



Why Your High-Rise Pays More for Water Than It Should — and How to Fix It

Water Flow Innovations LLC

Flow Conditioning Device (FCD)
waterflowinnovations.com

Your HVAC, resident units, pool, spa, and amenity floors all draw from the same master supply — but your meter counts more than arrives. **Cooling tower makeup, simultaneous resident peak demand, 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. Resident pressure and every amenity 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 LUXURY HIGH-RISE RESIDENTIAL WATER METERS OVER-READ

The Core Problem: A Luxury High-Rise Master Meter Aggregates the Highest Per-Unit Water Demand of Any Residential Property Type

Luxury high-rise residents use significantly more water per unit than standard multifamily — deep soaking tubs, steam showers, and in-unit laundry all drawing from the same master meter simultaneously. Add full-floor amenity facilities, rooftop pool, spa, and 24-hour HVAC, and the compound over-reading on one master meter is substantial. The FCD corrects that without changing a single resident's water pressure or amenity experience.

THE THREE OVER-READING SOURCES UNIQUE TO LUXURY HIGH-RISE RESIDENTIAL



HVAC Cooling Tower Makeup

High-rise HVAC cooling tower makeup cycling with occupancy and solar load creates continuous variable demand — the dominant over-reading source in any tall residential building, running around the clock.



Resident Peak Demand

Simultaneous deep-fill soaking tubs, steam showers, and in-unit laundry at peak hours create the highest per-unit demand surges of any residential property — generating air, gas, and turbulence at the master meter twice daily.



Pool, Spa & Amenity Demand

Rooftop pool, spa, and full-floor amenity facility demand cycling creates variable high-volume events — adding a third over-reading source on top of HVAC and resident demand throughout every billing period.



The Lifetime Transferable Warranty Stays With the Building Through Any Sale or Ownership Change

For luxury high-rise developers, owners, and REITs, the FCD is a permanent utility cost improvement that transfers with the property. Savings are documented on utility bills and reportable to investors, lenders, and GRESB assessors. For buildings targeting LEED O+M, WELL Building, or Fitwel certifications, accurate water intensity per occupied unit supports each submission.

BEFORE & AFTER THE FCD

WITHOUT FCD

- ✗ Air, gas & turbulence billed as water volume
- ✗ HVAC cycling inflates meter around the clock
- ✗ Resident peak demand compounds over-reading
- ✗ Water intensity per unit overstated
- ✗ Sewer charge tied to inflated meter



WITH FCD INSTALLED

- ✓ Metered volume reflects water actually delivered
- ✓ HVAC cooling tower reads accurately
- ✓ Resident peak demand measured correctly
- ✓ True water intensity per unit 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. Resident water pressure, HVAC comfort, pool, spa, and every amenity experience are effectively unchanged.

FREE SAVINGS ESTIMATE

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

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