

RULE NO.: R161-18.01

NOTICE OF PROPOSED RULE

POSTING DATE: January 3, 2018

The Director of the Development Services Department proposes to adopt the following rule after February 4, 2018.

Comments on the proposed rule are requested from the public. Comments should be submitted to:

Tracy Linder at 505 Barton Springs Road Suite 750, Austin, TX 78704 or by phone at 512-974-2104 or via email at Tracy.Linder@austintexas.gov.

To be considered, comments must be submitted before February 4th, the 32nd day after the date this notice is posted. A summary of the written comments received will be included in the notice of rule adoption that must be posted for the rule to become effective.

An affordability impact statement regarding the proposed rule is pending; once approved it is available for inspection or copying at the address noted in the preceding paragraph.

EFFECTIVE DATE OF PROPOSED RULE

A rule proposed in this notice may not become effective before the effective date established by a separate notice of rule adoption. A notice of rule adoption may not be posted before February 4th, 2018 (the 32nd day after the date of this notice) or not after March 14, 2018 (the 70th day after the date of this notice).

If a proposed rule is not adopted on or before March 14, 2018, it is automatically withdrawn and cannot be adopted without first posting a new notice of a proposed rule.

TEXT OF PROPOSED RULE

A copy of the complete text of the proposed rule is available for public inspection and copying at the following locations. Copies may be purchased at the locations at a cost of ten cents per page:

Development Services Department, located at 505 Barton Springs Road, Suite 750, Austin, Texas.

Office of the City Clerk, City Hall, located at 301 West 2nd Street, Austin, Texas.

BRIEF EXPLANATION OF PROPOSED RULE

Rule 161-18.01: Proposes revisions to the Environmental Criteria Manual Appendix O Landscape/Irrigation Notes. The proposed rule will replace a blurry Water Budget Form with a higher quality version of the same form. It will also add a Commercial Irrigation Inspection Check List which is currently being used in the field by applicants and inspectors.

AUTHORITY FOR ADOPTION OF PROPOSED RULE

The authority and procedure for adoption of a rule to assist in the implementation, administration, or enforcement of a provision of the City Code is provided in Chapter 1-2 of the City Code. The authority to regulate irrigation systems is established The Texas Local Government Code, Title 13, Sec. 551.006. IRRIGATION SYSTEMS.

CERTIFICATION BY CITY ATTORNEY

By signing this Notice of Proposed Rule R161-18.01, the City Attorney certifies the City Attorney has reviewed the rule and finds that adoption of the rule is a valid exercise of the Director's administrative authority.

REVIEWED AND APPROVED



Rodney Gonzales, Director
Development Services Department

Date: 12/2/17



Anne L. Morgan
City Attorney

Date: 12/12/17

APPENDIX O: - LANDSCAPE/IRRIGATION NOTES

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

Automatic irrigation systems shall comply with TCEQ Chapter 344, as well as the following requirements:

1. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:
 - a. the system must provide a moisture level adequate to sustain growth of the plant materials;
 - b. the system does not include spray irrigation on areas less than ten (10) feet wide (such as medians, buffer strips, and parking lot islands);
 - c. circuit remote control valves have adjustable flow controls;
 - d. serviceable in-head check valves area adjacent to paved areas where elevation differences may cause low head drainage;
 - e. a master valve installed on the discharge side of the backflow preventer;
 - f. above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;
 - g. an automatic rain shut-off device shuts off the irrigation system automatically after no more than a one-half inch ($\frac{1}{2}$ ") rainfall; and
 - h. newly planted trees shall have permanent irrigation consisting of drip or bubblers.
2. The irrigation installer shall develop and provide an as-built design plan to the City at the time the final irrigation inspection is performed;
 - a. unless fiscal security is provided to the City for the installation of the system, it must be operational at the time of the final landscape inspection.
3. The irrigation installer shall also provide exhibits to be permanently installed inside or attached to the irrigation controller, including:
 - a. a laminated copy of the water budget containing zone numbers, precipitation rate, ~~and~~ gallons per minute and the location of the isolation valve; and ~~an~~ zone map with the isolation valve location as built plan.
4. The irrigation installer shall provide a report to the City on a form provided by Austin Water certifying compliance with Subsection 1. When the final plumbing inspection is performed by the City.

Source: Rule No. R161-17.09, 5-15-2017.

IRRIGATION WATER BUDGET Appendix O

Zone	Precipitation Rate - in./hr.	Gallons per minute (required)	Establishment Schedule		Recommended Seasonal Schedules				Average Gallons/Month
			(first three months)	(first three months)	Winter min./week (optional)	Spring min./week (optional)	Summer min./week (optional)	Autumn min./week (optional)	
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
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17									
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19									
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21									
22									

Location of emergency system shut-off valve:



Commercial Irrigation Inspection Check List

Project Name _____ SP # _____

Project Address _____ ZIP _____

Bldg Permit # _____ Irrigation/Plumbing Permit # _____

	As-built plan
	Seasonal water schedules & water budget inside controller box
	Sticker on controller w/ Irrigator's contact info. & LI#
	Maintenance checklist in controller or w/ owner
	No spray irrigation in areas less than 10' wide
	Heads are 6" from the sidewalk, walls, fences, curbs
	Master valve installed after backflow prevention device
	Isolation valve installed between water meter & backflow
	Hydrozoned
	Wye strainer installed upstream of below grade DCVA
	Proper pressure, not misting
	Head to head coverage
	No overspray
	Isolation valve(s) installed upstream of quick coupler(s), if installed
	Rain shut-off device at ½" or soil moisture sensor

This irrigation system has been designed and installed in accordance with all applicable state and local laws, ordinances, rules, regulations or orders. I have tested the system and determined that it has been installed according to the Irrigation Plan and is properly adjusted for the most efficient application of water at this time.

I, (print name) _____, LI# _____, certify that the above requirements and required wiring, piping, and velocity standards have been met.

Signed _____ Date _____

Seasonal Watering Schedule

Location of Isolation Valve: _____

Address:			Winter				Spring				Summer				Fall							
			Start times and days to water				Start times and days to water				Start times and days to water				Start times and days to water							
																			A	B		
Station #	Precipitation Rate	GPM	run times		gallons per cycle		run times		gallons per cycle		run times		gallons per cycle		run times		gallons per cycle					
			Program A	Program B	Program A	Program B	Program A	Program B	Program A	Program B	Program A	Program B	Program A	Program B	Program A	Program B						
1			x		"			"			"			"			"					
2			x		"			"			"			"			"					
3			x		"			"			"			"			"					
4			x		"			"			"			"			"					
5			x		"			"			"			"			"					
6			x		"			"			"			"			"					
7			x		"			"			"			"			"					
8			x		"			"			"			"			"					
9			x		"			"			"			"			"					
10			x		"			"			"			"			"					
11			x		"			"			"			"			"					
12			x		"			"			"			"			"					
13			x		"			"			"			"			"					
14			x		"			"			"			"			"					
15			x		"			"			"			"			"					
16			x		"			"			"			"			"					
Notes:			Cycle total		=			Cycle total		=			Cycle total		=			Cycle total		=		
			Cycles per month		=			Cycles per month		=			Cycles per month		=			Cycles per month		=		
			Program total		=			Program total		=			Program total		=			Program total		=		
			Winter monthly use		=			Spring monthly use		=			Summer monthly use		=			Fall monthly use		=		

Irrigation in Texas is regulated by the Texas Commission on Environmental Quality