

1 STATE OF GEORGIA
2 CITY OF HAPEVILLE

3
4 ORDINANCE NO. 2024-17

5
6 AN ORDINANCE TO AMEND CHAPTER 5 (“BUILDING; CONSTRUCTION
7 AND RELATED MATTERS”), ARTICLE 7 (“PLUMBING CODE”) SECTION 5-
8 157 THROUGH SECTION 5-158 (“STANDARDS FOR PLUMBING FIXTURES”)
9 OF THE CODE OF ORDINANCES OF THE CITY OF HAPEVILLE, GEORGIA
10 TO ADOPT CHANGES IN THE METRO WATER DISTRICT WATER
11 EFFICIENCY CODE REQUIREMENTS; TO PROVIDE FOR SEVERABILITY;
12 TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE
13 DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

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15 WHEREAS, the Mayor and Council shall have full power and authority to provide
16 for the execution of all powers, functions, rights, privileges, duties and immunities
17 of the city, its officers, agencies, or employees granted by the City of Hapeville’s
18 Charter or by state law; and,

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20 WHEREAS, the municipal government of the City of Hapeville (hereinafter
21 “City”) and all powers of the City shall be vested in the Mayor and Council. The Mayor
22 and Council shall be the legislative body of the City; and,

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24 WHEREAS, existing ordinances, resolutions, rules and regulations of the City and
25 its agencies now lawfully in effect not inconsistent with the provisions of the City’s
26 charter shall remain effective until they have been repealed, modified or amended;
27 and,

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29 WHEREAS, amendments to any of the provisions of the City’s Code may be made
30 by amending such provisions by specific reference to the section number of the City’s
31 Code; and,

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33 WHEREAS, every official act of the Mayor and Council which is to become law
34 shall be by ordinance; and,

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36 WHEREAS, the governing authority of the City finds it desirable to impose
37 regulations to comply and adopt water efficiency code requirements that incorporates
38 changes to the Georgia Minimum Standard Plumbing Code.

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40 BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL
41 OF THE CITY OF HAPEVILLE, GEORGIA THAT:

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43 Section One. Section 157 (Definitions) in Chapter 5 (Buildings; Construction and
44 Related Matters), Article 7 (Plumbing Code) of the City Code of Ordinances is hereby
45 amended to replace the current section to read as following:
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For the purpose of this Ordinance [sections 5-156 through 5-159.4], the following terms shall have the meanings ascribed to them:

COMMERCIAL BUILDING means any type of building other than residential.

CONSTRUCTION means the erection of a new building or the alteration of an existing building in connection with its repair or renovation or in connection with making an addition to an existing building and shall include the replacement of a malfunctioning, unserviceable, or obsolete faucet, shower head, toilet, or urinal in an existing building.

KITCHEN FAUCET OR KITCHEN FAUCET REPLACEMENT AERATOR means a kitchen faucet or kitchen faucet replacement aerator that allows a flow of no more than 1.8 gallons of water per minute at a pressure of 60 pounds per square inch and conforms to the applicable requirements in ASME A112.18.1/CSA B125.1.

LANDSCAPE IRRIGATION

Flow sensor means an inline device in a landscape irrigation system that produces a repeatable signal proportional to flow rate.

Lawn or Landscape Irrigation system means an assembly of component parts that is permanently installed for the controlled distribution of water to irrigate landscapes such as ground cover, trees, shrubs, and other plants. Lawn and Landscape Irrigation System refer to the same system.

Master shut-off valve means an automatic valve such as a gate valve, ball valve, or butterfly valve) installed as part of the landscape irrigation system capable of being automatically closed by the WaterSense controller. When this valve is closed water will not be supplied to the landscape irrigation system.

Pressure regulating device means a device designed to maintain pressure within the landscape irrigation system at the manufacturer's recommended operating pressure and that protects against sudden spikes or drops from the water source.

Rain sensor shut-off means an electric device that detects and measures rainfall amounts and overrides the cycle of a landscape irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

WaterSense irrigation controller means a weather-based or soil moisture-based irrigation controller labeled under the U.S. Environmental Protection Agency's WaterSense program, which includes standalone controllers, add-on devices, and plug-in devices that use current weather data as a basis for scheduling irrigation.

WaterSense spray sprinkler bodies means a sprinkler body with integral pressure regulation, generating optimal water spray and coverage labeled under the U.S. Environmental Protection Agency's WaterSense program.

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LAVATORY FAUCET OR LAVATORY FAUCET REPLACEMENT AERATOR means a lavatory faucet or lavatory faucet replacement aerator that allows a flow of no more than 1.2 gallons per minute at a pressure of 60 pounds per square inch and is listed to the WaterSense High Efficiency Lavatory Faucet Specification.

PLUMBING FIXTURE means any toilet, urinal, shower head, bathroom, lavatory or kitchen faucet, and replacement aerators.

RESIDENTIAL BUILDING means any building or unit of a building intended for occupancy as a dwelling unit, but does not include a hotel or motel.

SHOWER HEAD means a shower head that allows a flow of no more than the average of 2.0 gallons of water per minute at 80 pounds per square inch of pressure, is listed in the WaterSense Specification for Showerheads, and meets the US Department Definition of Energy definition of showerhead.

TOLIET shall mean any fixture consisting of a water flushed bowl with a seat, used for the disposal of human waste.

URINAL means any fixture consisting of a water flushed bowl but not provided with a seat, used for the disposal of human waste.

Section Two. Section 158 (Standards for Plumbing Fixtures) in Chapter 5 (Buildings; Construction and Related Matters), Article 7 (Plumbing Code) of the City Code of Ordinances is hereby amended to replace the current section to read as following:

- (a) No plumbing fixture shall be installed within the City which:
 - (1) Employs a gravity tank type, flush-a-meter valve, or flush-a-meter tank toilet that uses more than the average of 1.28 gallons of water per flush;
 - (2) Employs a shower head that allows a flow of more than 2.0 gallons of water per minute at 80 pounds per square inch of pressure;
 - (3) Employs a urinal that uses more than 0.5 gallons of water per flush;
 - (4) Employs a lavatory faucet or lavatory replacement aerator, that allows a flow of more than 1.2 gallons of water per minute; or
 - (5) Employs a kitchen faucet or kitchen replacement aerator that allows a flow of more than 1.8 gallons;
 - (6) Employs a public lavatory faucet that uses more than 0.25 gallons of water per metering cycle;
 - (7) Employs any public lavatory, which is unmetered, that uses more than 0.5 gallons per minute at 60 per square inch of pressure.

All plumbing fixtures shall be consistent with the general approach taken in Georgia, these Maximum Flow and Water Consumption requirements and related definitions in Section 604.4 of the Georgia plumbing code shall apply to all plumbing systems, including those in one- and two-family dwellings. The maximum water consumption

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flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4 below:

TABLE 604.4
MAXIMUM FLOW RATES AND CONSUMPTION FOR
PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
Lavatory faucet and replacement aerators, private	WaterSense Labeled & 1.2 gpm at 60 psi ^f
Lavatory faucet, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Showerhead ^a	WaterSense Labeled & 2.0 gpm at 80 psi ^f
Kitchen faucet and replacement aerators	1.8 gpm at 60 psi ^{f, g}
Urinal	0.5 gallon per flushing cycle ^f
Water closet	1.28 gallons per flushing cycle ^{c, d, e, f}

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(b) Exceptions to the Maximum Flow Requirements:

1. Blowout design water closets having a water consumption not greater than 3¹/₂ gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4¹/₂ gallons (17 L) per flushing cycle.
4. Laundry tray sinks and service sinks.
5. Emergency showers and eye wash stations.

(c) For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m,

1 pound per square inch = 6.895 kPa.

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(d) Technical Requirements

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1. A hand-held shower spray is a shower head. As point of clarification, multiple shower heads may be installed in a single shower enclosure so long as each shower head individually meets the maximum flow rate, the WaterSense requirements, and the US Department of Energy definition of showerhead. However, multiple shower heads are not recommended for water efficiency purposes.

2. Consumption tolerances shall be determined from referenced standards.

3. For flushometer valves and flushometer tanks, the average flush volume shall not exceed 1.28 gallons.

4. For single flush water closets, including gravity, pressure assisted and electro-hydraulic tank types, the average flush volume shall not exceed 1.28 gallons.

5. For dual flush water closets, the average flush volume of two reduced flushes and one full flush shall not exceed 1.28 gallons.

6. See 2014 GA Amendment to Section 301.1.2 'Waiver from requirements of high efficiency plumbing fixtures'.

7. Kitchen faucets are permitted to temporarily increase the flow above the maximum rate, but not to exceed 2.2 gpm (8.3 L/m) at 60 psi (414 kPa) and must revert to a maximum flow rate of 1.8 gpm (6.8 L/m) at 60 psi (414 kPa) upon valve closure.

8. Clothes Washers. Residential clothes washers shall be in accordance with the Energy Star program requirements.

9. Cooling Tower Water Efficiency.

a. Once-Through Cooling. Once-through cooling using potable water is prohibited.

b. Cooling Towers and Evaporative Coolers. Cooling towers and evaporative coolers shall be equipped with makeup water and blow down meters, conductivity controllers and overflow alarms. Cooling towers shall be equipped with efficiency drift eliminators that achieve drift reduction to 0.002 percent of the circulated water volume for counterflow towers and 0.005 percent for crossflow towers.

c. Cooling Tower Makeup Water. Water used for air conditioning, cooling towers shall not be discharged where the hardness of the basin water is less than 1500 mg/L. **Exception:** Where any of the following conditions of the basin water are present: total suspended solids exceed 25 ppm, CaCO₃ exceeds 600 ppm, chlorides exceed 250 ppm, sulfates exceed 250 ppm, or silica exceeds 150 ppm.

10. Landscape Irrigation System Efficiency Requirements. The requirements in Section 604.4.3 apply to all new landscape irrigation systems connected to the public water system except those (a) used for agricultural operations as defined in the Official Code of Georgia Section 1-3-3, (b) used for golf courses, and (c) dependent upon a nonpublic water source.

214 Nothing in this Code or this Section 604.4.3 is intended to require that landscape irrigation
215 systems must be installed at all premises. The landscape irrigation efficiency requirements
216 in this Section 604.4.3 apply only when someone voluntarily chooses or is otherwise
217 required by some requirement beyond this Code, to install a landscape irrigation system on
218 premises.

219 (a) Avoiding Water Waste Through Design. All new landscape irrigation systems
220 shall adhere to the following design standards:
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- 222 1. Pop-up type sprinkler heads shall pop-up to a height above vegetation
223 level of not less than four (4) inches above the soil level when emitting
224 water.
- 225 2. Pop-up spray heads or rotary sprinkler heads must direct flow away from
226 any adjacent surfaces and must not be installed closer than four inches from
227 impervious surfaces.
- 228 3. Areas less than ten (10) feet in width in any direction shall be irrigated
229 with subsurface irrigation or by other means that produces no overspray or
230 runoff.
- 231 4. Narrow or irregular shaped landscaped areas, less than four (4) feet in any
232 direction across opposing boundaries shall not be irrigated by any irrigation
233 emission device except sub-surface or low flow emitters with flow rates not
234 to exceed 6.3 gallons per hour.

235 (b) Landscape Irrigation System Required Components. All new landscape
236 irrigation systems shall include the following components:

- 237 1. A rain sensor shut-off installed in an area that is unobstructed by trees, roof
238 over hangs, or anything else that might block rain from triggering the rain
239 sensor shutoff.
- 240 2. A master shut-off valve for each controller installed as close as possible to
241 the point of connection of the water but downstream of the backflow
242 prevention assembly.
- 243 3. Pressure-regulating devices such as valve pressure regulators, sprinkler head
244 pressure regulators, inline pressure regulators, WaterSense spray sprinkler
245 bodies, or other devices shall be installed as needed to achieve the
246 manufacturer's recommended pressure range at the emission devices for
247 optimal performance.
- 248 4. Except for landscape irrigation systems serving a single-family home, all
249 other systems must also include:
 - 250 (a) a WaterSense irrigation controller; and
 - 251 (b) at least one flow sensor, which must be installed at or near the supply
252 point of the landscape irrigation system and shall interface with the control
253 system, that when connected to the WaterSense controller will detect and
254 report high flow conditions to such controller and automatically shut
255 master valves. The flow sensor serves to aid in detecting leaks or abnormal
256 flow conditions by suspending irrigation. High flow conditions should be
257 consistent with manufacturers' recommendations and specifications.

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259 11. Connections to water supply. Reclaimed water provided from a reclaimed wastewater
260 treatment system permitted by the Environmental Protection Division may be used to supply
261 water closets, urinals, trap primers for floor drains and floor sinks, water features and other

262 uses approved by the Authority Having Jurisdiction, in motels, hotels, apartment and
263 condominium buildings, and commercial, industrial, and institutional buildings, where the
264 individual guest or occupant does not have access to plumbing. Also, other systems that may
265 use a lesser quality of water than potable water such as water chillers, carwashes or an
266 industrial process may be supplied with reclaimed water provided from a reclaimed
267 wastewater treatment facility permitted by the Environmental Protection Division. The use of
268 reclaimed water sourced from any new private reclaimed wastewater treatment system for
269 outdoor irrigation shall be limited to golf courses and agriculture operations as defined in the
270 Official Code of Georgia Section 1-3-3, and such reclaimed water shall not be approved for
271 use for irrigating any other outdoor landscape such as ground cover, tree, shrubs, or other
272 plants. These limitations do not apply to reclaimed water sourced from existing private
273 reclaimed water systems or from existing or new, governmentally-owned reclaimed
274 wastewater treatment systems.

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276 Because of the variable conditions encountered in hydraulic design, it is impractical
277 to specify definite and detailed rules for sizing of the water piping system. Accordingly,
278 other sizing or design methods conforming to good engineering practice standards are
279 acceptable alternatives to those presented herein. Without limiting the foregoing, such
280 acceptable design methods may include for multi-family buildings the Peak Water Demand
281 Calculator from the IAPMO/ANSI 2020 Water Efficiency and Sanitation Standard for the
282 Built Environment, which accounts for the demands of water-conserving plumbing
283 fixtures, fixture fittings, and appliances. If future versions of the Peak Water Demand
284 Calculator including other building types, such as commercial, such updated version shall
285 be an acceptable design method.

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287 **Section Three. Codification.** This Ordinance shall be codified in a manner consistent
288 with the laws of the State of Georgia and the City.

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290 **Section Four. Severability.**

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292 (a) It is hereby declared to be the intention of the Mayor and Council that all
293 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon
294 their enactment, believed by the Mayor and Council to be fully valid, enforceable and
295 constitutional.

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297 (b) It is hereby declared to be the intention of the Mayor and Council that, to the
298 greatest extent allowed by law, each and every section, paragraph, sentence, clause or
299 phrase of this Ordinance is severable from every other section, paragraph, sentence, clause
300 or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor
301 and Council that, to the greatest extent allowed by law, no section, paragraph, sentence,
302 clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph,
303 sentence, clause or phrase of this Ordinance.

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305 (c) In the event that any phrase, clause, sentence, paragraph or section of this
306 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or
307 otherwise unenforceable by the valid judgment or decree of any court of competent
308 jurisdiction, it is the express intent of the Mayor and Council that such invalidity,
309 unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not

310 render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases,
311 clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent
312 allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the
313 Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

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315 **Section Seven. Repeal of Conflicting Ordinances.** All ordinances and parts of
316 ordinances in conflict herewith are hereby expressly repealed.

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318 **Section Eight. Effective Date.** The effective date of this Ordinance shall be the
319 date of adoption unless otherwise stated herein.

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ORDAINED this 3rd day of December, 2024.

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GEORGIA

CITY OF HAPEVILLE,

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Alan H. Hallman, Mayor

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ATTEST:

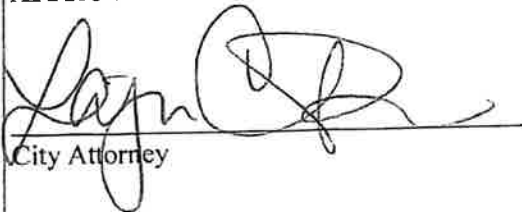


City Clerk

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APPROVED BY:

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City Attorney