

Water Conservation Code Rule Development



Resource Management Commission

November 13, 2012

Water Conservation Code Rule Development

Water Conservation Code :

Adopted: August 16, 2012

Effective Date : August 27, 2012

Major Changes

- Mandatory year- round outdoor irrigation schedule
- Irrigation system assessments for commercial properties an acre or larger in size.
- Vehicle wash facilities must meet efficiency standards year round
- Administrative enforcement and the assessment of fines on utility bills
- Exemptions for drip irrigation and tree watering

Water Conservation Code Rule Development

Rules Required by the Code

- Commercial irrigation assessments
- Car wash standards
- Fines and fees
- Austin Water Authorized Irrigation Inspector status
- Splash Pad operation hours

Water Conservation Code Rule Development

Rules for clarification:

- Definitions for automatic and manual irrigation system. Clarification of irrigation schedule as it pertains to each.
- Implementation and applicability of the requirement for commercial developments to hook up to reclaimed.
- Requires person alleged to have violated a provision in the Code to meet appeal deadlines

Rule Development Adoption Process

- 1) Requires public notice
- 2) Posting of proposed language with the City Clerk
- 3) 31-day comment period
- 4) Adoption

Commercial Irrigation Evaluation Required

Code Reference: Facilities Regulated: 6-4-10(A)

Effective January 1, 2013, the owner of a commercial, multi-family residential or City municipal facility situated **on property equal to or greater than 1.0 acre in size shall obtain an evaluation of any permanently installed irrigation system conducted at a frequency prescribed by rules** adopted pursuant to this chapter. The irrigation evaluation shall at a minimum:

- 1) Be conducted by an AWU Authorized Irrigation Inspector
- 2) Be documented on forms provided by Austin Water Utility; and,
- 3) Verify that the irrigation system operating on the property is a properly permitted system that complies with all applicable requirements of this chapter, rules adopted pursuant to this chapter and other applicable technical codes.

Commercial Irrigation Evaluations Rule

- ☐ Irrigation evaluation due every other year:
 - even addresses submitted during even numbered years
 - odd addresses submitted during odd numbered years
- ☐ Submitted during a month determined by the zip code of the property
- ☐ Zip code maps developed and posted by Austin Water. Changes to the zip code map require notice to be provided to the property owner/manager 6 months prior to submittal due date.
- ☐ Evaluations are valid for 90 days from Inspector sign-off and must be submitted on the last day of the month during which the evaluation is due..
- ☐ An irrigation inspection performed for a CO for new developed properties will satisfy this requirement for a period of two years for the date of the issuance of the CO
- ☐ Enforcement for non-compliance

Assertion of AWU Authorized Irrigation Inspector Status Rule

Code Reference: Administrative Rules: 6-4-7 (G)

Austin Water shall maintain **records of Irrigation Inspectors holding Austin Water Authorized Irrigation Inspector** status in accordance with rules adopted pursuant to this chapter.

Assertion of AWU Authorized Irrigation Inspector Rule

- ☐ Submit an application to assert AWU Authorized Irrigation Inspector status
- ☐ Document a valid Irrigation Inspector license granted by the TCEQ
- ☐ Successfully complete AWU Director-approved landscape irrigation course.
- ☐ 10-day time line for Director (designee) to grant or deny request
- ☐ Director may deny request based on incorrect or incomplete information
- ☐ AWU Authorized Irrigation Inspector valid for 3 years provided TCEQ license is maintained.
- ☐ Renewal of AWU Authorized Irrigation Inspector status will require standard submittal process
- ☐ A list of AWU Authorized Irrigation Inspectors will be maintained and posted by Austin Water.
- ☐ AWU Authorized Irrigation Inspector status may be revoked by the Director upon official determination of any violation of state licensing requirements
- ☐ An AWU Authorized Irrigation Inspector status awarded by the Director may be terminated at any time upon request by the applicant.

Car Wash Efficiency Verification Rule



Code Reference: Facilities Regulated: 6-4-10(B)

Effective January 1, 2013, the operators of vehicle washing facilities shall provide an evaluation of all vehicle washing equipment conducted at a frequency prescribed by rules adopted pursuant to this chapter. The vehicle washing facility evaluation shall, at a minimum:

1. be conducted by a licensed plumber of the vehicle washing facility's choice;
2. be documented on forms provided by Austin Water Utility; and,
3. establish that the equipment is operating in compliance with equipment standards prescribed by rules adopted pursuant to this chapter.

Car Wash Efficiency Verification Rule

- ☐ Vehicle washing equipment evaluations must be completed annually, scheduled by zip code.
 - Zip code schedule developed and posted by Austin Water
 - Modifications to zip code map must be communicated 6 months in advance of the required submittal date.
- ☐ Evaluations are valid for 90 days but must be submitted Austin Water no later than the last day of the month during which the inspection is due.
- ☐ Required standards:
 - No water leaks present in the washing equipment
 - Spray wands use no more than 3.5 gpm fitted with trigger shutoff and protective weep
 - Portable pressure wash equipment must:
 - spray nozzle with trigger shutoff and protective weep
 - 3.5 gpm for passenger vehicles, delivery vans buses
 - 5.0 gpm for commercial equipment vehicles (front-end loaders, dump trucks, earth movers , etc.)
 - a conveyor or drive through friction system limited to 35 gallons for each vehicle;
 - In bay automatic is limited to 75 gallons for each bus or other similar large vehicle
 - a conveyor or drive through touchless system limited to 35 gallons for each vehicle;
 - an in-bay automatic rollover system limited to 45 gallons for each vehicle;
 - each chamois sink has a positive shutoff valve
 - a system using reverse osmosis rinse water must reclaim and reuse reject water.

Fees and Charges Rule

Code Referenced: Fees and Charges: 6-4-5

- (A) **Fees and charges assessed pursuant to this chapter** shall be set by City Council under a separate ordinance or, where permitted, by the director by rule.
- (B) **Fees and charges associated with enforcement** of this chapter shall be clearly identified on the customer's utility billing invoice or on the order assessing the fee or charge, except as where otherwise provided by local ordinance or adopted rule.

Residential Fines: Appendix A

IRRIGATION/ LEAK VIOLATIONS

RESIDENTIAL	1 st event*/12 month period	2 nd event*/12 month period	3 rd event*/12 month period	4 th event*/12 month period
Violations	PER VIOLATION	PER VIOLATION	PER VIOLATION	PER VIOLATION
Conservation Stage	\$25	\$50	\$200	\$500
**DRS 1	\$50	\$75	\$250	\$500
**DRS 2	\$75	\$150	\$300	\$500
**DRS 3	\$150	\$300	\$450	\$500
**DRS 4	\$500	\$750	\$1,250	\$2,000

Commercial Fines: Appendix A



IRRIGATION/ LEAK VIOLATIONS

COMMERCIAL	1 st event*/12 month period	2 nd event*/12 month period	3 rd event*/12 month period	4 th event*/12 month period
Violations	PER VIOLATION	PER VIOLATION	PER VIOLATION	PER VIOLATION
Conservation Stage	\$150	\$300	\$450	\$500
**DRS 1	\$150	\$350	\$450	\$500
**DRS 2	\$200	\$400	\$500	\$500
**DRS 3	\$300	\$500	\$500	\$500
**DRS 4	\$2,000	\$2,000	\$2,000	\$2,000

Facility Fines: Appendix A

FACILITIES REGULATED	
Documentation Submittal Violation	\$200
Late submittal fine	\$25 / day late

Variance Fees: Appendix B



VARIANCE TYPE	\$ amount
Watering Day variance 6-4-30(C)]	175
Connection to Available Reclaimed Water Line [6-4-30(H)]	100
Alternative Compliance 6-4-32 (base fee)	500
*Each additional site visit	*125

Splash Pad Rule

Code Reference: Drought Response Stage Three: 6-4-18(I)

A person **may not operate a splash pad except during the hours** and subject to the restrictions set forth in a rule adopted pursuant this chapter.

Rule:

Splash Pad operation only between the hours of 9:00 a.m. – 8:00 p.m.

Water Conservation Code Rule Development

- Defines an *automatic irrigation system* and establishes the time for operation.
- Defines a *manual irrigation system* and establishes the time for operation.
- Clarifies the schedule for commercial irrigation days during Drought Response Stages 2 and 3.

Reclaimed Water Hook-up Required

Code Reference: General Regulations Chapter 6-4-11(E)

Except for municipal uses associated with law enforcement or public health and safety, all new commercial developments or redevelopments located within 250 feet of a reclaimed water distribution line are required to obtain and utilize permitted connections to reclaimed water for irrigation, cooling, and other significant non-potable water uses.

Reclaimed Water Hook-up Required

- Rule delays compulsory conformance until rules are adopted through the Land Development rule adoption process.
- Rules in that process will, at a minimum, identify applicability and implementation date

Administrative Enforcement Rule



Code Reference: Administrative Process 6-4-43

Establishes a timeline for both submitting a request for an administrative appeal process and a timeline for staff response to the request.

Proposed rule: waives the right for further appeal in the administrative process if a person charged with a violation fails to meet the administrative timelines.

Past and Next Steps

Sept. 20, 2012	Open House Public Workshop
Sept.-Jan. 1, 2013	Continue to receive public comment through WaterCon@austintexas.gov
Early October	Proposed rule posted on www.WaterWiseAustin.org
November	Presentation to Resource Management Commission and Water/ Waste Water Commission and continued legal review
Late November	Posting by City Clerk
Early January	Adoption

Questions?

Jadell Hines

Environmental Conservation
Program Manager

jadell.hines@austintexas.gov

(512) 974-3545

