



## **Commercial Buildings' Water Leaks—A Problem Of The Past.**

When a flood occurs in a commercial building it can be a major business disruptor. Water damage in a commercial building is one of the trickier aspects of property insurance. While policies in many Canadian provinces cover the sudden and accidental escape of water, commercial building claims have additional factors that can muddy the waters (so to speak).

Commercial building water leaks are a major problem that costs owners and operators and insurance companies hundreds of millions of dollars every year.

Regardless of their origin, water leaks cause substantial problems in commercial buildings that may end up in court with thousands of dollars in legal fees, insurance claims, damages and repairs.

### **Facts:**

- The Ontario Government will work with the real estate and insurance industries to raise awareness among commercial building owners and homeowners about the increasing risk of flooding as we experience more frequent extreme weather events. **Flooding damage is the leading cause of insured property damage in Ontario.**
- Flood damages can cost owners tens of thousands of dollars to repair. According to the National Flood Insurance Program in the U.S., a 15-centimetre flood in a 2,000-square-foot home or establishment is likely to cause about USD \$40,000 in flood damage. Once flooding occurs, securing insurance will become more difficult and may become unaffordable for individual owners.

### **Insurance**

When reviewing water damage claims in a commercial building with multiple units, Insurance can and it usually is a problem. Insurance claims can be disruptive, time consuming, costly and contentious.

### **The Solution**

These problems can be easily and inexpensively avoided with the risk significantly mitigated thus saving thousands of dollars in damages, claims and legal fees.

The solution is the use and installation of the Z3 Controls **ELS100**—a low cost, wireless, WATER Leak & Flood Detection, Alarms and Control Device.

A small investment in the purchase and installation or rental of the ELS100 compared to catastrophic flooding and its associated costs and headaches, is a small step in preventing this disaster that often plaques commercial buildings and their owners.

## **ELS100 Features**

- This multi contact device detects moisture, water leak, flood and ambient temperature
- Water/leak devices wirelessly report this data to gateways, to the cloud for monitoring and to users
- Generate alarms, send text messages, close valves and track historic data, - all easily configurable.
- Fully configurable through the cloud through mobile apps and PC interfaces
- Simplest installation process available
- The only product available that can be installed and activated / deactivated remotely
- An impressive operational battery life of 10 years if activated within 7 years

## **Other Applications and Benefits**

- ❖ Smart building applications to detect and prevent catastrophic flooding
- ❖ Reduce insurance premiums
- ❖ Home owner asset protection
- ❖ Automatically activate sump pumps
- ❖ Shut off water supply lines automatically based on moisture, leak and flood detection levels
- ❖ Parking lot flood detection early warning system
- ❖ Roof leak moisture detection
- ❖ Marine and boat applications
- ❖ Cottage / summer home remote monitoring

The ELS100 is easily installed in areas such as hallways, pump areas, boiler rooms, washrooms, equipment rooms, main commercial building areas or general areas that are at risk of a water leaks or floods.

## **Additional ELSXXX Family Unique Features**

- ✓ Graduated leak detection
- ✓ Simple, advanced and rope sensors
- ✓ Manual override on valve
- ✓ Continuous battery and system health monitoring
- ✓ Automatic tamper detection and user self-test any time anywhere
- ✓ Expandability for occupancy and security monitoring
- ✓ Occupancy and security monitoring features, wireless, 15 second installation can go anywhere, even in containers of any sort
- ✓ Universal Hub / Gateway supports any future IoT expansion

This unique, inexpensive and easily installed Water Leak and Flood Detector Unit is in a class by itself and it is incumbent upon all commercial building owners and managers to seriously consider using it as a means to detect, monitor, prevent and control disastrous and costly floods.

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