

SMARTSCAPE

Model Water Efficient Landscape Ordinance Prescriptive Compliance

INTRODUCTION

Effective April 3, 2017, the City of Long Beach will begin implementing Executive Order B-29 issued by the State of California (DWR Title 23, Chapter 2.7). In California about half of the urban water is used for landscape irrigation. Substantial water savings can be gained by proper landscape design, installation and maintenance. California's Model Water Efficient Landscape Ordinance (MWELO), promotes efficient landscapes in new and rehabilitated landscapes.

New landscape projects with more than 500 square feet of landscaping and rehabilitated landscape projects with more than 2,500 square feet must meet water efficiency design standards requiring the issuance of a permit and applicable fees.

For more information on the City's new landscaping regulations, call (562) 570-6194 or visit www.lbds.info/lbsmartscape.

APPLICABILITY

The Model Water Efficient Ordinance shall apply to all of the following landscape projects:

- 1) New development project with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review;
- 2) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.

Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this code or conform to the prescriptive measures (See Prescriptive Compliance Worksheet).

The applicability of this ordinance is illustrated in Figure 1 below.

COMPLIANCE

The City of Long Beach Development Services staff shall:

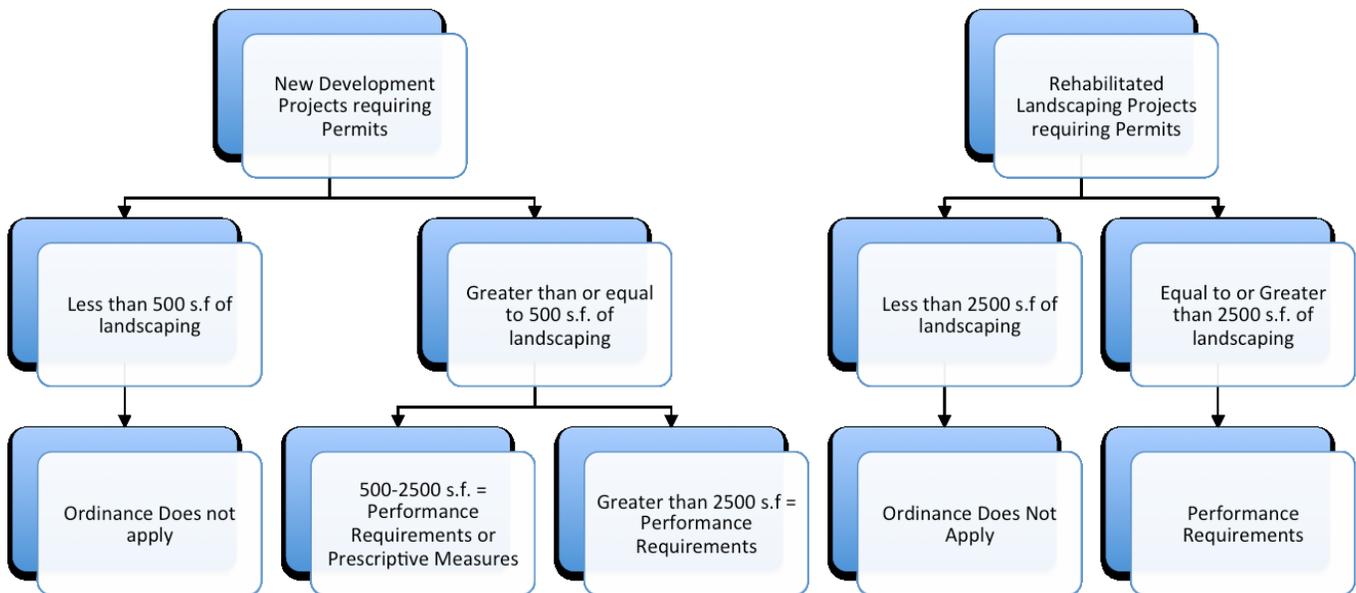
- 1) Provide the applicant with preliminary information on MWELO requirements;
- 2) Review the Landscape Documentation Package submitted by the project applicant;
- 3) Approve the Landscape Documentation Package submitted by the project applicant;
- 4) Issue a permit for the MWELO landscape project; and
- 5) Inspect the MWELO landscape project. MWELO landscape projects require at least two inspections. The first inspection shall occur upon commencement of work and the

second inspection, scheduled by the applicant, shall occur at the conclusion of landscape installation. Additional inspections may be necessary.

Upon approval of the Landscape Documentation Package the project applicant shall:

- 1) Obtain a MWELo landscape permit and record the date of the permit in the Certificate of Completion;
- 2) Submit a copy of the approved Landscape Documentation Package along with the record drawings, and any other information to the property owner or his/her designee.

Figure 1. APPLICABILITY FLOW CHART. Use the flow chart to determine your MWELo options.



MWELO PRESCRIPTIVE COMPLIANCE REQUIREMENTS

This checklist contains prescriptive requirements, which may be used as a compliance option to the performance measures required in the City's Smartscape ordinance. Compliance with the following requirements is mandatory and must be documented on the landscape plan in order to use the prescriptive compliance option.

1. Submit a landscape documentation package which include the following elements:

- Date
- Project applicant
- Project address (if available, parcel and/or lot number(s))
- Total landscape area (square feet), including a breakdown of turf and plant material
- Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed)
- Water supply type (e.g., potable, recycled, well) and identify local retail water purveyor)
- Contact information for the project applicant and property owner
- Applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option of the Water Conservation in Landscaping Ordinance."

2. Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area.

3. Plant material shall comply with the following:

- For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor of 0.3) for 75% of the plant area excluding edibles and areas using recycled water. For non-residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor of 0.3) for 100% of the plant areas, excluding edibles and areas using recycled water.
- A minimum of three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

4. Turf shall comply with the following:

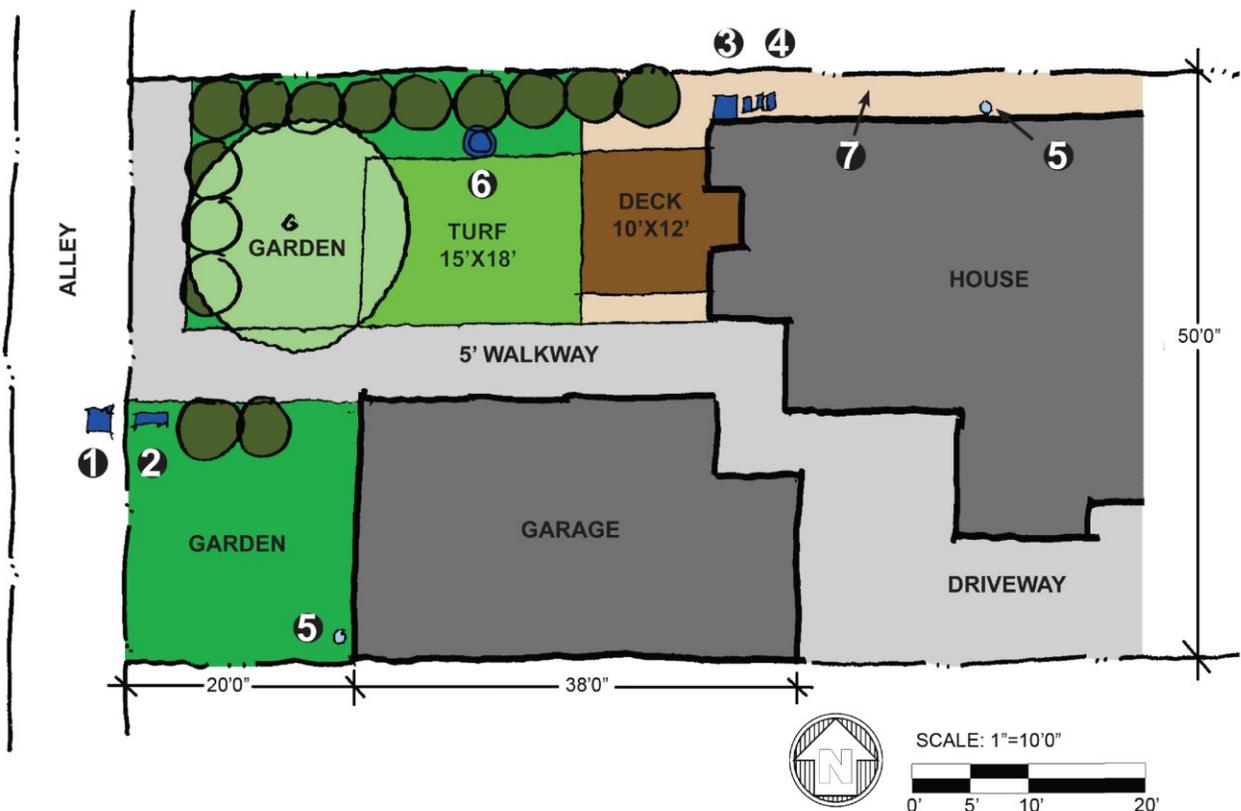
- Turf shall not exceed 25% of the landscape area in residential areas, and there shall be no turf in non-residential areas.
- Turf shall not be planted on sloped areas that exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length.
- Turf is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to parking strip and used to enter or exit vehicles. Any turf in parkways must be irrigation by sub-surface irrigation or by other technology that creates no overspray or runoff.

5. Irrigation systems shall comply with the following:

- ❑ Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data.
- ❑ Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted
- ❑ Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturers recommended pressure range.
- ❑ Manual shut off valves (such as gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
- ❑ All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. All sprinkler heads installed in the landscape must document a distribution uniformity of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

6. At the time of final inspection, the permit applicant must provide the owner of the property with a copy of the Certificate of MWELO Completion and Certificate of Installation.

Sample Prescriptive Compliance Plot Plan



LEGEND

- | | |
|------------------------|-------------------------------------|
| ① WATER METER | ④ IRRIGATION VALVE |
| ② BACKFLOW PREVENTER | ⑤ DOWN SPOUTS |
| ③ AUTOMATIC CONTROLLER | ⑥ FOUNTAIN WITH RECIRCULATING WATER |
| | ⑦ PERMEABLE PAVING |

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Certificate of MWELO Completion

CERTIFICATE OF MWELO COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of MWELO Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature

Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency _____
2. Date the Landscape Documentation Package was approved by the local agency _____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

“I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package.”

Signature*		Date	
Name (print)	Telephone No.		
	Fax No.		
Title	Email Address		
License No. or Certification No.			
Company		Street Address	
City	State	Zip Code	

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

The requirements of Part 3 – 6 below shall apply only to MWELo landscape projects approved using the Performance Compliance option. MWELo landscape projects approved using the Prescriptive Compliance option are not required to file these documents with Development Services.

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package.

Attach documentation verifying implementation of recommendations from soil analysis report.