

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



Water Flow Innovations LLC

Flow Conditioning Device (FCD)
waterflowinnovations.com

Your guest rooms, laundry, kitchen, pool, and HVAC all draw from the same supply — but your meter counts more than arrives. **Cooling tower makeup, commercial laundry cycling, and pool replenishment 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. Guest pressure and every hotel 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 HOTEL WATER METERS OVER-READ

The Core Problem: Hotels Run the Most Diverse Set of Simultaneous Water Demand Sources of Any Commercial Property

Guest rooms, F&B, commercial laundry, HVAC, pool, and spa all draw from the same meter simultaneously — continuous variable demand cycling every hour of every day. Each open-valve event generates air, gas, and turbulence in the line at the meter. Your meter registers it all as billable water. The FCD corrects that without changing guest pressure, pool chemistry, or any hotel service.

THE THREE OVER-READING SOURCES UNIQUE TO HOTELS



HVAC Cooling Tower Makeup

Hotel HVAC cooling towers cycling with occupancy load create continuous variable demand — the most sustained over-reading source in any full-service hotel, running around the clock at varying intensity.



Commercial Laundry Cycling

High-volume commercial laundry cycling through guest linens, F&B linen, and uniforms creates repeated large-volume demand surges — compounding cooling tower over-reading throughout every operating day.



Pool & Spa Replenishment

Pool and spa evaporation makeup and backwash cycles create variable high-volume demand surges — adding a third compounding over-reading source on top of HVAC and laundry on every billing cycle.



Your Water Intensity Per Occupied Room Is Better Than Your Meter Shows — and Portfolio Savings Stack

Hotel brand sustainability programs (Marriott, Hilton, IHG, Hyatt) and GRESB real estate assessments track water intensity per occupied room. When the meter over-reads, every property report is inflated. The lifetime transferable warranty stays with each property through any ownership or franchise change — making FCD a permanent NOI improvement for hotel REITs and owner-operators alike.

BEFORE & AFTER THE FCD

WITHOUT FCD

- ✗ Air, gas & turbulence billed as water volume
- ✗ Cooling tower cycling inflates meter all day
- ✗ Laundry demand compounds over-reading
- ✗ Water intensity per occupied room overstated
- ✗ Sewer charge tied to inflated meter



WITH FCD INSTALLED

- ✓ Metered volume reflects water actually delivered
- ✓ Cooling tower makeup reads accurately
- ✓ Laundry demand measured correctly
- ✓ True water intensity per room 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. Guest water pressure, pool chemistry, F&B operations, and every hotel 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