

# Building monitoring and early alert system

The *optidry*® monitoring system helps to prevent damage due to plumbing leaks, defective sealing, rainwater penetration or condensed water which can threaten the structural integrity of your building and cause financial loss. Installing OMS not only helps to *minimise consequential damage* but also *ensures operational safety of property*.

Because of moisture penetration and contamination of structural elements restoration often is no longer possible, which is particularly true for damage caused by long-term water penetration, i. e. small amounts of water leaking into the insulation build-up over a long period of time. By detecting leaks as they occur, OMS helps to avoid extensive renovation work.

### Simple installation for both single-family homes and large-scale projects

Several monitoring areas are connected to a central unit via a bus system, which makes OMS highly flexible, versatile and expandable. If a leak occurs, the system will trigger an alarm in the central unit. Data can be viewed through an application and remedial actions can immediately be introduced.

### Where is OMS used?

OMS is used for flat roofs, terraces, waterproof basements, bathrooms, indoor pool and spa areas, water manifold systems, kitchen appliances, i. e. in all moisture sensitive areas in *single-family homes, apartment blocks, commercial, industrial and public buildings, schools and sports facilities*.

Installing the *optidry*® monitoring system is absolutely essential for sensitive or commercially used buildings which require a high level of protection. These include e. g. *retirement and nursing homes, hospitals (operating theatres, patient areas), wooden buildings, airports, hotels, indoor pool and spa areas, data centres, museums or archives*.

*...Constant dropping wears the stone – we protect your property and your money!*



Ihr Vertriebspartner

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**Protect structure.  
Prevent damage.  
Maintain value.**

www.optidry.at

**OMS RETROFIT SYSTEM**

This system can be easily retrofitted into existing flat roofs with minimal interventions. For selective monitoring, sensors can be installed in monitoring pipes or concealed. Alarm notifications are sent via the central unit or GSM.

**OMS FLAT ROOF MONITORING**

The sensor zones are installed during re-roofing of flat roofs. The roof surface area is divided into edge, main and danger zones. If damage occurs, a notification is sent via the central unit. Water penetration is detected early on and therefore leaks can be localised.

**OMS INDOOR MONITORING WET AREAS**

OMS Indoor is installed during new construction or during modification of buildings. Danger zones are defined (e. g. tiled showers, bathtubs, water lines, sub-manifolds). As soon as water penetrates, the system triggers an alarm, thus avoiding irreparable damage.

**OMS INDOOR MONITORING DANGER ZONES**

The system is installed in transition areas or at connection points where water may penetrate unnoticeably (e. g. the transition area between living room and terrace, outside doors, water-using kitchen appliances).

**OMS TERRACE MONITORING**

The sensor zones are installed on top of the vapour barrier during re-tiling of terraces. The surface is divided into edge, main and danger zones.

**OMS INDOOR MONITORING WATERPROOF BASEMENTS**

Water leaking through joints often goes unnoticed for a long time and is difficult to locate. OMS provides monitoring of joints and connections. If OMS detects a hidden leak, it will set off an alarm in the central unit.

**OMS CENTRAL UNIT**

The OMS central unit is usually mounted on the distribution board. Data from all satellite sensors installed is retrieved by the central unit and displayed. Moreover, all OMS applications can be connected with each other and be centrally monitored. In the event of an alarm, data can be collected from the zones through an application and then evaluated.

