UTILITECH™
Grounded in Quality™

WIRELESS WATER LEAK DETECTOR

MODEL #ST812-2

Español p. XX

IRIS works with Iris

REQUIRES:
IRIS™ Smart Hub

SPEAKS Z-WAVE®

Z-Wave is a registered trademark of Sigma Designs Inc. and/or its subsidiaries.
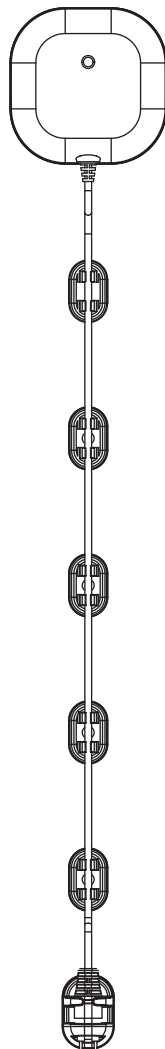
**FOR FUTURE REFERENCE
ATTACH YOUR RECEIPT HERE
AND SAVE THIS MANUAL**

Serial Number _____ Purchase Date _____

Questions, problems, missing parts? Before returning to your retailer, call our customer service department at 1-855-469-IRIS.

WATER LEAK DETECTOR OVERVIEW

The Water Leak Detector consists of a transceiver and water leak sensor attached by a 3-meter cable.

The Water Leak Detector is designed to sense the presence of water in basements, behind toilets, underneath sinks, near appliances and many other residential and commercial applications, providing early warning of developing floods.

The Water Leak Detector is designed so that the transceiver is mounted on the wall and the leak sensor is placed in a location where water presence, such as a result of leakage or flooding, is possible.

Upon leak detection, the Detector will beep, flash a LED light, and report the leak to the Iris™ Smart Hub. Iris™ will notify you of a leak. Once water is no longer detected, it will be reported to the Iris™ Smart Hub.

The Water Leak Detector is powered by 3x AA 1.5V alkaline batteries. When battery level drops to an unacceptable level, the Detector will flash a red LED once every 30 seconds and report low battery status to the Iris™ Smart Hub. Iris™ will notify you of the low battery status. When this occurs, the batteries should be replaced as soon as possible.

PACKAGE CONTENTS

Front View   Rear View
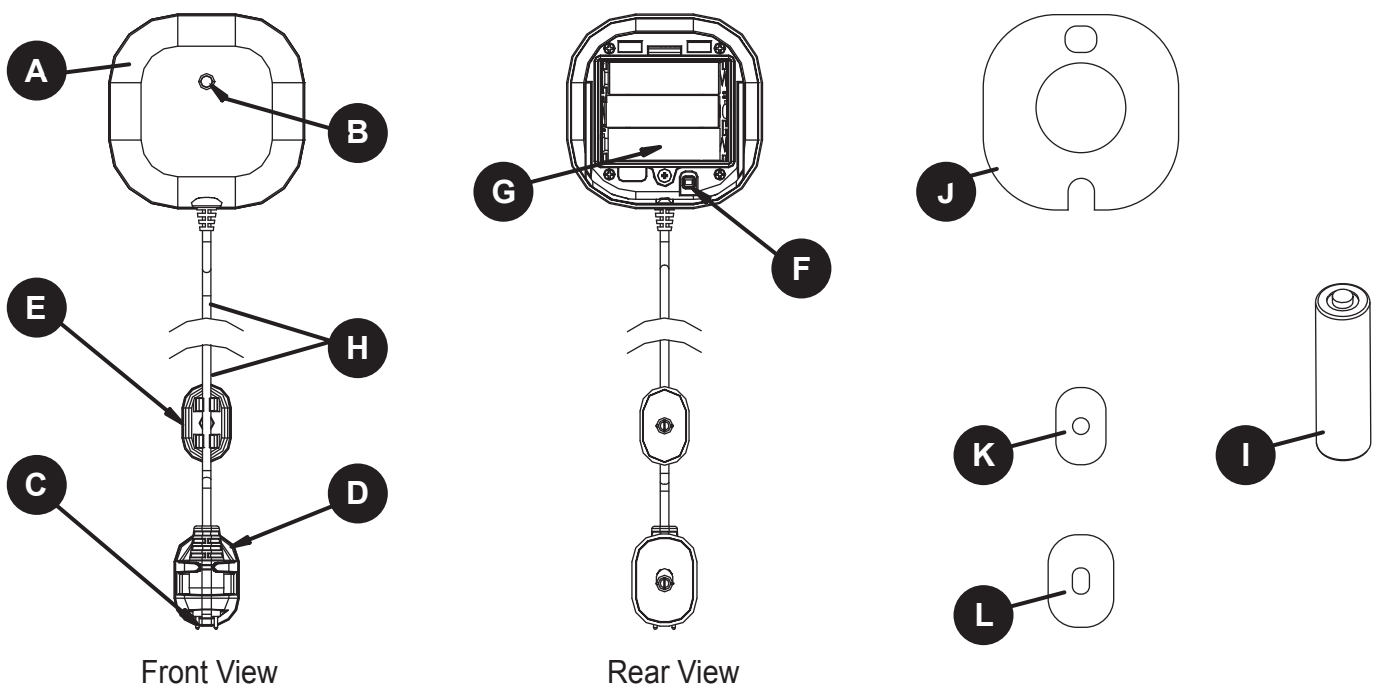
PART	DESCRIPTION	QUANTITY
A	Transceiver	1
B	LED Light	1
C	Leak Sensor	1
D	Leak Sensor Anchor	1
E	Cable Anchors	5
F	Pair Button	1

PART	DESCRIPTION	QUANTITY
G	Battery Compartment	1
H	Cable*	1
I	AA Batteries	3
J	Transceiver Adhesive Pad	1
K	Leak Sensor Anchor Adhesive Pad	1
L	Cable Anchor Adhesive Pad	5

*DO NOT FOLD THE CABLE

HARDWARE CONTENTS (shown actual size)

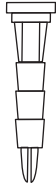| (AA)	(BB)	(CC)
5/16 in. Phillips Head Screw (pre-assembled) Qty. 2	15/16 in. Wall Anchor Qty. 8	11/16 in. Phillips Head Screw Qty. 8

⚠ SAFETY INFORMATION

Please read and understand this entire manual before attempting to assemble, operate or install the product. If you have any questions regarding the product, please call customer service at 1-855-469-IRIS.

Do not install in an area where water is already present.

PREPARATION

Before beginning assembly of product, make sure all parts are present. Compare parts with package contents list and hardware contents list. If any part is missing or damaged, do not attempt to assemble the product.

Estimated Assembly Time: 15 minutes

Tools Required for Assembly (not included): Phillips Screwdriver

Helpful Tools (not included): Drill

The Water Leak Detector is suitable for installation in interior locations only.
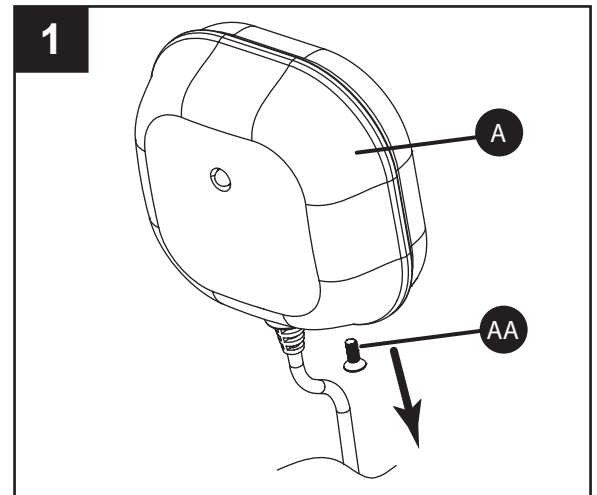
The Water Leak Detector may be mounted with the included screws or adhesive pads.
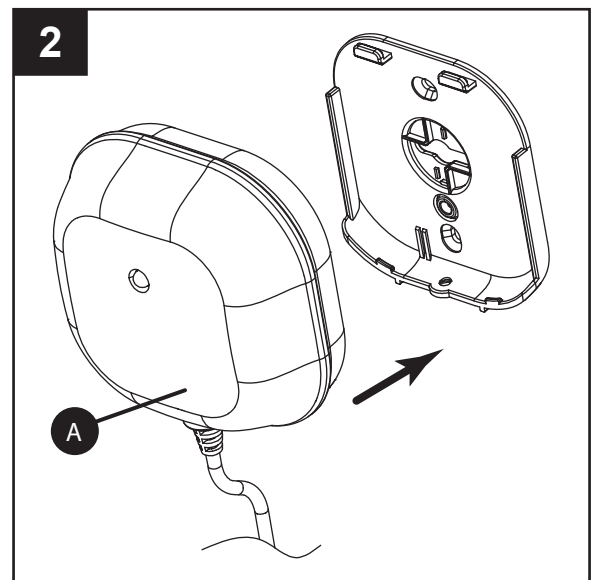
ASSEMBLY INSTRUCTIONS

1. Remove the screw (AA) from the bottom edge of the transceiver (A).

Hardware Used

AA	5/16 in. Phillips Head Screw	▷▬▬	x1

2. Remove the back cover.

3. Unscrew the screw (AA) from the battery cover.

Hardware Used
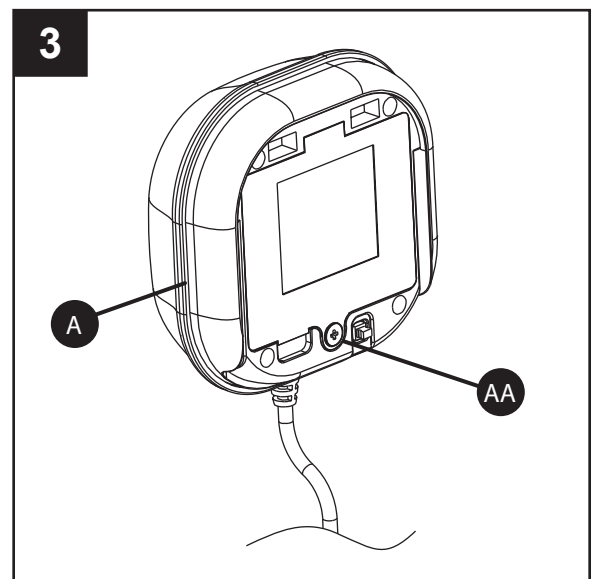
AA	5/16 in. Phillips Head Screw	▷▬▬	x1

4. Remove the battery cover.

Hardware Used

AA	5/16 in Philips Head Screw		x1
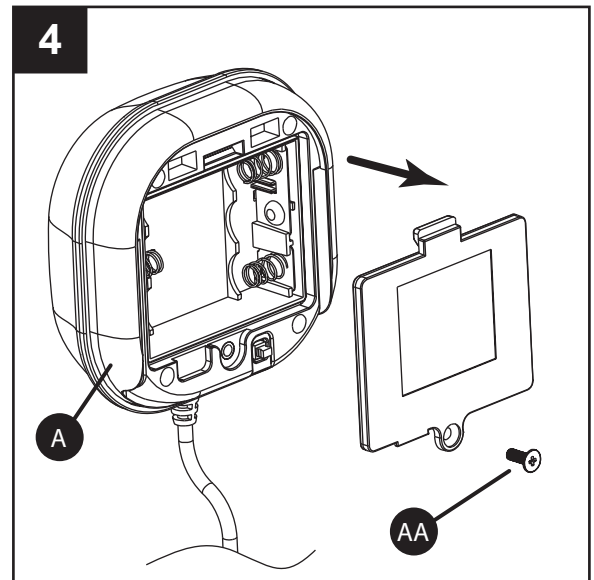
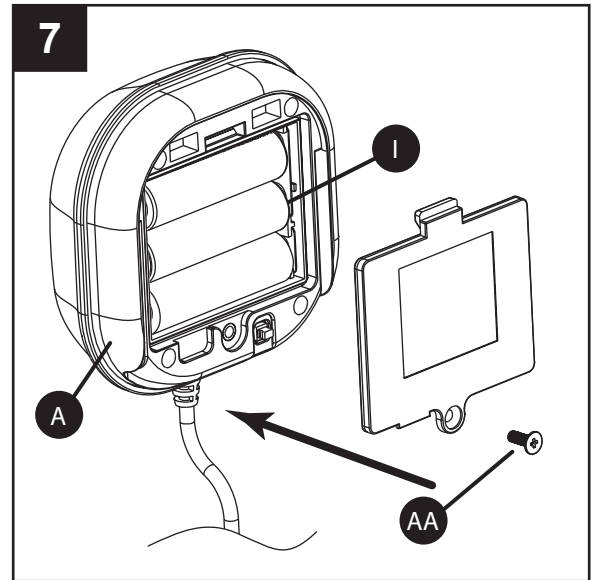5. Put 3 AA size 1.5V batteries (I) in the battery compartment.
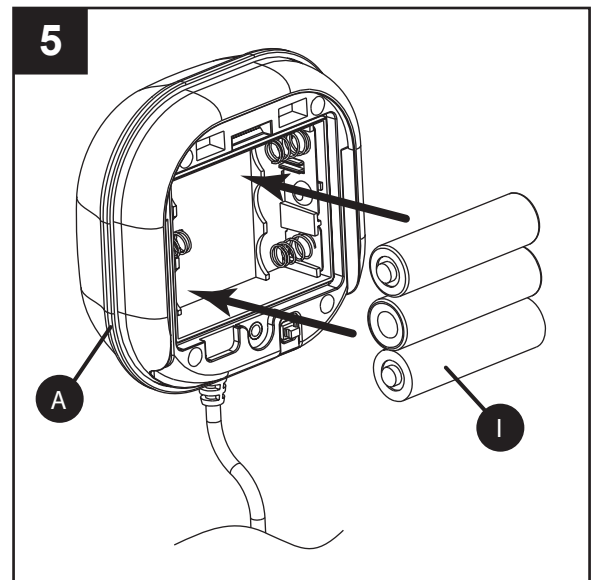
6. Pair the device to the Iris™ Smart Hub.
   a. Log into your Iris™ dashboard **(www.lowes.com/iris)** using a computer (not included) and click the 'Devices' link.
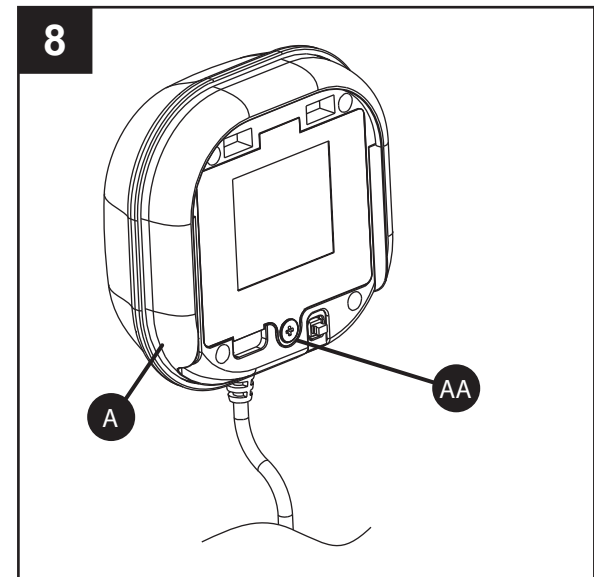   b. Select 'Add Devices'.
   c. Follow the on-screen instructions.

7. Refit the battery cover.

8. Fasten the screw (AA).

Hardware Used

AA	5/16 in. Phillips Head Screw	▷▭▭▭▭	x1

9. Attach the water leak detector to a wall above the area you wish to monitor for water leaks.

   The transceiver should be placed high up on the wall to improve communication and to prevent it from coming into contact with water in case of flooding.

   The two metal prongs of the leak sensor should be placed as close to the ground as possible, without touching the surface. Both prongs must be perpendicular to the ground.
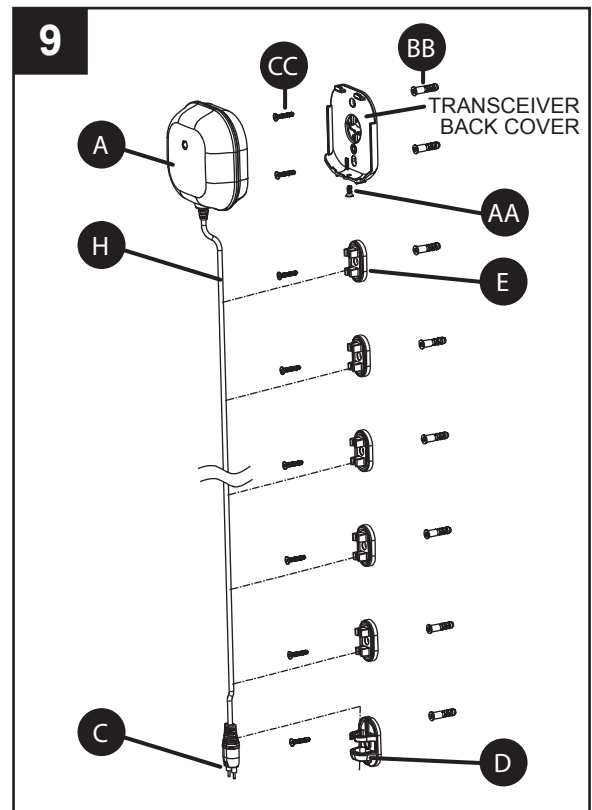
   If the metal leak sensor prongs are touching the surface, it may trigger false alarms.

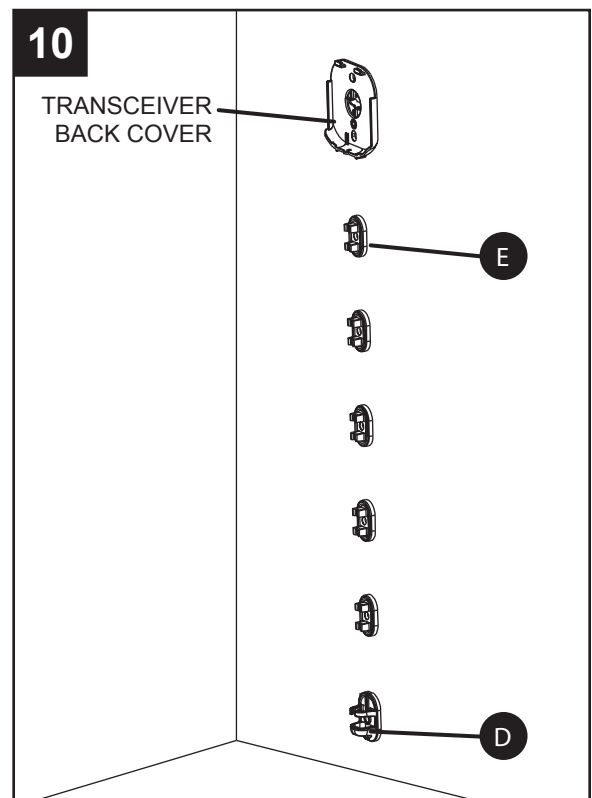   A clean smooth surface is required to mount the water leak detector securely.

   The length of the leak sensor cable (H) is 3 meters. If a 3-meter cable is too long, roll up the cable and fasten it with twist ties.

   DO NOT FOLD CABLE.

   KEEP TRANSCEIVER UPRIGHT.

10. Use the back cover, leak sensor cable rack and sensor rack as a template to mark the position of fixing holes on the wall.
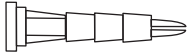
11. Mounting Option 1 (no drill required):
    Affix the water leak detector to the wall
    using adhesive pads (J, K, L). Then skip to
    step 14.

TRANSCEIVER BACK COVER
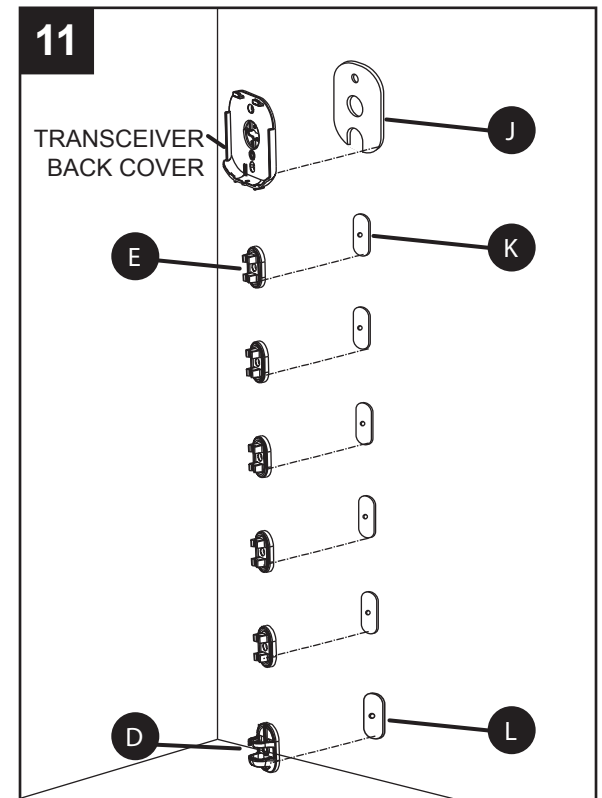
12. Mounting Option 2:
    Drill the holes and insert the plastic wall
    anchors (BB).

Hardware Used

BB	5/16 in. Wall Anchor	x8
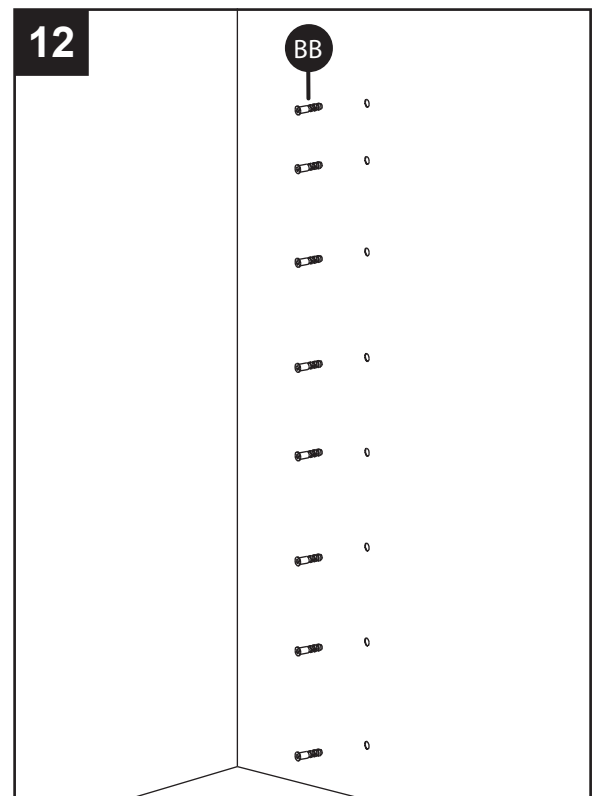
INSTALLATION INSTRUCTIONS

13. Fix the back cover, leak sensor cable rack and sensor rack using the fixing screws (CC) provided.

Hardware Used

CC   11/16 in. Phillips Head Screw   x8
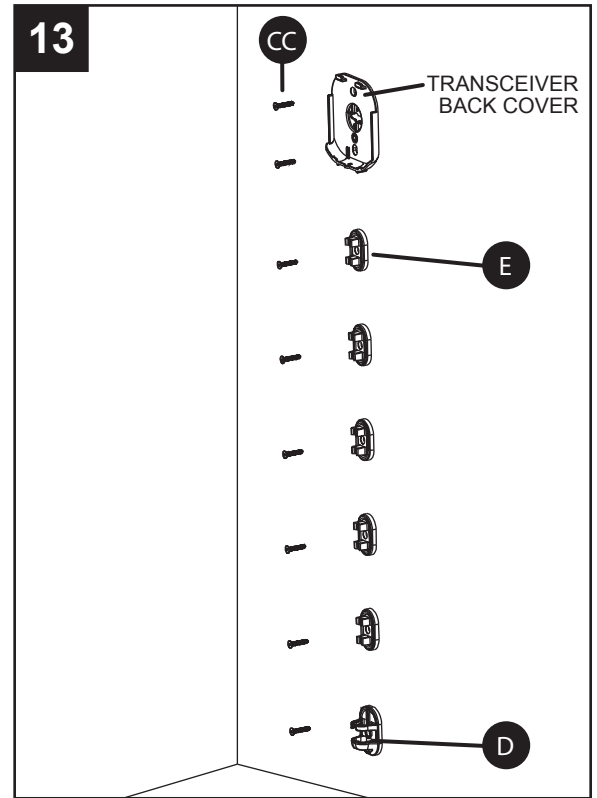
14. Refit the transceiver (A) to the back cover and secure with the fixing screw supplied.

Hardware Used

AA   5/16 in. Phillips Head Screw   x1

9

INSTALLATION INSTRUCTIONS

15. Connect the leak sensor cable (H) to the cable anchors (E), and leak sensor (C) to the leak sensor anchor (D).

    Note: The transceiver (A) should never be submerged in water.

OPERATING INSTRUCTIONS

1. When power is first applied, the LED flashes on and off alternately and repeatedly at 2-second intervals. This implies that it has not been paired to an Iris™ Smart Hub. If the water leak detector has not been paired within 10 minutes, it will turn off to conserve batteries. Reinstall the batteries to re-power the water leak detector.

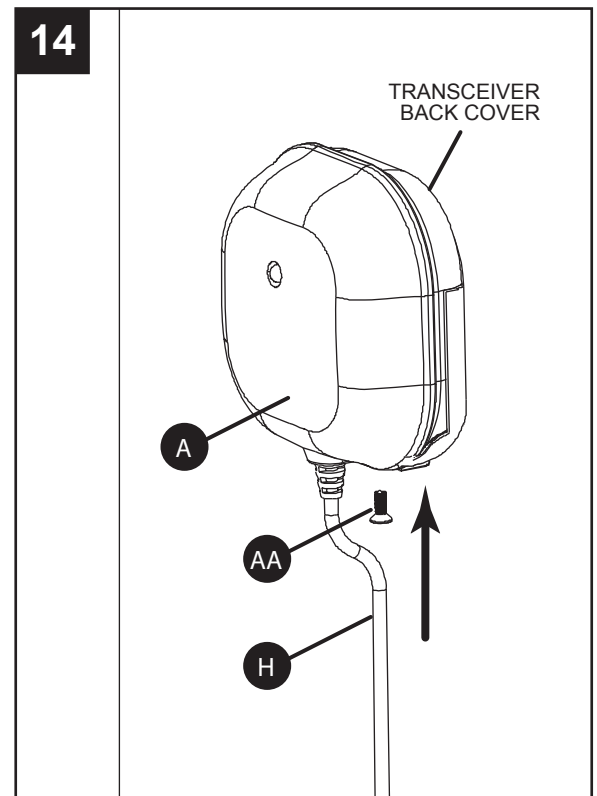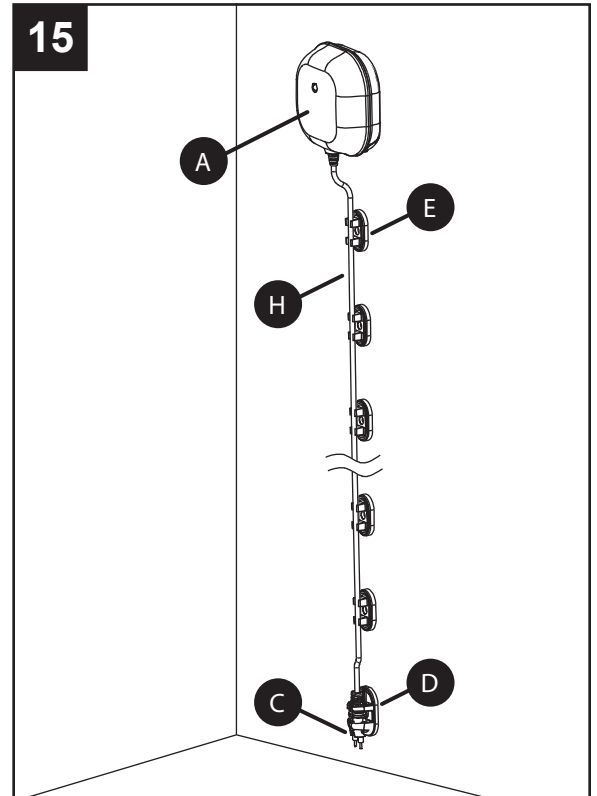2. Once paired to Iris™, the LED will turn off and the water leak detector will begin normal operation. (Note: It may take up to 5 minutes for the LED to turn off after being paired to Iris™).

3. When water is detected, the water leak detector will flash the red LED and will beep for 30 seconds. An alert will be sent to the Iris™ Smart Hub. Iris™ will notify you of the alert.

4. When water is no longer detected, the water leak detector will stop beeping and notify the Iris™ Smart Hub.

5. When the battery level on the water leak detector drops to a critical level, the red LED will flash once every 30 seconds and will report to the Iris™ Smart Hub. Iris™ will notify you of the low battery.

CONNECT TO A Z-WAVE™ NETWORK

The water leak detector is a Z-Wave™ enabled device and is compatible with any Z-Wave™ enabled network. Z-Wave™ enabled devices displaying the Z-Wave™ logo can be used with it regardless of the manufacturer, and can also be used in other manufacturer's Z-Wave™ enabled networks.

The water leak detector can connect to other Z-Wave™ networks. To connect, first place the Z-Wave™ controller into inclusion mode, then press the pair button once. To disconnect, first place the Z-Wave™ controller in exclusion mode, then press the pair button once.

The water leak detector supports Z-Wave™ Command Classes including:
    *COMMAND_CLASS_SENSOR_BINARY
    *COMMAND_CLASS_BASIC
    *COMMAND_CLASS_CONFIGURATION
    *COMMAND_CLASS_WAKE_UP_V2
    *COMMAND_CLASS_MANUFACTURER_SPECIFIC
    *COMMAND_CLASS_VERSION
    *COMMAND_CLASS_ASSOCIATION_V2
    *COMMAND_CLASS_BATTERY
    *COMMAND_CLASS_SENSOR_ALARM

TROUBLESHOOTING

PROBLEM	POSSIBLE CAUSE	CORRECTIVE ACTION
LED not illuminating	Batteries have not been installed or insufficient battery power	Check if batteries are installed or replace with new batteries
No alarm and LED not indicating when water is present	Water leak detector not paired to Iris™ Smart Hub	See installation instructions to connect device to Iris™ Smart Hub
Cannot connect water leak detector to Iris™ Smart Hub	Water leak detector is out of range of Iris™ Smart Hub	Move water leak detector closer to Iris™ Smart Hub or install a range extender
	Iris™ Smart Hub is not in pairing mode	Ensure green light is flashing on Iris™ Smart Hub by clicking 'Add Devices' on the Iris™ dashboard website
	Water leak detector is connected to a different hub or Z-Wave™ network	Perform a reset by pressing the pair button 8 times in a row
Not detecting leak even though water leak detector is paired to Iris™	Leak sensor installed incorrectly	Ensure the leak sensor's 2 metal prongs are near the ground and are perpendicular to the ground. Water must touch both prongs at the same time to trigger alarm.

SPECIFICATIONS

Battery Type	3x AA size 1.5V
Battery Life	About 1 year, @25°C (standby mode)
Operating Frequency	868.42MHz (ST812-1) / 908.42MHz (ST812-2)
Operating Range	Up to 30 meters (indoors)
ZDK Version	V5.02

Specifications are subject to change without notice   A501111533R

SPEAKS Z WAVE

SPECIFICATIONS

Federal Communication Commission Interference Statement

This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to Part 15 of the FCC Rules. These limits are designed to provide reasonable protection against harmful interference in a residential installation. This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications. However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one of the following measures:

- Reorient or relocate the receiving antenna.
- Increase the separation between the equipment and receiver.
- Connect the equipment into an outlet on a circuit different from that to which the receiver is connected.
- Consult the dealer or an experienced radio/TV technician for help.

This device complies with Part 15 of the FCC Rules. Operation is subject to the following two conditions: (1) This device may not cause harmful interference, and (2) this device must accept any interference received, including interference that may cause undesired operation.

FCC Caution: Any changes or modifications not expressly approved by the party responsible for compliance could void the user's authority to operate this equipment.

This transmitter must not be co-located or operating in conjunction with any other antenna or transmitter.

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