



Water Neutrality Compliance Requirements: City Criteria for Self-Reporting Calculations

Last Updated 01-18-2019

All New Developments, as defined by this ordinance, are subject to compliance with Water Neutrality (SMMC 7.16.050). Major developments (projects exceeding 15 units in residential districts or exceeding 7,500 SF in commercial districts) and commercial tenant improvement projects may submit their own projected water use calculations instead of using City provided calculators to comply with the water neutrality ordinance requirements.

Self-reported calculations must adhere to the following criteria, at minimum:

Criteria:

Major Development - New construction

- Applies to Single-family, Multi-family, Commercial and/or Mixed-use
- Calculations must be provided in Excel.
- The Projected Water Demand Calculations shall include at minimum the breakdown of all indoor and outdoor potable and non-potable demand including:
 - Project Name
 - Project Address
 - Building Application Number
 - Date of Submittal
 - Utility Account Number (exactly as shown on the Utility Bill)
 - Applicant Name (who can answer questions about the calculations)
 - Applicant Phone
 - Applicant Email
 - Applicant Business Name
 - Total Square Feet of New Construction
 - NAICS Code and Description
 - Estimated Number of Employees
 - Estimated Number of Guests/Cientele
 - Operational Days/Year
 - Number of Residents
 - New Demand in Gallons/Year
 - Baseline in Gallons/Year
 - Offset in Gallons/Year and Ratio (50% for 100% affordable homes; 100% all others)
 - Each existing and new plumbing fixture's/device gallon/day and gallons/year demand showing fixture type, flow rate, duration, daily uses, percent probability of use (what percent of each fixture will used (i.e. Xx%

- o of customers will use each fixture) and occupants (this may include restrooms, kitchens, irrigation, water features, HVAC, etc.)
 - o Percentage Contingency Water Demand (if applicable)
 - o Total amount of non-potable water that will used in place of potable water in Gallons/Year
- Usage assumptions must be provided for each calculation and must be referenced. References must be shown with weblinks to codes, policies, resources.
- All calculations must be visible and unlocked.

Tenant Improvement/Remodels/Addition projects

- Applies to Single-family, Multi-family, Commercial and/or Mixed-use
- Calculations must be provided in Excel.
- The Projected Water Demand Calculations should only calculate the increased water usage (gallons per day) from the additional plumbing fixtures. The total amount must be offset.
- The Projected Water Demand Calculations shall include at minimum the breakdown of all indoor and outdoor potable and non-potable demand including:
 - o Project name
 - o Project address
 - o Building application number
 - o Date of submittal
 - o Utility account number (exactly as shown on the utility bill)
 - o Applicant name (who can answer questions about the calculations)
 - o Applicant phone
 - o Applicant email
 - o Applicant business name
 - o Total square feet of project scope
 - o NAICS code and description
 - o Estimated number of employees
 - o Estimated number of guests/clientele
 - o Operational days/year
 - o Number of residents
 - o New demand in gallons/year
 - o Offset in gallons/year and ratio (50% for 100% affordable homes; 100% all others)
 - o Each existing and new plumbing fixture's/device gallon/day and gallons/year demand showing fixture type, flow rate, duration, daily uses, percent probability of use (what percent of each fixture will used (i.e. Xx% of customers will use each fixture) and occupants (this may include restrooms, kitchens, irrigation, water features, HVAC, etc.)
 - o Percentage Contingency Water Demand (if applicable)
 - o Total amount of non-potable water that will used in place of potable water in Gallons/Year

- Usage assumptions must be provided for each calculation and must be referenced. References must be shown with weblinks to codes, policies, resources.
- All calculations must be visible and unlocked.

Definitions

Baseline Water Demand. For New Construction, the baseline is the average potable water use over the previous 5 years from the date the first application for new development is filed. For 100% affordable housing projects on parcels with no existing water billing records, the 5-year average of potable water use for customers with the same meter size and meter class will be used. Contact staff at savewater@smgov.net to receive this default baseline.

For Tenant Improvements, a baseline does not apply. Only additional water demand from the tenant improvement project is calculated and must be offset.

Contingency Projected Water. Additional water included in the calculation to cover unforeseen usage such as, but not limited to, leaks, increased occupancy, and maintenance.

Non-Potable Water. Water that is not suitable for drinking, food preparation, bathing but suitable for other uses such as landscaping i.e. graywater, cistern water.

Occupancy. The number of residents, visitors, and/or employees utilizing the space within a new development. The City of Santa Monica uses the following occupancy rates: 2.55 for single-family; 1.75 for multi-family (per unit). If using different occupancy rates, make a footnote of the source for the revised calculation.

Offset. The net increase in water use shall be offset at a 100% ratio except for single-family accessory dwelling units (ADUs) and 100% affordable housing projects where the offset shall be 50%.

Potable Water. Water of sufficient quality suitable for drinking, food preparation, bathing, etc.

Plumbing Fixtures. A receptacle or device connected to a plumbing system or discharges to a drainage system or both.

Projected Water Demand. The total amount of projected potable water demand for a proposed new development. For new construction projects, the total projected water demand will become the property's Water Use Allowance. Excessive water use over the allowance may result in increasing fines, engineering audits, and/or installation of physical flow restrictors.

New Water Demand. The total amount of water projected for the development plus the contingency water demand and less non-potable water supplies. For tenant improvement projects, the property's Water Use Allowance will be adjusted to equal the total new water demand. Excessive water use over the allowance may result in increasing fines, engineering audits, and/or installation of physical flow restrictors.

Submit calculations to savewater@smgov.net. Allow up to 5 business days for a response. For assistance, please email savewater@smgov.net.

Resources:

The following resources may be helpful for calculating new water demand.

City of Santa Monica Landscape and Irrigation Requirements

https://www.smgov.net/Departments/OSE/Categories/Landscape/Landscape_Requirements.aspx

Energy Star Certified Commercial Equipment Calculator

<https://www.energystar.gov/>

Fixture Flow Rates & Plumbing Requirements

California Plumbing Code 2016

<http://epubs.iapmo.org/2016/CPC/mobile/index.html#p=1>

HVAC- Cooling Tower

<http://www.ashraeqatar.org/wp/?p=7>

IAPMO – Water Demand Calculations

<http://www.iapmo.org/we-stand/>

NAICS

<https://www.naics.com/search/>

Nonpotable Water

https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/Lawbook.html

https://www.smgov.net/Departments/OSE/Categories/Urban_Runoff/Rainwater_Harvesting.aspx

Occupancy Rates

California Fire Code 2016 -

<http://aptosfire.com/LinkClick.aspx?fileticket=uYCsRfKLeY%3D&tabid=94&mid=870>