

Staff Recommendations for Indoor Strategies

Submetering:

- Require use of submeters to bill tenants for water in all existing apartments and condos plumbed for submetering.
- Require all new multi-family and mixed use properties to use submeters to bill tenants for water.
- Require multiple duplexes, triplexes and fourplexes on a single commercial lot to install and use City water meters (as is now required with one such structure per lot).

Automatic Flush Valves:

- Gather additional information and make a recommendation at a later date.

Plumbing Code:

- Require high efficiency plumbing fixtures – high efficiency toilets, showerheads and faucet aerators. Delay the effective date until 2009 to allow manufacturers to increase product availability and EPA to develop Water Sense specifications.
- Prohibit liquid ring surgical/dental vacuum pumps.
- Require conductivity controllers for steam boilers.
- Set a maximum flush volume for urinals of 0.5 gpf.
- Limit commercial dishwashers to 0.9 gal per rack or 180 gal per hour.
- Prohibit garbage grinders in restaurants and cafeterias.
- Limit multiple shower head enclosures. Gather information and recommend a maximum flow rate per shower enclosure at a later date.

Retrofit on Resale:

- Require all plumbing fixtures in single family properties to perform at current plumbing code volumes on transfer of title.
- Require all plumbing fixtures in multi-family and commercial properties to perform at current plumbing code volumes by Dec 31, 2009.
- Require Certificate of Compliance to confirm fixture efficiency. Certificate can be applied for at any time, but application would be recommended before property is listed for sale.
- Allow responsibility for compliance to be transferred to buyer with posting of completion bond, to accommodate remodeling.
- Allow exemptions to be granted for historic fixtures, demolitions, eminent domain, etc.
- Require verification inspection.

Hot Water on Demand:

- Gather additional information and make a recommendation at a later date.

Commercial Clothes Washers:

- Require all newly installed single, double and triple load hard mount machines and double and triple load soft mount machines to have an efficient water factor. (Exact water factor to be recommended at a later date after additional research)
- Require new machines to include a sensor that automatically adjusts the amount of water used based on the amount of clothes being washed.
- Require all single and multi load machines with a water factor greater than 9.5 to be replaced by 2009.

Cooling Tower Management:

- Require makeup and blowdown meters, conductivity controllers, overflow alarms, and drift eliminators on new and existing cooling towers.
- Require a minimum of 5 cycles of concentration.
- Encourage the use of RO technology to increase cycles of concentration.

Car Wash Requirements:

For all car washes, existing and new:

- Limit conveyor car washes to 40 gallons per car or less.
- Limit in-bay car washes to 55 gallons per car or less.
- Require hand wand nozzles to use no more than 3 gpm.
- Require that charity car washes be held at existing car wash establishments to conserve water and avoid draining wash water into storm sewers.
- Limit large vehicle (bus or large truck) washes to 75 gallons per vehicle or less.
- Require car washes constructed after 2009 to use no more than 40 gallons per car.