

DISTRICT RULE 24-C

EXHIBIT 3-A

- e. any right or entitlement to water use at the original (pre-transfer) location shall be terminated and shall extinguish to the extent of the water use credit transferred.

C. RESIDENTIAL EXPANSIONS


1. Determination of Fixture Unit Component for Each Dwelling Unit

- a. Each expansion/extension permit application for residential use will be assessed a connection charge and water shall be debited from the applicable jurisdiction's water allocation for each added fixture unit in accord with Table 1 below. This table shall be revised periodically and approved by ordinance. The applicant shall provide complete and final construction plans to the District for evaluation of the fixture unit component of any new construction, remodel or addition that involves water fixtures. The General Manager or his/her designee shall review the project and determine the fixture units count to be used in the formula set forth in this rule. Fixtures which deviate from those categories listed on Table No. 1 shall be characterized by the General Manager as "other", and assigned a fixture unit value which has a positive correlation to the anticipated water use facilitated by that fixture.

Amended by Ordinance No. 111 (1/29/2004)

- b. Portable water fixtures fountains, ponds, hot tub/spas, drinking fountains, pot fillers, darkroom sinks, outdoor showers, outdoor sinks, pet/livestock wash racks and water troughs, and multiple utility sinks (more than one per site) shall be exempt from the connection charge and shall have no fixture unit value. The General Manager may waive the limitations set by this paragraph upon credible evidence that the fixtures had been legally installed. The General Manager's determination shall be subject to appeal pursuant to Rule 70.

Amended by Ordinance No. 111 (1/29/2004)



c. Special Fixture Unit Accounting.

1. Special fixture unit accounting shall apply to any expansion application that proposes to add a second bathroom to an existing Single-Family Dwelling Unit on a Single-Family Residential Site that, prior to the application, has only one bathroom.
2. This accounting protocol shall be limited, and shall apply only to the following water appliances if these are installed in a new second bathroom as an expansion of an existing Single Family Dwelling Unit: (a) a single water closet, and (b) a single standard tub, or single shower stall, or a single standard tub-shower combination, and (c) one or two wash basins. This special

fixture unit accounting shall further apply on a pro rata basis to any expansion application that proposes to add one or more of the referenced water appliances to an existing second bathroom that lacks that same appliance within an existing Single-Family Residential Site that, prior to the application, has less than two full bathrooms.

3. The special fixture unit accounting referenced above shall not apply to any Multi-Family Dwelling or Multi-Family Residential Site.
4. This special fixture unit accounting shall apply only to a Single-Family Dwelling Unit on a Single-Family Residential Site that had a final building permit as of May 16, 2001.
5. A valid Water Use Credit for the permanent abandonment of a one bathroom Single-Family Dwelling Unit on a Single-Family Residential Site issued prior to May 16, 2001 shall be regarded as an existing Dwelling Unit and shall allow the reconstruction of Single-Family Dwelling Unit with the addition of the water fixtures allowed by this provision.
6. Water fixtures installed pursuant to this provision must be installed within the existing Dwelling Unit.
7. Under this second bathroom Special Fixture Unit Accounting protocol, the General Manager shall not debit the municipal allocation for the installation of select water fixtures in the second bathroom addition or remodel.
8. Connection charges shall nonetheless be collected for the addition of these fixture units to the second bathroom addition.
9. No on-site, off-site or transfer of credit shall be granted for removal or retrofit of any fixture added pursuant to this second bathroom accounting protocol.
10. Use of the special fixture unit accounting protocol is voluntary. Any property installing a second bathroom pursuant to this provision shall be limited to two bathrooms unless the second bathroom is permitted by debit to a jurisdiction's water allocation.
11. The provisions of this special fixture unit accounting protocol shall take precedence and supersede any contrary provision of the Water Management District Rules and Regulations.