

**COMPARISON OF UPDATED REQUIREMENTS IN STATE (MWELO¹), REGIONAL (BAWSCA²) AND
CITY'S WATER-EFFICIENT LANDSCAPING REGULATIONS**

	2015 STATE MWELO¹	BAWSCA² REGIONAL ORDINANCE	CURRENT CITY REGULATIONS (SMC CH. 19.37)	PROPOSED AMENDMENTS TO CITY REGULATIONS
APPLICABILITY	<p>New landscapes of 500 sq. ft. or more and Rehabilitated landscapes of 2,500 sq. ft. or more</p> <p>if landscape permit, building permit or design review required</p>	<p>New landscapes of 500 sq. ft. or more and Rehabilitated landscapes of 1,000 sq. ft. or more</p> <p>if landscape permit, building permit or design review required</p>	<p>New landscapes of 1,000 sq. ft. or more (Applies to single-family and/duplex only if in connection with construction of new unit)</p> <p>Rehabilitated landscapes of 1,000 sq. ft. or more (Single-family/duplex exempt)</p>	Same as BAWSCA Keep single-family/duplex exceptions
WATER EFFICIENCY DESIGN COMPLIANCE OPTIONS	Water Budget calculations required to determine landscape design (55% ETAF ³ for residential and 45% ETAF for nonresidential)	1) Water Budget (Same as MWELO), or 2) No turf or high-water use plants and minimum 80% of plants are native, low or no water use plants	1) Water Budget (70% ETo), OR 2) Limit turf to maximum 25% of landscaped area and minimum 80% of remaining landscape is native, low or no water use plants	Same as BAWSCA
IRRIGATION EFFICIENCY	75% for overhead spray devices 81% for drip systems	Same as MWELO	70% efficiency	Same as MWELO
GRAYWATER INCENTIVE	Landscapes under 2,500 sq. ft. and irrigated entirely with graywater or rainwater captured on site are subject only to irrigation efficiency/design requirements	Same as MWELO	None	Same as MWELO

	2015 STATE MWELO¹	BAWSCA² REGIONAL ORDINANCE	CURRENT CITY REGULATIONS (SMC CH. 19.37)	PROPOSED AMENDMENTS TO CITY REGULATIONS
LANDSCAPE WATER METERS	Required for residential landscapes over 5,000 sq. ft. and nonresidential landscapes over 1,000 sq. ft.	Sam as MWELO	None in SMC Ch. 19.37 City's Potable Water Systems Design and Construction Guidelines require dedicated meters for any commonly owned or common share areas and nonresidential landscapes of 1,000 sq. ft. or more	No Change
SPRAY HEADS (SPRINKLERS)	Prohibited in areas less than 10 ft. wide Devices must meet a specific national standard	Same as MWELO	Prohibited in areas less than 8 ft. wide	Same as MWELO
ADDITIONAL IRRIGATION SYSTEM COMPONENTS	Master shut-off valves, flow sensors and pressure regulators required	Same as MWELO	None	Same as MWELO
IRRIGATION SYSTEM AUDIT	Third-party audit required for all projects	Same as MWELO	Irrigation audit (not third-party) required for landscapes 2,500 sq. ft. or more	Same as MWELO
MULCH	3-inch layer	Same as MWELO	2-inch layer	Same as MWELO
SOIL AMENDMENTS	Compacted soil must be transformed to friable condition	Same as MWELO	None	Same as MWELO
COMPOST	Required at specified rate	Same as MWELO	None	Same as MWELO
POOL/SPA COVERS	Highly recommended	Required	None	Same as BAWSCA

1. MWELO – California Department of Water Resources 2015 Model Water-Efficient Landscape Ordinance

2. BAWSCA – Bay Area Water Supply Conservation Agency

3. ETAF – Evapotranspiration Adjustment Factor is a factor used in a water budget calculation that limits the amount of water that can be used in a landscaping project and restricts the number of high water use plants that can be planted in a landscape.