



# Consider First Reading of Ordinance No. 178

October 16, 2017



# Summary

## Ordinance No. 178

- Details can be found in staff report and findings
- Allows sub-metering of Accessory Dwelling Units
- Adds water efficiency standards for apartments and Common Interest Developments
  - Water users previously unaffected by MPWMD's conservation requirements
- Amends definitions
- Reviewed by the Water Demand Committee

# Rule 23

## Water Meters for Accessory Dwelling Units

- Allows permanent sub-metering of one ADU on a site
- ADUs would otherwise be required to have Cal-Am meter when the CDO moratorium is lifted
- Jurisdiction must confirm no potential ADU could be located on a separate Site through subdivision or transfer of ownership
- Requested by Technical Advisory Committee

# Rule 142

## Apartment Water Efficiency Standards

- Senate Bill 407 (Padilla) requires owners of older apartments to install water efficient fixtures by January 1, 2019.
- MPWMD rule applies to developments of 4 or more units
  - Many have not sold in decades
  - Over 11,000 apartments locally
- Require water efficient toilets, showerheads, faucets
  - Exception for pre-2014 1.6 gallon-per-flush toilets
- Incentive to use the Rebate Program until 1/2019
- Water savings of 60 percent or more of the pre-retrofit water use expected

# Rule 142

## New Common Area Water Efficiency Standards

- Requires water efficient toilets, showerheads, faucets
  - In pool changing rooms, party/meeting rooms, offices, etc.
- Water efficient irrigation controllers and pressure regulation
- High Efficiency Clothes Washers in common laundry rooms
- Includes Common Interest Developments (CID)
  - Area around separate interest condos/co-ops
  - Older CID have not been subject to MPWMD requirements (Rule 142)

# Rule 142

## Outreach Plan

- Communicate rules, Rebate Program, and certification process to apartment/HOAs
  - Direct mail
  - Ads
  - Website
  - Workshops
- Begin after adoption and periodically until 2019

# Rule 11

## Amendments to Definitions

- New definition: *Accessory Dwelling Unit (ADU)*
- Amended: Common Interest Developments; Common Laundry Room; High Efficiency Toilet
- Recommended edit to “High Efficiency Toilet” (not in draft ordinance for first reading):

HIGH EFFICIENCY TOILET (HET) – “High Efficiency Toilet” or “HET” shall mean a toilet ***designed with*** ~~that has a maximum~~ an effective flush volume of ~~20 percent below a 1.6 gallons per flush maximum or less, equating to a maximum of 1.28~~ gallons per flush ***and that is labeled by the U.S. Environmental Protection Agency’s WaterSense program.*** (Note: The HET category includes dual-flush fixtures, which have been determined to meet the volume requirement by defining the effective flush volume as the average volume achieved with one full flush and two reduced flushes.)

# Recommendation

- Staff recommends the Board approve the first reading of Ordinance No. 178 with the proposed amendment to the definition of High Efficiency Toilet



Staff reports, ordinances and presentation materials can be found on the District's website at:

[www.mpwmd.net](http://www.mpwmd.net)

PowerPoint presentations will be posted on the website the day after the meeting