

Water Conservation Update

Resource Management Commission
November 19, 2019

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Direction from Council 5/2/19

“To ensure that the Land Development Codes and permitting process are streamlined to the greatest extent possible upon adoption of any revision to the Land Development Code, the regulatory requirements adopted as part of Water Forward, Austin's 100-year integrated water resource plan, that are related to the Land Development Code and are able to be accelerated and implemented this year should be codified and implemented as part of this comprehensive land development code revision process.

The staff should report back at least on the following areas if they were not able to accelerate and implement this year (especially as concerns commercial buildings larger than 250,000 square feet): water benchmarking, dual plumbing, landscape transformation, and alternative water.”

ALTERNATIVE WATER SOURCES

END USES

ROOF RUNOFF



BLACKWATER



GREYWATER



STORM WATER



COOLING TOWERS



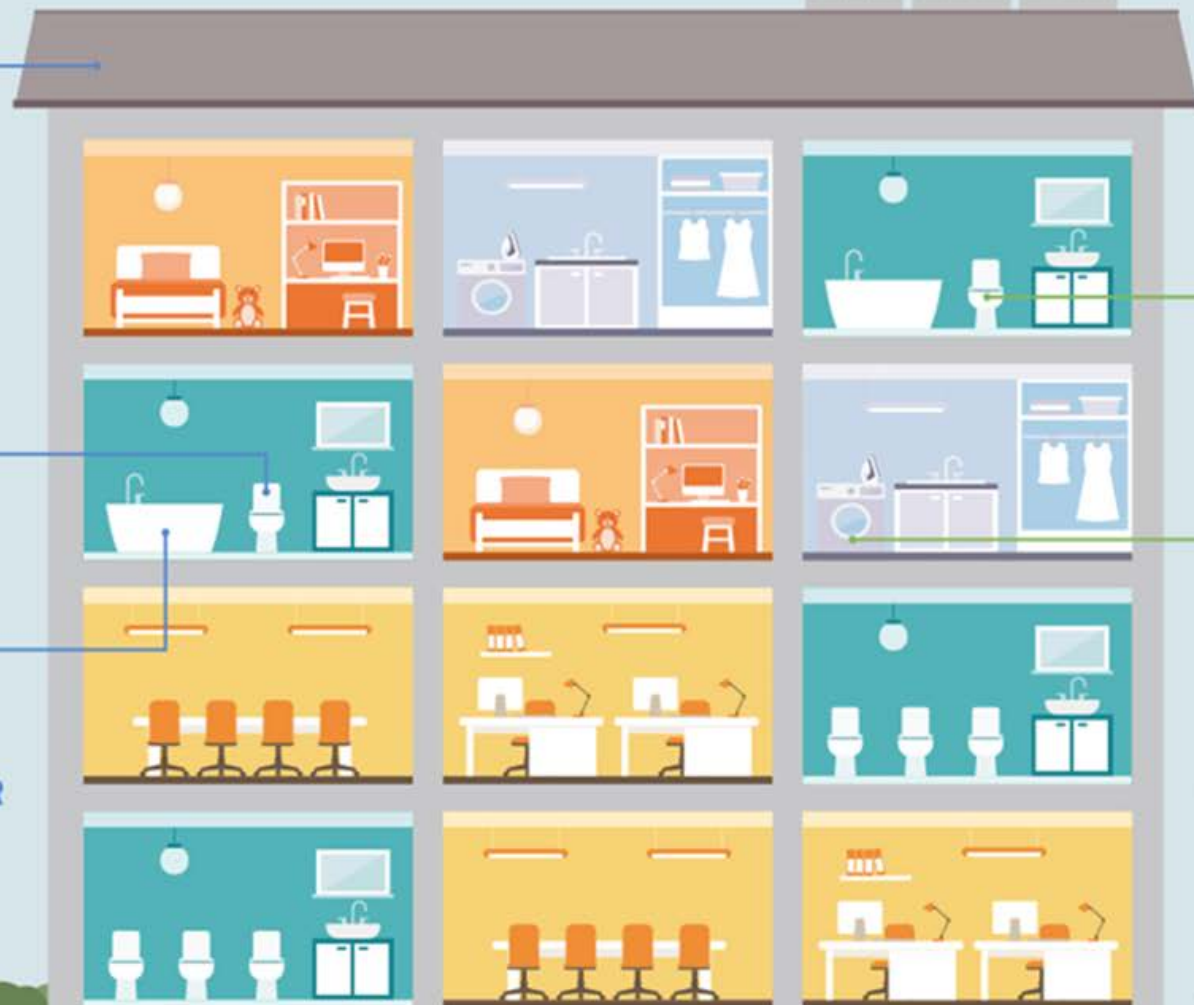
TOILET FLUSHING



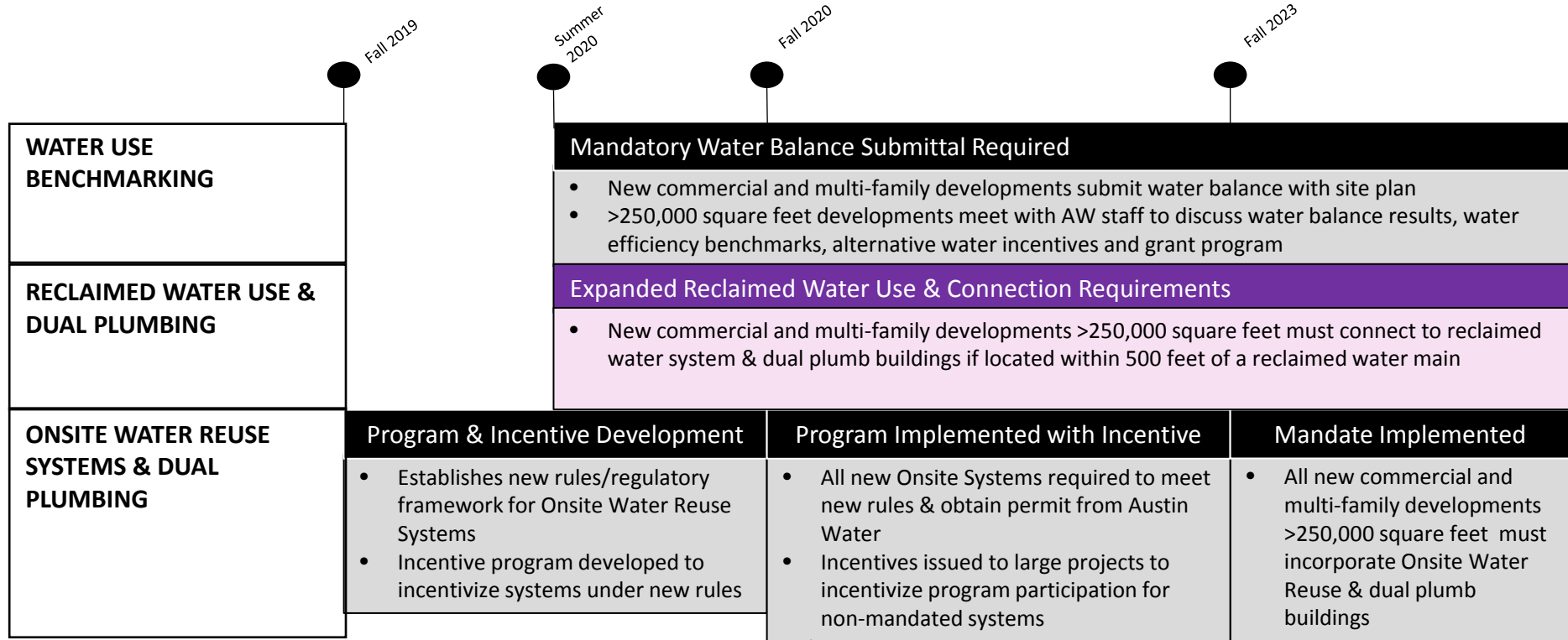
CLOTHES WASHING



UNRESTRICTED IRRIGATION



AUSTIN WATER ALTERNATIVE WATER ORDINANCES APPROACH



- Time to develop the program prior to mandate:
- Cost data & affordability implications
 - Benefits to developers (expedited permits, density bonuses, reduced water bills, etc.)
 - Successful project implementation & continued use
 - Establish system operator proficiencies

LARGE AND SMALL DEVELOPMENT PROJECTS

LARGE DEVELOPMENT PROJECT. The construction of one or more multi-family, mixed use or commercial buildings on one or more parcels in accordance with a phased plan or approved site plan, with a total gross floor area for the building(s) of 250,000 square feet or more.



SMALL DEVELOPMENT PROJECT. The construction of one or more multi-family, mixed use or commercial buildings on one or more parcels in accordance with a phased plan or approved site plan, with a total gross floor area for the building(s) of less than 250,000 square feet.



1 WATER USE BENCHMARKING

23-9D-1040 Development Project Requirements

(A) Water Benchmarking and Water Balance Calculation.

(1) Applicability. This subsection applies to a small or large development project for which a site plan application under Division 23-6B-2 (Site Plan Review) is submitted on or after June 1, 2020.

(2) Director's Review and Approval.

(a) A site plan application must include a completed water benchmarking application and water balance calculator.

(b) Approval of the water benchmarking application and water balance calculator by the director is required as a condition of site plan approval.

(B) Director Consultation Required. In addition to the requirements in Subsection (A), an applicant requesting approval of a large development project must meet with the director prior to site plan release to discuss water efficiency code requirements, water use benchmarking data, and incentives and rebates for alternative water use.

2 RECLAIMED WATER USE & DUAL PLUMBING

23-9D-1030 Reclaimed Water Connection Requirements

- (A) A small development project located within 250 feet of a reclaimed water line shall connect to a reclaimed water line and use reclaimed water for irrigation, cooling, toilet flushing, and other significant non-potable water uses identified in the water balance calculator.
- (B) A large development project shall connect to a reclaimed water line and use reclaimed water for irrigation, cooling, toilet flushing and other significant non-potable water uses identified in the water balance calculator if the large development project is located within 500 feet of a reclaimed water line.
- (C) The director may grant a variance for the requirements of this section for:
 - 1) Small development projects if site conditions are such that compliance would represent a significant financial hardship or health risk to the applicant or the public;
 - 2) Large development projects if site conditions are such that compliance would represent a health risk to the applicant or the public; or
 - 3) Municipal uses associated with law enforcement or public health and safety.

3 **ONSITE WATER REUSE SYSTEMS & DUAL PLUMBING**

23-9D-1050 Onsite Water Reuse System Rules and Incentive Program

(A) An onsite water reuse system is required for a large development project for which a site plan application is submitted under Division 23-6B-2 (Site Plan Review) on or after December 1, 2023.

(B) By December 1, 2020, the director shall:

- (1) Adopt rules to implement, administer, and enforce this article, including rules to regulate the treatment, monitoring, and reporting requirements for onsite water reuse systems; and
- (2) Develop an incentive program for onsite water reuse systems

October 16th Open House Events

Austin Water staff held two public events, one in the morning and one in the evening.

- Staff-facilitated informational boards
- Presentation of draft code language text
- Laptops to provide input via the LDC participation webpage



City Council Meetings on Draft Land Development Code revision

- Mon., Nov. 18: Council Work Session**
- Tue., Dec. 3: Council Work Session**
- Wed., Dec. 4: Council Work Session**
- Sat., Dec. 7: Council Public Hearing**
- Mon., Dec. 9: City Council consideration – 1st reading**

New/Revised Alternative Water Incentives

- Increased rebate amounts for existing alternative water incentive programs based on updated cost benchmarks (December 2019):
 - Bucks for Business
 - WaterWise Rainscape
 - Rainwater Harvesting
- Consolidate rebates for all alternative on-site sources into a single rebate program (January 2020)
- New Residential Graywater System Rebate (January 2020)
- “Non-traditional” incentives for alternative water systems e.g., impact fee reductions, grants, etc. (TBD)

Other ordinances being developed

💧 **Cooling Towers (June 2020)**

- Administrative penalties for cooling tower efficiency standards, equipment, registration, and inspection requirements
- Non-compliant cooling towers ineligible for evaporative loss wastewater billing credit

💧 **Residential Landscape (June 2023)**

- Limits turf grass and automatic irrigation systems to 2.5 X building footprint or not more than 10,000 sq.ft., whichever is less; landscape may only include native drought tolerant plants on city's Preferred Plant List.

Other rebates being developed (January 2020)

- Home water use monitoring/control devices and related mobile apps
- EPA WaterSense certified WiFi smart irrigation controller
- Irrigation nozzle spray selector
- Timed drip irrigation system for hanging baskets and trays in commercial garden centers



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