September 29, 2023

Department of Community Affairs,
ATTN: Director, Office of Construction Codes and Research
60 Executive Park South, NE, Atlanta, GA 30329

Dear Director:

Earlier this year, Metro Water District held Intergovernmental Coordination Meetings across the region to discuss the requirements of the 2022 Water Resources Management Plan update. A variety of topics were highlighted including the Action Item Water Supply Water Conservation-8: Metro Water District-Water Efficiency Code Requirements (page 5-55 of the Plan). Under this Action Item, local governments must adopt and maintain the Metro Water District-Water Efficiency Code Requirements by **January 1, 2024**, without modification, as a local amendment to the Georgia State Minimum Standard Plumbing Code.

Enclosed is the proposed amendment of the City of Brookhaven. It is our understanding that DCA will respond in one of three ways; 1. Recommend adoption, 2. Provide no comment/recommendation, 3. Recommend it not be adopted.

Thank you, we look forward to your response.

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STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF BROOKHAVEN

RES 2023-09-05

RESOLUTION NO. RES 2023-09-05
A RESOLUTON OF THE BROOKHAVEN CITY COUNCIL TO FINDINGS ON PROPOSED LOCAL AMENDMENT TO PLUMBING CODE FOR WATER EFFICIENCY SUBMISSION OF PROPOSED AMENDMENT TO DCA

WHEREAS, the current minimum water efficiency requirements for buildings in the City of Brookhaven's jurisdiction is the Georgia State Minimum Standard Plumbing Code ("Georgia Plumbing Code") as approved and adopted by the Georgia Department of Community Affairs ("DCA") from time to time;

WHEREAS, the City of Brookhaven, like all local governments in the State of Georgia, is authorized under O.C.G.A. § 8-2-25(c) to adopt local requirements when needed that are more stringent than the Georgia Plumbing Code based on local climatic, geologic, topographic, or public safety factors;

WHEREAS, the long-term availability, reliability, and resiliency of water supplies is a critical need of the City of Brookhaven and water efficiency is essential to meeting this need;

WHEREAS, the "Local Amendments to Plumbing Code" shown in the redline in Attachment A are more stringent than the Georgia Plumbing Code on water efficacy because the amendments require even more efficient uses of water and provide clarifications on existing allowable practices;

WHEREAS, based on its local climatic, geologic, topographic factors included in the regional water resources plan prepared by the Metropolitan North Georgia Water Planning District ("Metro Water District"), of which the City of Brookhaven is a part, water conservation is especially important to City of Brookhaven and the Metro Water District;

WHEREAS, the City of Brookhaven has become aware that more water efficient technologies have become widely available at comparable prices and performance to the water efficient technologies currently required as the minimum in the Georgia Plumbing Code;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The governing body of the City of Brookhaven finds that, based on local climatic, geographic, topographic, and public safety factors included in the Metro Water District's plans, it is justified in adopting local water efficiency requirements more stringent that the Georgia Plumbing Code;

2. The City of Brookhaven is considering codifying these water efficiency requirements in local code as an amendment to Georgia Plumbing Code in the form of the Local Amendments to Plumbing Code shown in the redline in Attachment A; and

3. The City of Brookhaven is directing its staff to submit this resolution and the Local Amendments to Plumbing Code to DCA for review and comment within 60 days as required by O.C.G.A. § 8-2-25(c)(1).

This resolution shall be effective immediately upon its adoption.

SO BE IT RESOLVED AND EFFECTIVE, this the 26th day of September 2023.

STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF BROOKHAVEN

RES 2023-09-05

APPROVED:

John Arthur Ernst Jr., Mayor

ATTEST

Sandra Bryant, City Clerk

APPROVED AS TO FORM:

Jeremy Berry, City Attorney

AMENDMENT A

TA23-11 MARK-UP An Ord to Amend Chapter 14, Section 14-84 (d) Landscape Irrigation System Efficiency Requirements

(d) **Landscape Irrigation System Efficiency Requirements.**

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

(1) **Specific Definitions**

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

Lawn or Landscape Irrigation system. 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. 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. 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. 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. Is 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. A sprinkler body with integral pressure regulation, generating optimal water spray and coverage labeled under the U.S. Environmental Protection Agency's WaterSense program.

AMENDMENT A

TA23-11 MARK-UP An Ord to Amend Chapter 14, Section 14-84 (d) Landscape Irrigation System Efficiency Requirements

(2) **Avoiding Water Waste Through Design.** All new landscape irrigation systems shall adhere to the following design standards:

a. Pop-up type sprinkler heads shall pop-up to a height above vegetation level of not less than four (4) inches above the soil level when emitting water.

b. Pop-up spray heads or rotary sprinkler heads must direct flow away from any adjacent surfaces and must not be installed closer than four inches from impervious surfaces.

c. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or by other means that produces no overspray or runoff.

d. Narrow or irregular shaped landscaped areas, less than four (4) feet in any direction across opposing boundaries shall not be irrigated by any irrigation emission device except sub-surface or low flow emitters with flow rates not to exceed 6.3 gallons per hour.

(3) **Landscape Irrigation System Required Components.** All new landscape irrigation systems shall include the following components:

a. A rain sensor shut-off installed in an area that is unobstructed by trees, roof over hangs, or anything else that might block rain from triggering the rain sensor shutoff.

b. A master shut-off valve for each controller installed as close as possible to the point of connection of the water but downstream of the backflow prevention assembly.

c. Pressure-regulating devices such as valve pressure regulators, sprinkler head pressure regulators, inline pressure regulators, WaterSense spray sprinkler bodies, or other devices shall be installed as needed to achieve the manufacturer's recommended pressure range at the emission devices for optimal performance..

d. Except for landscape irrigation systems serving a single-family home, all other systems must also include:

(a) a WaterSense irrigation controller; and

(b) at least one flow sensor, which must be installed at or near the supply point of the landscape irrigation system and shall interface with the control system, that when connected to the WaterSense controller will detect and report high flow conditions to such controller and automatically shut master valves. The flow sensor serves to aid in detecting leaks or abnormal flow conditions by suspending irrigation. High flow conditions should be consistent with manufacturers' recommendations and specifications.

(e) The stormwater management plan shall contain the items listed in this part and be prepared under the direct supervisory control of either a registered professional engineer or a registered landscape architect licensed in the State of Georgia. Items (3), (4), (5), and (6) shall be sealed and signed by a registered Professional Engineer licensed in the State of Georgia. The overall site plan must be stamped by a design professional licensed in the State of Georgia for such purpose. (GSMM section 2.4.2.7)

(1) Natural resources inventory.

(2) Stormwater concept plan.

(3) Existing conditions hydrologic analysis.

(4) Post-development hydrologic analysis.

(5) Stormwater management system.

(6) Downstream analysis.

(7) Erosion and sedimentation control plan.

(8) BMP landscaping plan.

(9) Inspection and maintenance agreement.

(10) Evidence of acquisition of applicable local and non-local permits.

(11) Determination of infeasibility (if applicable).

(12) Construction sequencing plan.

(f) For redevelopment and to the extent existing stormwater management structures are being used to meet stormwater management standards the following must also be included in the stormwater management plan for existing stormwater management structures:

(1) As-built drawings.

(2) Hydrology reports.

(3) Current inspection of existing stormwater management structures with deficiencies noted.

(4) BMP landscaping plans.

(Ord. No. 2020-09-02 , § I(Attch.), 9-8-2020)