City of Santa Monica

Office of Sustainability and the Environment

Landscape and Irrigation Inspection Preparation Checklist

This is to be used as a general checklist; it is not inclusive of all code requirements and inspection criteria.

Per Santa Monica Municipal Code (S.M.M.C.) 8.108
The Water-Efficient Landscape and Irrigation Standards

Open Trench Inspection – to be performed prior to covering irrigation PVC laterals

- ☐ Approved landscape plan set on-site
- ☐ Representatives present from landscape design firm and landscape installation contractor
- ☐ Manual shut-off valve installed properly
- ☐ Dedicated landscape meter installed, if applicable
- ☐ Cross-connection (backflow prevention device) installed per S.M.M.C. 7.12.370
- ☐ Correct type of pipe installed above and below grade
- ☐ Pipes in trench installed and buried at correct depth
- ☐ Soil has not been installed over sub-surface drip tubing

Final Inspection – to be performed after plant installation and prior to covering drip lines

- ☐ Artificial turf installed per approved plan, if applicable
- ☐ No plant material installed within 24 inches of the base of trees
- ☐ Plant material is installed per approved plans or with City approved substitutes
- ☐ No invasive plant material has been installed
- ☐ Mulch has not been installed over either above or at grade drip tubing
- ☐ A minimum of 3 inches of mulch has been installed over appropriate exposed soil surfaces
- ☐ Post installation soil test shows minimum 6% organic matter content
- ☐ All existing sprinklers and spray heads are removed, including in the parkway
- ☐ Correct watering devices are installed per approved plan
- ☐ Hydrozones have not been combined, altered or reduced
- ☐ Drip irrigation is not operated on the same valve as bubbler irrigation; trees (expect in planters) are irrigated separately from other plant material on-site
- ☐ Check valves installed to prevent low head drainage per approved plan, if applicable
- ☐ Hose bibbs have built-in pressure vacuum breakers
- ☐ Irrigation schedules (establishment/established) and detailed irrigation controller map installed inside or near controller showing for each zone: valve/station #, plant material, watering device, peak demand run time estimate and precipitation/application rate

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- ☐ Irrigation controller is climate-based, or has a rain sensor or a soil moisture sensor
- ☐ Irrigation controller unit/sensors are installed and programmed properly
- ☐ Master valve installed properly
- ☐ Flow sensor installed properly
- ☐ Remote control valves function properly and are correctly tagged
- ☐ Valves, filters & pressure regulator installed per approved plan
- ☐ Valve boxes large enough to service irrigation equipment inside, if applicable
- ☐ Drip tubing used on all irrigated plant material (trees exempt) per approved plan
- ☐ Drip tubing rows in a grid pattern layout installed per approved plan, if applicable
- ☐ All drip irrigation zones have a flushing mechanism
- ☐ All sub-surface drip irrigation zones have an operational indicator
- ☐ Drip irrigation tubing is properly staked
- ☐ Bubblers for trees do not exceed 0.5 gpm, are sub-surface, have fixed emission outputs and at a maximum of 2 per tree
- ☐ Edible plant areas contain micro-sprays that do not exceed 30 gph, if applicable
- ☐ ¼" or smaller drip tubing in containers, raised beds and edible plant areas only, if applicable
- ☐ No multi-outlet emitters have been installed
- ☐ No runoff after 3 minutes of run time per station
- ☐ Water feature has recirculation system, if applicable
- ☐ Water feature does not spray outside the water feature, if applicable
- ☐ Cumulative footprint of all new water features using potable water only is less than 25 ft^2, if applicable
- ☐ Alternative water supply irrigation system installed per local, county and state codes, if applicable

Visit www.sustainablesm.org/landscape for more information.

Call (310) 458-8405 to schedule inspections.