or service. *ISIMET* recommends that the door panel remain locked unless service is performed.

If you have any questions regarding the operation and maintenance of the RLA Controller, please contact an *ISIMET* Service Representative.

The enclosure has a NEMA 1 rating. It is not intended for use in wet areas. Exercise caution to prevent exposure of the interior compartment of the enclosure to moisture. If moisture is present within the enclosure, *ISIMET* recommends that the control switch be turned **OFF**, power be disconnected from the unit until the source of the moisture is determined, and all moisture is removed from the compartment.

The electronic controller (PLC) is sensitive to moisture, dust, debris and other air-borne particles. Do not expose the interior compartment of the enclosure. During the semi-annual inspection, if dust or other material is present, *ISIMET* recommends that you remove all foreign matter before operating the unit.

If the Unit fails to operate, we recommend that you check the power supply to the unit. With the control switch in the **ON** position, the PLC “PWR” light should be illuminated if power is on to the unit. If not, check the service breaker.

If the unit still fails to operate, we recommend that you contact your local Service Representative.

Removing the Door Panel

Before removing the Door Panel, turn power **OFF** at the control switch, then disconnect the plug from the terminal within the enclosure.

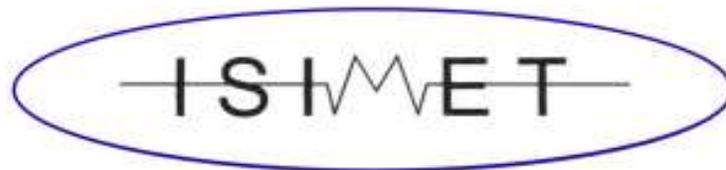
Follow steps 1 – 4 in reverse as shown in Figure 6.

Instructions for Re-coating the Enclosure

If the finish surface of the enclosure or door panel becomes scratched, follow this procedure to repair the surface.

- Most standard, good quality paints can be used to re-coat the polyester powder finish.
- For best results, correct surface preparation before re-coating is essential. Follow instructions provided by your paint manufacturer.
- Wipe surfaces to be painted with either xylene or lacquer thinner solvent.
- Allow surface to flash dry prior to painting.
- Follow paint manufacturer’s instructions for applying paint.
- Allow paint to cure adequately. Consult the paint manufacturer for proper cure time and hardness.

***ISIMET* believes that sole and local authority means that the primary operator or the instructors should have the sole authority to start and stop the utility services within the immediate area of use during normal usage. This should distinguish this type of operating environment from that where a single emergency shut-down device is located remotely from the areas of use. As an example, the *ISIMET* system is not specifically intended for use in applications where a master shut-down and re-instate device is located away from areas of normal use. *ISIMET's* opinion is that in such cases there is risk that the operator of the system during re-start may inadvertently activate utilities in an unoccupied area that is remote from the present occupancy, thus creating the risk of injury and/or fire where the utility is fuel gas.**



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