

Why Your Office Building Pays More for Water Than It Should — and How to Fix It



Water Flow Innovations LLC

Flow Conditioning Device (FCD)
waterflowinnovations.com

Your HVAC, restrooms, and café or fitness amenities all draw from the same supply — but your meter counts more than arrives. **Cooling tower makeup, restroom peak demand, and irrigation cycling create the conditions for air, gas, and turbulence to form in the line at your meter — and you're billed for it.** The FCD (Flow Conditioning Device) corrects the measurement. Tenant water pressure and every building service stay the same. Your water bill drops — and so does your sewer bill, because sewer charges are calculated from the same inflated meter reading. One device. Two bills fixed.

WHY COMMERCIAL OFFICE BUILDINGS WATER METERS OVER-READ

The Core Problem: A Class A Office Tower Has the Highest HVAC Water Demand Per Square Foot of Any Commercial Property Type

Large office towers run massive cooling towers to serve dense floor plates and high occupancy loads — generating the most sustained cooling tower makeup demand in commercial real estate. Add morning and evening restroom peaks from hundreds of occupants plus irrigation systems, and the compound over-reading on a single master meter is significant. The FCD corrects all of it without affecting tenant comfort or any building system.

THE THREE OVER-READING SOURCES UNIQUE TO COMMERCIAL OFFICE BUILDINGS



HVAC Cooling Tower Makeup

Office tower cooling towers cycling with occupancy and solar load create continuous variable demand — the dominant over-reading source in any large commercial building, running around the clock throughout the cooling season.



Restroom Peak Demand

Morning arrival and post-lunch restroom peaks from hundreds of simultaneous occupants create high-intensity demand surges — generating air, gas, and turbulence at the supply meter twice daily every occupied day.



Landscape Irrigation Startups

Landscape irrigation systems starting across multiple zones create high-volume open-valve surges — generating air, gas, and turbulence at the supply meter on every scheduled cycle throughout the irrigation season.



Your LEED O+M Water Score & GRESB Rating Are Better Than Your Meter Shows

LEED O+M certification and GRESB real estate assessments both track water intensity per square foot. When the meter over-reads cooling tower demand, every score is inflated. After FCD installation, metered intake reflects true use — improving the accuracy of LEED O+M water credits, GRESB water score, BOMA 360 benchmarking, and ENERGY STAR for Commercial Buildings certification, all auditable from utility bills.

BEFORE & AFTER THE FCD

WITHOUT FCD

- ✗ Air, gas & turbulence billed as water volume
- ✗ Cooling tower makeup inflates meter all day
- ✗ Restroom peaks compound over-reading
- ✗ Water intensity per sq ft overstated
- ✗ Sewer charge tied to inflated meter



WITH FCD INSTALLED

- ✓ Metered volume reflects water actually delivered
- ✓ Cooling tower makeup reads accurately
- ✓ Restroom peaks measured correctly
- ✓ True water intensity per sq ft revealed
- ✓ Sewer charge based on real usage

5–30%

Average water & sewer bill reduction

46%

Highest documented single-site reduction

~1 Hour

Install time — water off about 1 hour

6-Mo

Money-back, no questions asked · install non-refundable

How the FCD Works — Four Steps

1

Installs between two pipe joints right after your water meter — water off about one hour

2

Creates a slight back-pressure that extends back through the meter, reducing air, gas, and turbulence

3

Delivers a laminar-like flow profile through the meter — the condition it was calibrated to read

4

Meter reads accurately. Bill drops. Tenant water pressure, HVAC performance, and every building service are effectively unchanged.

FREE SAVINGS ESTIMATE

Instant estimate — takes 30 seconds, no contact info required.

[waterflowinnovations.com/
water-bill-savings-calculator](https://waterflowinnovations.com/water-bill-savings-calculator)

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CERTIFICATIONS

IAPMO

NSF/ANSI/CAN 61

KIWA

GMP

SQF

316L Stainless Steel · Made in USA
Under 0.8 psi pressure loss
Lifetime Transferable Warranty