

**RULE NO.: R161-17.09**

**NOTICE OF PROPOSED RULE**

**POSTING DATE: April 5, 2017**

The Director of the Development Services Department proposes to adopt the following rule after May 7, 2017.

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](mailto:Tracy.Linder@austintexas.gov).

To be considered, comments must be submitted before May 7th, 2017, 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 May 7, 2017 (the 32nd day after the date of this notice) or not after June 14, 2017 (the 70th day after the date of this notice).

If a proposed rule is not adopted on or before July 4<sup>th</sup>, 2017, it is automatically withdrawn and cannot be adopted without first posting a new notice of a proposed rule.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 R161-17.09:** Proposes revisions to The Environmental Criteria Manual, Appendix O – Landscape/Irrigation Notes. The proposed revisions will align Appendix O with Texas Commission on Environmental Quality requirements and The International Plumbing Code. Local water conservation amendments have also been included at the request of Austin Water Utility.

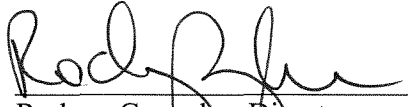
## **AUTHORITY FOR ADOPTION OF PROPOSED RULE**

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 application and approval requirements is established in Section 25-2-1008 of the City Code.


## **CERTIFICATION BY CITY ATTORNEY**

By signing this Notice of Proposed Rule R161-17.09, 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.

### **REVIEW AND APPROVED**

  
\_\_\_\_\_  
Rodney Gonzales, Director  
Development Services Department

Date: 2-27-2017

  
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Anne Morgan  
City Attorney

Date: 2/28/17

## 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 are 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 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 a zone map with the isolation valve location.
4. The irrigation installer shall provide a report to the City on a form provided by the Austin Water certifying compliance with Subsection 1 when the final plumbing inspection is performed by the City.

~~the following requirements. These requirements shall be noted on the Site Development Permit and shall be implemented as part of the landscape inspection:~~

- ~~1. A new commercial and multi-family irrigation system must be designed and installed so that:~~
  - ~~(a) there is not direct overspray onto non-irrigated areas;~~
  - ~~(b) the system does not include spray irrigation on areas less than six (6) feet wide (such as medians, buffer strips, and parking lot islands)~~

- ~~(c) above-ground irrigation emission devices are set back at least six (6) inches from impervious surfaces;~~
  - ~~(d) the irrigation system has a master valve;~~
  - ~~(e) circuit remote control valves have adjustable flow controls;~~
  - ~~(f) serviceable in head check valves are adjacent to paved areas where elevation differences may cause low head drainage;~~
  - ~~(g) the irrigation system has a City-approved weather-based controller;~~
  - ~~(h) an automatic rain shut-off device shuts off the irrigation system automatically after not more than a one-half inch ( $\frac{1}{2}$ " ) rainfall;~~
  - ~~(i) zone valves and circuits are separated based on plant water requirements;~~
  - ~~(j) an irrigation emission device (such as spray, rotor, or drip emitter) does not exceed the manufacturer's recommended operating pressure; and~~
  - ~~(k) no component of the irrigation system deviates from the manufacturer's recommended use of the product.~~
- ~~2. The maximum spacing between spray or rotary sprinkler heads must not exceed the radius of throw of the head unless manufacturer of the sprinkler head specifically recommends a greater spacing. The radius of throw is determined by reference to the manufacturer's specifications for a specific nozzle at a specific operating pressure.~~
  - ~~3. The irrigation installer shall develop and provide an as-built design plan and water budget to the City at the time the final plumbing inspection is performed. The water budget shall include:
    - ~~(a) a chart containing zone numbers, precipitation rate, and gallons per minute; and~~
    - ~~(b) the location of the emergency irrigation system shut-off valve. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door.~~~~
  - ~~4. The irrigation installer shall provide a report to the City on a form provided by the Austin Water Utility Department certifying compliance with Subsection 1 when the final plumbing inspection is performed by the City.~~