










Water Neutrality Ordinance Compliance Requirements 01/23/19

- Modifications to the Water Neutrality Ordinance become effective January 18, 2019 and will apply to all building permits that have not received approval by November 27, 2018 (no permits are “grandfathered”)
- Use this document to understand how Water Neutrality applies to your specific project.
- Use the links to the Water Neutrality Calculators to move forward with your permitting process.
- A PDF of the completed calculator must be uploaded into your project’s Supporting Documents folder in EPR/ePlans.
- To request the 5-year historical use for a new construction project, please contact savewater@smgov.net

	Single-family 	Multi-family 	Commercial 
 New Construction	All new homes	All new multi-family projects	All new commercial projects including mixed-use
Baseline Water Use Only required for New Construction Projects	5-year historical use	5-year historical use	5-year historical use
Projected Water Use	Add up indoor and outdoor water uses	Add up indoor and outdoor water uses	Add up indoor and outdoor water uses
Offsets	Required if the projected use is higher than the property’s Water Conservation Threshold Home offset = 100% Accessory Dwelling Unit offset = 50%	Required if projected use is higher than baseline Affordable Housing offset = 50% All others offset = 100%	Required if projected use is higher than baseline Affordable Housing offset = 50% All others offset = 100%
Water Use Calculator	Use the Calculator for Single-family Homes	For major development: 15 or more housing units, you may submit your own calculations using City criteria or use the Calculator for Multi-family Developments	For major development: 15 or more housing units or an addition of 7,500 s.f. or more, you may submit your own calculations using City criteria or use the Calculator for Commercial Developments or the Calculator for Mixed-use Developments

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	Single-Family	Multi-Family	Commercial
 Remodels/Tenant Improvements	Adding additional plumbing fixtures to an existing structure and all new accessory dwelling units (ADU)	Adding additional plumbing fixtures	Adding additional plumbing fixtures
Projected Water Use	Add up the water use for additional fixtures, e.g. the toilet and faucet when adding a half bath	Add up the water use for additional fixtures, e.g. the addition of new units with plumbing fixtures	Add up the water use for additional fixtures, e.g. a restaurant moved into what was a retail store.
Offsets	Required if the total water use for the property (existing + project's projected use) is more than the Water Conservation Threshold Offset ratio is 100% of net increase and 50% of an ADU's projected water use	100% of net increase in projected water use for the remodel/tenant improvement space Affordable Housing offset = 50%	100% of net increase in projected water use for the remodel/tenant improvement space Affordable Housing offset = 50%
Water Use Calculator	Use the Calculator for Single-family Homes	For major development: 15 or more housing units, you may submit your own calculations using City criteria or use the Calculator for Multi-family Developments	For major development: 15 or more housing units or an addition of 7,500 s.f. or more, you may submit your own calculations using City criteria or use the Calculator for Commercial Developments or the Calculator for Mixed-use Developments
 Pools/Spas/Ponds Water Features	New, enlarged, or relocated	New, enlarged, or relocated	New, enlarged, or relocated
Projected Water Use	Add up water used to fill and refill the water feature (every ten years) along with the evaporative water loss (annual averages)	Add up water used to fill and refill the water feature (every ten years) along with the evaporative water loss (annual averages)	Add up water used to fill and refill the water feature (every ten years) along with the evaporative water loss (annual averages)
Offsets	100% of net increase	100% of net increase	100% of net increase
Water Use Calculator	Use the Water Feature Calculator	Use the Water Feature Calculator	Use the Water Feature Calculator
 Landscaping	New, enlarged, or relocated irrigation system	New, enlarged, or relocated irrigation system	New, enlarged, or relocated irrigation system
Projected Water Use	Add up all water used by the new, enlarged or relocated irrigation system	Add up all water used by the new, enlarged or relocated irrigation system	Add up all water used by the new, enlarged or relocated irrigation system
Offsets	100% of net increase	100% of net increase	100% of net increase
Water Use Calculator	Use the Calculator for Single-family Homes	Use the Calculator for Multi-family Developments	Use the Calculator for Commercial Developments