



Water Conservation Incentive Program



Goal: To help offset costs of installing water conservation practices that reduce water consumption beyond what is required by code.



WCIP and The City of Sandy Springs

■ TIMELINE

- **November 2007** – Mayor and City Council request that a Stakeholders Group prepare recommendations for the City to take an active role in water conservation.
- **August 12, 2008** – Lee Duncan reports to the Mayor and City Council a number of examples of conservation practices the City could adopt.
- **August 19, 2008** – City Staff was instructed to recommend incentives to encourage water conservation along with a conservation/community outreach program.
- **April 21, 2009** – City Staff presented to the Mayor and City Council the “Water Conservation Incentive Program,” which gives Builders and Developers the opportunity to receive rebates on their Building Permit fees in exchange for installing approved water conservation practices.
- **June 2, 2009** – The Mayor and City Council adopted Resolution Number: 2009-06-34 making the Water Conservation Incentive Program and official program of the City of Sandy Springs.





WCIP: Components

- WCIP applies to Building Permits (Residential and Commercial) and Land Disturbance Permits
- WCIP also applies to Remodeling Permits and Multi-Family Buildings
- Four Levels of Participation:
 - Bronze
 - Silver
 - Gold
 - Platinum
 - *** The following fees are not included when calculating the rebate for this Incentive Program: Administrative, Site Review, Commercial Plan Review, Certificate of Occupancy, Enforcement, and Impact Fees.**



WCIP



■ Water Conservation Basics

- Select vegetation and site design components from the City of Sandy Springs BMP manual for Protection of Water Resources.
- Achieve multiple water uses simultaneously. Design infiltration basins that are attractive and provide habitat.
- Mulch planting beds to minimize evaporation and maximize water retention. Maintain 3 inch minimum mulch layer to the drip-line of trees and shrubs.
- Protect soils to optimize water retention and support healthy plants. Use soil improvement techniques to break compaction and increase infiltration rates. Protect soils and vegetation to enhance absorption, retention, and infiltration of precipitation.
- Provide proper placement of plants to help keep urban environments cooler, reducing needs for air-conditioning electricity and water use associated with electricity.
- Provide adequate space for vegetation growth.
- Group plants with similar water needs together to maximize irrigation efficiency.
- Develop short- and long-term sustainable maintenance plans.



WCIP: Components – Land Development Permits



- **Strategy 1 - Water Conservation Planning Techniques A Bronze Sandy Springs Conservation Turtle will be awarded for combined use of all of following items:**
- 1. Maintain large areas of existing vegetation which provide shade and evapotranspiration to cool buildings. Protect vegetation canopy and forest leaf litter. Install multilayered planting schemes that replicate natural sites with both canopy and vegetative ground cover. Large areas must be 10% greater than code.
- 2. Limit turf areas. Where turf is desired, select drought-tolerant, low-nutrient lawn species that will reduce maintenance incentives.
- 3. Utilize water-efficient irrigation systems that use drip or subsurface delivery methods, tailor irrigation to weather conditions, and measure soil moisture.



WCIP: Components – Land Development Permits



- **Strategy 2 - Design grading and plan layout to capture and slow runoff. A 30% Fee Rebate will be issued and the Silver Sandy Springs Conservation Turtle awarded for meeting the Bronze Turtle level plus any three of the following:**
 - 1. Use landscape-based water treatment methods such as dry wells, vegetated swales instead of curb and gutter systems, raised inlet rims, vegetated filter strips, and infiltration facilities.
 - 2. Install a rain garden or small vegetated catchment areas which filter rainwater and increase groundwater recharge by capturing excess water. Individual infiltration ponds on residential lots must be approved by the Engineering Department.
 - 3. Use pervious surfaces that allow water to infiltrate soil.
 - 4. Protect soils from compaction during site construction by restricting machinery to designated zones. Restore infiltration capacity and reduce compaction of soils by breaking up compaction, adding organic matter, and planting vegetation.
 - 5. Raise stormwater inlets in planting areas to allow water to soak into the soil.



WCIP: Components – Land Development Permits



- **Strategy 3 - Eliminate Potable Water Use In The Landscape. A 50% Fee Rebate will be issued and the Gold Sandy Springs Conservation Turtle will be awarded for meeting Bronze and Silver Turtle levels and two of the following.**
- 1. Collect and filter grey water (stormwater) for on-site non-potable water needs such as irrigation, cleaning outdoor surfaces and water features.
- 2. Collect and filter water from building roofs and use cisterns or rain barrels to store harvested rainwater.
- 3. Collect and filter condensation water from air conditioning systems.



WCIP: Components – Building: Residential and Commercial / Remodeling



■ Bronze Level

- Replace or install all fixtures with low-flow plumbing fixtures: 1.3 gpf or less - water closets, 1.5 gpm lavatory faucets & 2.0 gpm showerheads.
- Replace or install landscaping with Xeriscape applications as described in the *State of Georgia Water Conservation Implementation Plan*.



WCIP: Components – Building: Residential and Commercial / Remodeling



■ Silver Level

- Meet **Bronze Turtle incentives.**
- Choose 3 option(s) from **Strategies 1-3 that are appropriate to the project.**



WCIP: Components – Building: Residential and Commercial / Remodeling



■ Gold Level

- Meet all **Silver Turtle incentives.**
- Choose 3 additional options (for a total of 6) from **Strategies 1-3 that are appropriate to the project.**
- Install an interior gray water system.



WCIP: Components – Building: Residential and Commercial / Remodeling



■ Platinum Level

A Platinum Conservation Turtle and a 100% Fee Rebate will be awarded for applying all of the items listed in the Bronze, Silver, and Gold lists.



WCIP: Components – Land Development Permits



- **Strategy 4 – Maximize Water Conservation Practices**
A 100% Fee Rebate will be issued and the Platinum Sandy Springs Conservation Turtle will be awarded for applying all of the conservation practices listed in Strategies 1-3.

