

Protect all of your properties from catastrophic damages caused by flooding from pipe leaks.



RioCan

Size
586 employees

Industry
Real Estate

Location
Canada

RioCan is one of Canada's largest real estate investment trusts.

RioCan owns, manages and develops retail-focused, increasingly mixed-use properties located in prime, high-density transit-oriented areas where Canadians want to shop, live and work.

As at March 31, 2021, their portfolio is comprised of 223 properties with an aggregate net leasable area of approximately 38.0 million square feet (at RioCan's interest) including office, residential rental and 15 development properties.

Challenges

- Protection inside buildings against leak water losses
- Avoid damage in machine rooms and public areas, bathrooms, food courts.
- Keep elevators and air conditioning systems running without stopping due to water leaks

Solutions

- Installation of smart operating systems
- Easily incorporated into maintenance systems

Results

- Comprehensive operational control management through monitoring and application through the cloud
- Autonomous protection of all areas, and updated status of water management.
- Insured benefits of unnecessary expenses, water damage prevention on all properties

Triple+ Flood sensor

Yonge-Eglinton Centre, at 2300 Yonge St., is a mixed use, office and retail site with 2 towers, owned and managed by **RioCan**, the second-largest real estate trust in Canada. The mechanical room spreads along third floor of the tower, with multiple levels and zones.

On March 26, 2021, at approximately 2:15 am, a 3/4" valve broke in the mechanical room of the second tower of **Yonge Eglinton Centr**. The valve was installed incorrectly, with the lower pressure end upside down, and the valve broke on the thread. At 150 psi, the water quickly spread from the immediate burst pipe, across a large, flat area in a corner and down a walkway on an equal level to where a **Triple+ Flood sensor** was located.

Triple+ HUB integrated into the building's maintenance system and responsible for centralizing the information of all flood sensors located in the tower area, records in real time the information provided by each device that integrates the **Triple+** intelligent system. In the event of any abnormality arising from water losses caused by various reasons, it will immediately alert the maintenance team and they will be able to act to avoid great damage, and avoid loss of money. The **Triple+** Application and **Triple+** Central Monitoring Station will provide the

necessary information in real time and will alert the maintenance teams if something should happen, immediately notified the maintenance team there was a leak. They contacted one another and a member of the team who lived 20 minutes away was able to arrive and stop the flow, so according to the team, the event lasted approximately 30 minutes. However, due to Triple+ Flood Detector, they were able to intercept the situation before the entire floor flooded. The cleanup took approximately an hour, but there was no permanent damage and did not affect any other equipment in the mechanical room. The client was very pleased, as the system worked as designed, and the resulting alarm saved several thousand dollars in damage. It is recommended, going forward, one of **Triple+** Flood Detector be placed in the area where the original valve was situated.

“When you hold everything in your hands nothing can escape without realizing it”



Full control from the palm of your hand

Triple+ Mobile Phone App suitable for Android and iPhone

The app allows complete and comprehensive control of the system, receiving alerts on flow or improper water consumption, and the ability to remotely monitor flow meter and abnormal flow settings, opening timing and closing, depending on the nature of the property operations, the app offers the ability to open and close valves, real-time water consumption display, adding components and systems, adding users and ordering temporary users for a fixed period, management of several systems, Push notifications for system problems (low batteries, abnormal water consumption, temperature Extreme, non-communicating system, disconnected system, maintenance), ability to set backups for email alerts, SMS, Telephone message.

Flood detection at critical areas

Wireless, battery-powered flood detectors. Install at points prone to leakage (under the sink, washing machine, toilets, etc.) to quickly detect water leaks. When a leak is detected, the detector sends an alert which automatically closes (or notifies, by user preference) the shutoff valve and sends a message to the app.



a drop of thought
prevents
a flood
of damages

For more
information

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www.tripleplus.io