



## Bernalillo County

### NEW COMMERCIAL WATER CONSERVATION REQUIREMENTS

Effective October 1, 2010

The Bernalillo County Commission adopted revisions to the Water Conservation Ordinance on May 25, 2010 which become effective October 1, 2010. The ordinance now requires that all new construction in the unincorporated area of Bernalillo County meet the following specifications:

#### **For New Commercial, Institutional and Multifamily greater than 8 Units (Large Multi Family) Construction**

- Building permit applications for all new commercial, large multifamily and institutional development shall include a fully and properly completed **commercial indoor water conservation measures worksheet** certifying that:
  - Indoor water use will be reduced by at least **20%** using plumbing fixture more efficient than those required by the 2006 Uniform Plumbing Code: and
  - All of the measures selected on the worksheet shall be incorporated into the design and construction of the new building.
- Additionally, all new Commercial, Institutional and Large Multifamily development *greater than one acre* shall submit a water conservation plan for outdoor use. The water conservation plan shall include at least three of the following seven water conservation measures, with at least one selected from the first three options. After January, 1<sup>st</sup> 2016, four of the following seven options shall be completed.
  1. 35% of Landscape Area shall be Precipitation Only Plants (zoned separately)
  2. Water Harvesting shall occur on 35% of the Landscape Area.
  3. Utility provided non-potable water source shall be used for all irrigation.
  4. A Smart Irrigation Controller shall be used.
  5. A Soil Amendment Program shall be included.
  6. Non-Potable Water shall be stored for irrigation (cistern for rainwater or graywater)
  7. An Exterior Management Plan shall be developed.
- All New Commercial, Institutional, and Large Multifamily development less than one acre shall follow the options for larger commercial above or shall have all low-water use plants, have no spray irrigation and use a Smart Irrigation Controller.

All new large multifamily residential development with more than eight units shall have separate meters or sub-metering for water service to all dwelling units.

- All non-residential remodels and additions shall use EPA water sense labeled fixtures for any new plumbing fixture installed. Any remodel which would affect more than 50% of the existing plumbing fixtures or increase the floor area of the existing building by more than 50% of the existing square footage shall use EPA water sense labeled plumbing fixtures for all new fixtures installed and shall replace any existing fixtures using EPA Watersense labeled fixtures.

#### **Restrictions on Landscape Planting**

- Commercial development is limited to 10% high water use plants in the landscape area.

For more information call Carlos Bustos at (505) 224-2158.