

MAR 2 2018 AM 8:20

RULE NO.: R161-18.01

NOTICE OF RULE ADOPTION

ADOPTION DATE: March 2, 2018

By: Rodney Gonzales, Director
Development Services Department

The Director of the Department of the Development Services Department has adopted the following rule. Notice of the proposed rule was posted on January 3, 2018. Public comment on the proposed rule was solicited in the January 3, 2018 notice. This notice is issued under Chapter 1-2 of the City Code. The adoption of a rule may be appealed to the City Manager in accordance with Section 1-2-10 of the City Code as explained below.

EFFECTIVE DATE OF ADOPTED RULE

A rule adopted by this notice is effective on March 2, 2018.

TEXT OF ADOPTED RULE

Rule 161-18.01: Proposes revisions to the Environmental Criteria Manual Appendix O Landscape/Irrigation Notes (attached). 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.

There was one change to the proposed rule regarding backflow prevention if a hose bib was connected to a commercial irrigation system. Backflow preventer installation was removed from the new Commercial Irrigation Inspection Check List.

A copy of the complete text of the adopted rule, the changes from the proposed rule, and an explanation of the changes 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;
and

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

An affordability impact statement regarding the proposed rule has been obtained and is available for inspection or copying at the address noted in the preceding paragraph.

SUMMARY OF COMMENTS

A written comment was received from the Parks and Recreation Department regarding Rule R161-18.01:

“On the Commercial Irrigation Check List a backflow preventer is noted as needed for quick couplers. I do not see this as a requirement in the criteria and believe this would be redundant to the backflow preventer required for the overall system. Backflow preventers for water fountains was determined as unnecessary by AWU. This would be similar.”

The Development Services Department has reviewed the comment and agreed that the backflow preventer would indeed be redundant. The Commercial Irrigation Inspection Check List has been altered accordingly. Jacob Johnson with Austin Water on behalf of DSD officially responded:

“The language on the checklist that states, ‘Hose bib backflow and isolation valve, if hose bib installed’ is language that was carried over from when the checklist was first created in 2009 and I apologize I don’t know the origin of that original language. I spoke with Trebor Brown who is the water protection supervisor with Austin Water’s Special Services Division and he agrees with Ms. Williams that no additional backflow is needed for quick couplers. First, the water in the irrigation system is considered non-potable and the system has a backflow device at the point of connection (even though this may be a low hazard double check valve). Also, with a quick coupler, the idea is that if a hose bib is connected to the quick coupler, it should only be available for a temporary period of time which limits the chance of a potential cross connection. Based on the code and my conversation with Trebor, I believe the line item on the checklist can be changed to, ‘isolation valve(s) installed upstream of quick coupler(s), if installed.’ That requirement comes from TCEQ Rule 344.62 (n) which states: Water contained within the piping of an irrigation system is deemed to be non-potable. No drinking or domestic water usage, such as, but not limited to, filling swimming pools or decorative fountains, shall be connected to an irrigation system. If a hose bib (an outdoor water faucet that has hose threads on the spout) is connected to an irrigation system for the purpose of providing supplemental water to an area, the hose bib must be installed using a quick coupler key on a quick coupler installed in a covered purple valve box and the hose bib and any hoses connected to the bib must be labeled ‘non-potable, not safe for drinking.’ An isolation valve must be installed upstream of a quick coupler connecting a hose bib to an irrigation system.”

AUTHORITY FOR ADOPTION OF 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 in The Texas Local Government Code, Title 13, Sec. 551.006 IRRIGATION SYSTEMS.

APPEAL OF ADOPTED RULE TO CITY MANAGER

A person may appeal the adoption of a rule to the City Manager. **AN APPEAL MUST BE FILED WITH THE CITY CLERK NOT LATER THAN THE 30TH DAY AFTER THE DATE THIS NOTICE OF RULE ADOPTION IS POSTED. THE POSTING DATE IS NOTED ON THE FIRST PAGE OF THIS NOTICE.** If the 30th day is a Saturday, Sunday, or official city holiday, an appeal may be filed on the next day which is not a Saturday, Sunday, or official city holiday.

An adopted rule may be appealed by filing a written statement with the City Clerk. A person who appeals a rule must (1) provide the person's name, mailing address, and telephone number; (2) identify the rule being appealed; and (3) include a statement of specific reasons why the rule should be modified or withdrawn.

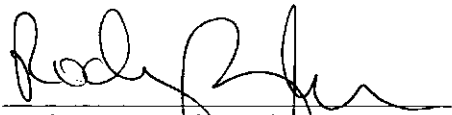
Notice that an appeal was filed and will be posted by the city clerk. A copy of the appeal will be provided to the City Council. An adopted rule will not be enforced pending the City Manager's decision. The City Manager may affirm, modify, or withdraw an adopted rule. If the City Manager does not act on an appeal on or before the 60th day after the date the notice of rule adoption is posted, the rule is withdrawn. Notice of the City Manager's decision on an appeal will be posted by the city clerk and provided to the City Council.

On or before the 16th day after the city clerk posts notice of the City Manager's decision, the City Manager may reconsider the decision on an appeal. Not later than the 31st day after giving written notice of an intent to reconsider, the City manager shall make a decision.

CERTIFICATION BY CITY ATTORNEY

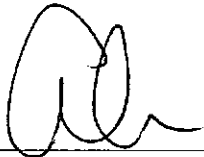
By signing this Notice of Rule Adoption (R161-18.01) the City Attorney certifies that the City Attorney has reviewed the rule and finds that adoption of the rule is a valid exercise of the Director's administrative authority.

REVIEWED AND APPROVED



Rodney Gonzales, Director
Development Services Department

Date: 2/20/2018



Anne L. Morgan
City Attorney

Date: 2/28/18

Development Services Dept. 1st Quarter 2018 Backup Material
R161-18.01

For Proposed Changes to Environmental Criteria Manual Appendix O

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 (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									
13									
14									
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18									
19									
20									
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
	Hose bib backflow and isolation valve, if hose bib installed <u>Isolation valve(s) installed upstream of quick coupler(s), if installed</u>
	Rain shut-off device at 1/2" 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		gallons per cycle		Start times and days to water		gallons per cycle		Start times and days to water		gallons per cycle		Start times and days to water			
			A	B	run times	Program A	Program B	A	B	run times	Program A	Program B	A	B	run times	Program A	Program B	
Station #	Precipitation Rate	GPM																
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	Cycles per month	Program total	Winter monthly use	Cycle total	Cycles per month	Program total	Spring monthly use	Cycle total	Cycles per month	Program total	Summer monthly use	Cycle total	Cycles per month	Program total	Fall monthly use