



Bernalillo County

NEW COMMERCIAL WATER CONSERVATION REQUIREMENTS

Effective October 1st 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

- All New Commercial, Institutional and Large Multifamily development must reduce their indoor water use by 20% by using plumbing fixture more efficient than those required by the 2006 Uniform Plumbing Code.
- 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, 1st 2016, four of the following seven options shall be completed.
 1. 25% of Landscape Area shall be Precipitation Only Plants.
 2. Water Harvesting shall occur on 25% 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 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 visit www.berncogov.com/water or call Dan McGregor 848-1500.

Appendix J. Bernalillo County Protocol Document/Summary of Ordinance Requirements

Compliance with the Bernalillo County Water Conservation Ordinance

Summary of Ordinance Requirements by Type of Development

Bernalillo County began implementing a new Water Conservation Ordinance (the ordinance) on October 1, 2010. In addition to outdoor watering and water waste restrictions that apply to everyone, the ordinance specifies conservation measures that must be incorporated into new construction, remodels and additions in the County. Water conservation measures include both interior fixtures and exterior site features. Checklists for Commercial/Large Multi-Family and Single Family and Small Multi-Family Development list required water conservation measures and options available to each type of development for meeting the ordinance requirements. Exemptions are allowed for specific situations and must be requested in an application to Bernalillo County.

Single Family and Small Multi-Family (2-7 dwelling units) Development can meet the ordinance requirements in one of three ways:

1. Completion of a Bernalillo County Water Conservation Worksheet. Printed copies of the Water Conservation Worksheet are available online and at the Zoning, Building and Planning Department, 111 Union Square SE, Suite 100. The Worksheet may be filled out on line at www.berncogov.com/water. For assistance, contact the Bernalillo County Public Works Department at 505-848-1500.
2. Build Green New Mexico Bronze Certification, www.buildgreennm.com.
3. Installation of EPA WaterSense Fixtures, www.epa.gov/WaterSense

In addition, the development must comply with the planting restrictions of the ordinance.

Final review for compliance with the ordinance will occur prior to Certificate of Occupancy. A pre-application meeting with Public Works staff is available prior to submitting plans for review, if desired. The applicant must verify compliance through inspection and approval by designated staff. Call 505-848-1500 to schedule an inspection by the Public Works Department as soon as all fixtures are installed. If the Build Green New Mexico Bronze Certification is the selected alternative, the final certification must be provided with your building permit application, with an independent verifier's name and address.

Commercial and Large Multi-Family Development can meet the ordinance requirements through a combination of indoor and outdoor measures. Indoor measures are noted on a Commercial Indoor Water Conservation Measures Worksheet. Outdoor water conservation measures are noted in a Commercial Outdoor Water Conservation Plan and Site Plan. Applicants may choose from among seven options to meet the ordinance requirements. In addition, all new development must comply with the planting restrictions of the ordinance.

The Commercial Indoor Water Conservation Measures Worksheet and the Commercial Outdoor Conservation Measures Worksheet may be filled out on line at www.berncogov.com/water. For assistance, contact the Bernalillo County Public Works Department at 505-848-1500.

You should thoroughly review the Bernalillo County Water Conservation Ordinance before starting development plans. The ordinance is available on the County Public Works Department web site: www.berncogov.com/upload/images/public_works/water/waterconservord.pdf

Final review for compliance with the ordinance will occur when you apply for a building permit. However, to ensure that projects consider ordinance requirements from early planning stages, information about the water conservation features of your project should be provided at each level of plan review at the County. Generally, items to be reviewed are as summarized below. A pre-application meeting with Public Works staff is recommended prior to submitting plans for review, as early in the design process as possible.

Requirements by Application Type

Master Plan

Master Plan requirements will be discussed on a case by case basis.

Special Use Permit and Planned Development Area

A fully and properly completed Commercial Outdoor Water Conservation Plan and Site Plan will be required for a building permit. However, early discussions with staff are recommended to ensure that the development is designed from inception to comply with the ordinance. The following Special Use Permit submittals will be reviewed for compliance with the ordinance.

- Conceptual grading and drainage plan – will be reviewed for approach to water harvesting and use of water to irrigate landscape.
- Landscape and buffer landscaping plan – must indicate how proposed landscaping will comply with the water conservation plan criteria proposed for the development.
- Statement of responsibility for maintenance, addressing requirements of an Exterior Management Plan, if applicable.

Subdivision, Residential

A fully and properly completed Water Conservation Measures Worksheet, Build Green NM Bronze Certification form, or proof of EPA WaterSense fixtures will be required for a residential building permit. However, early discussions with staff are recommended to ensure that the subdivision is designed to take into account ordinance requirements for outdoor water conservation. The following submittal requirements will be reviewed for compliance with the ordinance.

1. Water supply information should describe how the water conservation alternatives in the Ordinance will be incorporated into the subdivision design to ensure an adequate water supply as required by the Bernalillo County Subdivision Ordinance.
2. Required plans and reports relating to grading, erosion control, and drainage must provide general indication of intent for water harvesting on individual lots, which will be reviewed at building permit.
3. If the subdivision includes common open space and/or park areas, the terrain management plan (drainage report) must indicate how the landscaping and water harvesting alternatives in the ordinance will be employed to reduce water use and also indicate maintenance responsibility for the common open space and/or park areas.
4. If applicable, the Statement of Restrictions of Record in the draft disclosure statement must include a statement making purchasers aware of Bernalillo County water conservation requirements and any commitments made as a condition of subdivision approval.

Subdivision, Non-Residential

A fully and properly completed Commercial Outdoor Water Conservation Plan and Site Plan will be required for a building permit. However, early discussions with staff are recommended to ensure that the subdivision is designed to take into account ordinance requirements. The following submittal requirements will be reviewed for compliance with the ordinance.

- Water supply information should describe how the water conservation alternatives in the Ordinance will be incorporated into the subdivision design to ensure an adequate water supply as required by the Bernalillo County Subdivision Ordinance.
- Terrain management plan (drainage report) must provide general indication of intent for water harvesting on individual lots, which will be reviewed at building permit.
- If the subdivision includes common open space and/or park areas, the terrain management plan (drainage report) must indicate how the landscaping and water harvesting alternatives in the ordinance will be employed to reduce water use and indicate maintenance responsibility for the common open space and/or park areas.
- If applicable, the Statement of Restrictions of Record in the draft disclosure statement must include a statement making purchasers aware of Bernalillo County water conservation requirements and any commitments made as a condition of subdivision approval.

Building Permit, Residential

A single family or small multi-family building permit application must include one of the following:

1. Completion of a Bernalillo County Water Conservation Worksheet may be filled out on line at www.bernco.gov/water. For assistance, contact the Bernalillo County Public Works Department at 505-848-1500.
2. Build Green New Mexico Bronze Certification, www.buildgreennm.com.
3. Installation of EPA WaterSense Fixtures, www.epa.gov/WaterSense

Before obtaining a Certificate of Occupancy, the developer/builder/homeowner must verify compliance by inspection and approval by designated staff. If the Build Green New Mexico Bronze Certification is the selected alternative, the certification must be provided, with an independent verifier's name and address.

Building Permit, Non-Residential

A commercial or large multi-family building permit application must include a fully and properly completed Commercial Indoor Water Conservation Measures Worksheet. The worksheet may be filled out on line at www.bernco.gov/water. For assistance, contact the Bernalillo County Public Works Department at 505-848-1500.

For outdoor use, the building permit application must include a fully and properly completed Commercial Outdoor Water Conservation Plan and Site Plan that includes the outdoor water conservation measures identified on the grading and drainage and landscaping plans. A checklist of alternatives is attached.

1. Grading and drainage plan must indicate any water harvesting on site and how the grading and drainage plan will direct water to landscape areas
2. Landscape plan, if required, must identify the measures to be used, including area calculations, planting materials, water supply and irrigation information as identified in the Commercial Outdoor Water Conservation Plan.

The following table indicates the required elements at each submittal that must address compliance with the ordinance.

Type of Submittal	Required Element					
	Grading, drainage, erosion control and stormwater pollution prevention	Landscape and buffer landscape plan	Landscape Plan	Irrigation Plan	Site Plan	Commercial Outdoor Water Conservation Plan
Master Plan						
Special Use Permit/Planned Development Area	As required by the County Storm Water Ordinance	X	May be required	May be required	X	
Subdivision	As required by the County Storm Water Ordinance					
Commercial and Large Multi-Family Building Permit	As required by the County Storm Water Ordinance		May be required	X	X	X
Single Family and Small Multi-Family Building Permit	As required by the County Storm Water Ordinance		Plant list and landscape and irrigation concept			