

# Proper setup for flow-based water leak detection

Risk Consultant Water Specialist: [PRSrisksolutions@chubb.com](mailto:PRSrisksolutions@chubb.com)



## How does it work?

If the device detects abnormal water usage patterns for commonly used fixtures or a continuous flow of water over an unexpected period of time (which could suggest a potential leak), it will alert you and then turn off the water supply to prevent damage. For normal but inconsistent high-volume water use events such as using garden hoses or having a large number of guests at one time, you can use manual settings to temporarily bypass alerts for limited periods to allow for known but atypical water uses.

## What about irrigation, pool fillers or water conditioner cycles?

You can still use a flow-based water leak detection device if you have a water feature such as a pool, humidifier, filtration, irrigation, or fire sprinkler system. Our preferred vendors can connect relays to communicate between water fixtures and the device, or suggest appropriate calibration settings to allow the detection device to work around your plumbing system.

## What happens if I have a complicated plumbing system?

If your plumbing system seems more complicated than average, talk with your installation professional and the manufacturer's technical service team about appliances that may be impacted downstream of the device. This can help determine which specific device to purchase, where the valve should be installed, and what relays or settings are recommended, if any.

## Best practices:

- Install leak detection device immediately after water filtration systems when possible. That way, the varied regeneration cycles will not obscure leak detection accuracy.
- Fire sprinkler suppression systems must be located upstream of leak detection shutoff devices to eliminate interference.
- Lawn irrigation should be installed downstream from the device.
- Because humidifiers and ice makers cycle small amounts of water constantly, you will need to adjust the drip alert settings to be less sensitive. Do not use "away" modes which may cause unnecessary alerts.
- Private well water can be monitored in the same way as municipal water when device is installed where plumbing lines enter the house. A filtration system should be upstream of the leak detection device to prevent damage from dirty water.
- To prevent motor burnout to older recirculating water pumps, check if your motor already has a built-in failsafe shutoff, or purchase a relay outlet to switch the motor.

The more complicated your plumbing system is, the more reasons you have to install a flow-based leak detection device in your home. In some cases, a more comprehensive solution may include a combination of a flow-based valve with a few supplemental point-of-leak sensors placed in areas that could remain vulnerable, such as basements, mechanical, equipment and attics.

## Visit [www.chubb.com/water](http://www.chubb.com/water) for acceptable device choices.

The term devices as described herein means a flow-based water leak detection system with automatic shutoff valve. Devices and products described herein are provided by the third-party vendors. Chubb assumes no liability or responsibility for products and/or services provided by these third parties.