

PROCEDURE: COMPLIANCE WITH CALGREEN OUTDOOR WATER USE REGULATIONS

PURPOSE: This procedure outlines the process or series of steps to be taken by Division of the State Architect (DSA) staff and external stakeholders to fulfill the administrative requirements for demonstrating compliance with the CALGreen Outdoor Water Use regulations for landscape irrigation work.

BACKGROUND: In response to California's continuing drought, Governor Brown issued State of Emergency proclamations in January and April of 2014. In support of the Governor's initiatives, DSA proposed regulations in the 2013 California Green Building Standards Code (also known as CALGreen Code) to reduce outdoor water use for landscape irrigation by public schools and community colleges.

DSA regulations were approved on an emergency basis by the California Building Standards Commission on July 21, 2015 with an effective date of July 23, 2015 and were based upon the 2009 Model Water Efficiency Landscape Ordinance (MWELo) regulations adopted by the Department of Water Resources (DWR). To align with DWR's recently updated 2015 MWELo which became effective December 1, 2015, the emergency regulations were revised during certifying rulemaking and became effective January 26, 2016. (See Attachment 2 for the certified rulemaking provisions referenced within this document).

DEFINITIONS: For purposes of this procedure, the words and phrases below shall have the following meanings:

Building Footprint means total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

Evapotranspiration Factor (ETAF) is an adjustment factor, when applied to reference evapotranspiration, that adjusts for plant factors and irrigation efficiency which are two major influences upon the amount of water that needs to be applied to the landscape.

Model Water Efficient Landscape Ordinance (MWELo) is the California regulation commencing with California Code of Regulations, Title 23, Division 2, Chapter 2.7, Section 490. The MWELo establishes a structure for planning, designing, installing, maintaining and managing water-efficient landscapes in new construction and rehabilitated projects.

Special Landscape Area (SLA) means an area of the landscape dedicated solely to edible plants, recreational areas, planting areas used for educational purposes, areas irrigated with recycled water, water features using recycled water and where turf provides a playing surface or gathering space.

Site Landscape Area Location Plan means a campus-level key site plan showing the location, extent and area of the landscape irrigation to be installed. The plan shall indicate the site address, facility name, school district, buildings and landscape within scope of work. The DSA intake specialist will indicate the DSA Landscape Application Number (L-Number) and the DSA Application Number, as applicable. See Attachment 1 for sample plan.

PROCEDURE: This procedure lists the processes and requirements for meeting the plan review and construction oversight requirements of the CALGreen Code, Section 5.304.6, for Outdoor Water Use.

1. SCOPE OF REGULATIONS.

1.1 New irrigated landscape installations. Irrigated landscape areas installed (1) as part of the construction of a new campus or (2) on a previously un-landscaped or non-irrigated area

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of an existing campus shall comply with outdoor water use regulations in CALGreen Code Sections 301.4 and 5.304.6 when the new aggregate area of irrigated landscape within the scope of a project is 500 square foot or greater.

- 1.2 Rehabilitated irrigated landscape Installations.** Existing irrigated landscape areas on existing campuses that are rehabilitated shall comply with the outdoor water use regulations in CALGreen Code Sections 301.4 and 5.304.6 when the rehabilitated aggregate area of irrigated landscape within the scope of a project is 1,200 square foot or greater.
- 1.3 Evapotranspiration factor (ETAF) for public school and community college campuses.** On public school and community college campuses, the evapotranspiration factor (ETAF) for newly installed landscape areas and existing rehabilitated landscape areas shall not exceed 0.65, except that special landscape areas shall receive an additional water allowance of 0.35 for an ETAF of 1.00.
- 1.4 Prescriptive compliance option.** Any project with an aggregate landscape area of 2,500 square feet or less may, as an alternative, comply with the prescriptive measures contained in Appendix D of the MWELo.
- 1.5 Minimum rehabilitated landscape area.** When a new building or an addition to an existing building is constructed on an existing campus, an area of existing irrigated landscape shall be either (1) rehabilitated to comply with Section 5.304.6, or (2) removed from service. The size of the *Minimum Rehabilitated Landscape Area* shall be at least 75 percent of the footprint area of the new building or addition in accordance with CALGreen Code Section 301.4.1.
 - 1.5.1 Exceptions.** There is no requirement for the Minimum Rehabilitated Landscape Area under any one of the following conditions:
 - 1.5.1.1** The existing site’s irrigated landscape areas fully comply with Section 5.304.6, including both general and special landscape areas.
 - 1.5.1.2** The new building or addition will be totally or partially constructed on an existing irrigated landscape area which is at least 75 percent of the footprint area of the new building or addition.
 - 1.5.1.3** The total area of new buildings and/or additions to existing buildings within the project is less than 1,600 square feet in floor area.
 - 1.5.1.4** The project consists of short term temporary buildings in accordance with Title 24, Part 1, Section 4-302(b).

2. DISTRICT LANDSCAPE ACCOUNT (DLA) FOR MEETING MINIMUM REHABILITATED LANDSCAPE AREA REQUIREMENT. DSA will maintain a listing of all landscape irrigation installations for each district. The listing will track the irrigated landscape areas required, provided or removed for each qualifying installation. It will also track any surplus rehabilitated landscape area, which will be available for future irrigated landscape installations. Conditions of qualifying installations are as follows:

- 2.1 Existing campuses.** For irrigated landscape areas in excess of the Minimum Rehabilitated Landscape Area requirement, any surplus area for a project will be tracked on the DLA list for future use to meet the requirement within the district.
- 2.2 New campuses.** Irrigated landscape areas installed as part of a new campus development will not be included on the DLA or qualify for DLA credit.
- 2.3 Stand-alone irrigated landscape installations.** For site work only projects which include irrigated landscape areas complying with the 2015 MWELo per Section 5.304.6, 100 percent of the irrigated landscape area will be credited to the DLA.

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2.4 Removal of previously irrigated landscaped areas.

2.4.1 When removing irrigated landscape areas without constructing a building or addition on the area, 100 percent of the area shall be credited toward the DLA.

2.4.2 When constructing a building or addition on a previously landscaped area:

2.4.2.1 If the area of existing landscape being covered is between 75 percent and 100 percent of the building or addition's footprint, an additional rehabilitated landscape area is not required and any additional area above 75 percent being removed will be credited to the DLA.

2.4.2.2 If the area of existing landscape being covered is less than 75 percent of the building or addition's footprint, an additional rehabilitated landscape area is required, which may be provided by a balance from the DLA or by a concurrent project within the district.

3. SUBMISSION REQUIREMENTS.

3.1 Effective Date. Projects submitted on or after **January 1, 2016** with landscape irrigation work or triggering landscape irrigation work to meet minimum rehabilitated landscape area requirements must provide self-certification documentation to comply with CALGreen Code Section 5.304.6.

3.2 Initial Submission. The architect, landscape architect or civil engineer in responsible charge of the landscape irrigation design and documentation shall certify on the form DSA 1-L that the landscape irrigation design and documentation was prepared in accordance with the regulations. The completed DSA 1-L and an 8 ½" x 11" hard copy of the Site Landscape Area Location Plan shall be submitted to the DSA intake specialist at the applicable DSA Regional Office for DSA plan approval. After review, DSA will upload the completed DSA 1-L to the DSA Landscape Box and notify the lead plan reviewer of its acceptance.

3.3 Plan Review Fees. A nonrefundable flat fee of five hundred dollars (\$500.00) will be collected by the DSA Regional Office at the time of initial submission.

3.4 Completion Submission. At completion of the landscape irrigation installation, the architect, landscape architect or civil engineer in responsible charge of the landscape irrigation installation shall certify on the form DSA 1-LC that the landscape irrigation installation and documentation was completed in accordance with the regulations, and shall submit the form DSA 1-LC to the DSA intake specialist at the applicable DSA Regional Office. After review and acceptance, DSA will upload the completed DSA 1-LC to the DSA Landscape Box and add any excess landscape area credits available for future projects to the DLA balance sheet.

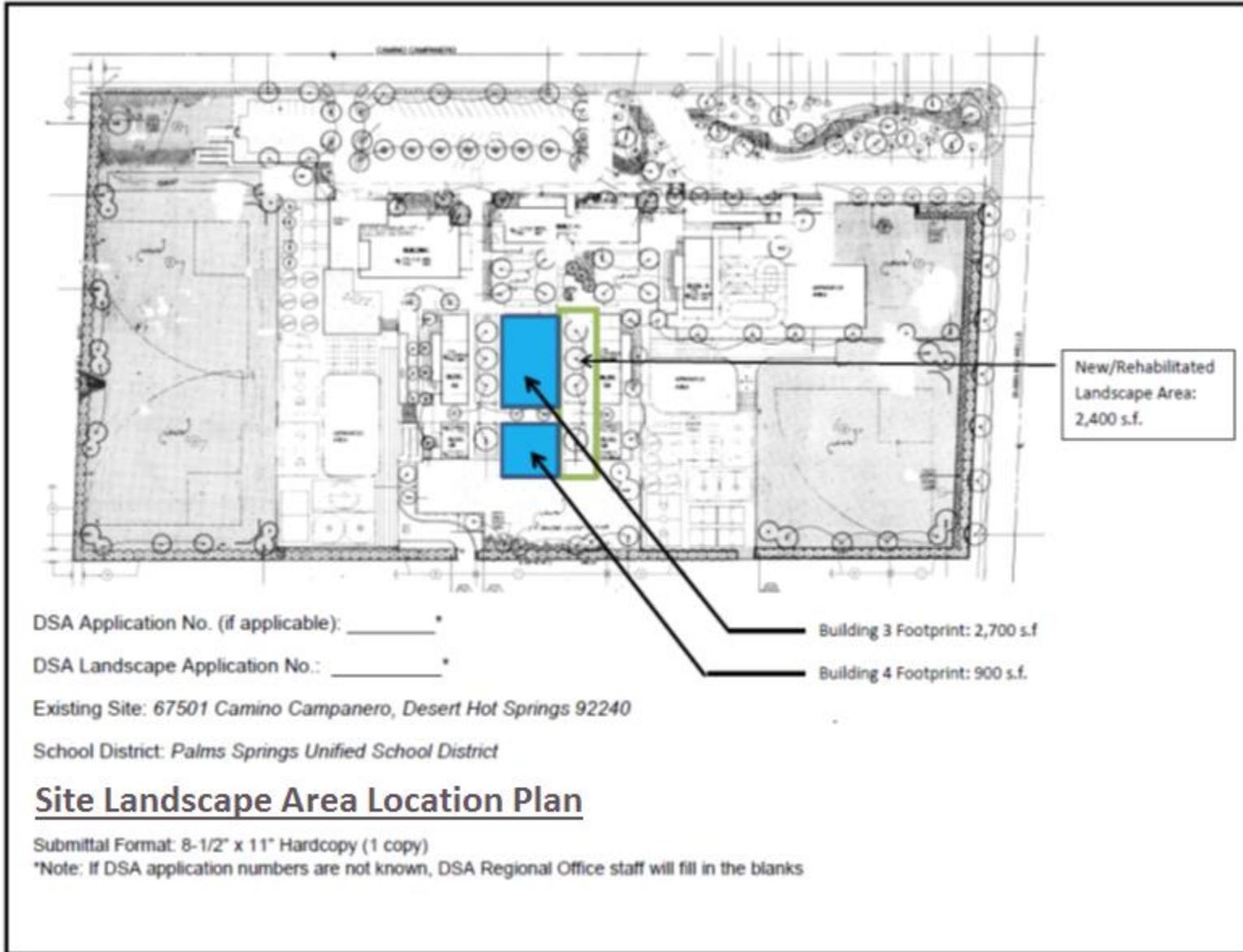
4. PROJECT CERTIFICATION. Forms DSA 1-L and 1-LC are **not** required for DSA project certification.

5. DSA AUDIT OF MWELO DOCUMENTATION. The architect, landscape architect or civil engineer in responsible charge of the landscape irrigation design, documentation and construction oversight may be required to provide copies of (1) the Landscape Documentation Package and/or (2) the Certificate of Completion with Parts 3 through 6 attachments to DSA in the event of an audit.

A Division of the State Architect (DSA) Procedure documents a process or series of steps that DSA staff and/or external stakeholders must complete in order to fulfill one or more administrative requirements of DSA's plan and construction review programs.

COMPLIANCE WITH CALGREEN OUTDOOR WATER USE REGULATIONS

Attachment 1



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Attachment 2: Certified Rulemaking Provisions

CALGreen Code Section 301.4 Scoping

301.4 Public schools and community colleges. [DSA-SS] Newly constructed buildings on new or existing sites shall comply with Chapter 5. Additions to existing buildings, newly constructed landscape work, and rehabilitated landscape work shall comply with Chapter 5, Section 5.304.6, Outdoor Water Use.

301.4.1 Minimum rehabilitated landscape area requirement for existing sites. [DSA-SS] A minimum rehabilitated landscape area equal to 75 percent of the footprint area of a new building or of an addition to an existing building shall be provided and comply with Section 5.304.6.

Exceptions:

1. The new building or addition to an existing building is less than 1,600 square feet in floor area.
2. The entire existing site's irrigated landscape areas are in full compliance with Section 5.304.6.
3. The new building or addition to an existing building is be partially or entirely constructed on an existing irrigated landscape or turf lawn area which is not in compliance with the current MWELo requirements and is equal to or greater than the minimum rehabilitated landscape area requirement of Section 301.4.1.

CALGreen Code Section 5.304.6, Outdoor Water Use

5.304.6 Outdoor potable water use in landscape area. [DSA-SS] For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources' [Model Water Efficient Landscape Ordinance \(MWELo\)](#) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be of 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELo.

5.304.6.1 Newly constructed landscapes. [DSA-SS] New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. [DSA-SS] Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.