



COCHISE COUNTY PLANNING DEPARTMENT

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Building Division Bulletin # 07-001

Topic: Sierra Vista Sub-watershed / Water Conservation Overlay Zone Regulations.

Affected Area: New residential and non-residential structures located in the *Sierra Vista Sub-Watershed Water Conservation Overlay Zone* constructed after January 5, 2007.

Effective Date: January 5, 2007

Background: On December 5, 2006 the Cochise County Board of Supervisors adopted the Sierra Vista Sub-watershed Water Conservation Overlay Zone. The overlay district has a specific set of regulations that applies to all development within the particular geographic area, rather than the entire *County*. Those new regulations went into full effect on January 5, 2007. Although the overlay zone doesn't change anyone's underlying or existing zoning, it does require new water conservation site development standards that will be required with every new residential or non-residential structure constructed in the Sierra Vista Sub-watershed area. These standards generally apply to new construction and will be confirmed during the *Building Permit* process. The following is a summary of the adopted regulations that pertain to this issue for the specific project types noted:

On Single-Family Residential Projects:

Hot Water on Demand: In new construction, a hot water system will be installed to provide hot water on demand at the point of use in sinks and baths/showers. Recirculation devices shall include timers, temperature sensors or remote control operation. Point of use hot water heaters that serve individual fixtures or other alternatives that deliver hot water at each fixture within a waiting period of 15 seconds or less are acceptable.

Gray Water Plumbing: New residential construction shall have gray water line(s) plumbed to stub out, and to be capped and clearly marked so as to permit the optional use of gray water by residents. The gray water plumbing must connect at least two plumbing fixtures, and preferably those that produce the most gray water without compromising the efficient evacuation of the black water pipes.

Outdoor Sprinkler Systems: Any new installation or replacement of an automatic outdoor sprinkler system shall also include the installation of a rain or humidity sensor that will override the irrigation cycle of the sprinkler system when rainfall has occurred in an amount sufficient to negate the need for irrigation at the scheduled time. Where there are multiple areas with a sprinkler system watered from one controller, the sensor must be installed at the largest area.

Evaporative Coolers: New or replacement evaporative coolers shall not be single-pass coolers.

On Multi-Family and Commercial Projects:

Hot Water on Demand: In new construction, a hot water system will be installed to provide hot water on demand at the point of use in sinks and baths/showers. Recirculation devices shall include timers, temperature sensors or remote control operation. Point of use hot water heaters that serve individual fixtures or other alternatives that deliver hot water at each fixture within a waiting period of 15 seconds or less are acceptable.

Gray Water Plumbing: New residential construction shall have gray water line(s) plumbed to stub out, and to be capped and clearly marked so as to permit the optional use of gray water by residents. The gray water plumbing must connect at least two plumbing fixtures, and preferably those that produce the most gray water without compromising the efficient evacuation of the black water pipes.

Commercial Laundry Facilities: Laundry facilities intended for public use such as laundromats, hotel guest laundries or multi-family housing laundry rooms will be equipped with high efficiency washing machines that have a water factor of 9.5 gallons per each cubic foot of laundry or less. This provision applies to initial establishment of new laundry facilities and on replacement of existing equipment due to normal wear and tear or other loss.

Artificial Water Features: New artificial water features such as ponds, lakes, water courses, and other types of decorative water features are prohibited in any new commercial construction or in common user areas of multi-family housing unless their sole source is harvested rainwater. This provision does not pertain to required storm water detention/retention facilities or permitted swimming pools and spas.

Outdoor Sprinkler Systems: Any new installation or replacement of an automatic outdoor sprinkler system shall also include the installation of a rain or humidity sensor that will override the irrigation cycle of the sprinkler system when rainfall has occurred in an amount sufficient to negate the need for irrigation at the scheduled time. Where there are multiple areas with a sprinkler system watered from one controller, the sensor must be installed at the largest area.

Landscaping: Any new landscaping proposing irrigation installation or re-installation in a median or similar strip of permeable surface less than fifteen feet in any horizontal dimension, adjacent to a roadway, sidewalk, parking area or other paved or impermeable area, shall be irrigated by a subsurface (drip), non-sprinkling irrigation system.

Evaporative Coolers: New or replacement evaporative coolers shall not be single-pass coolers.

Construction Documents required with permit application:

For the purpose of this regulation, construction documents shall provide information on the materials proposed and methods of installation. These drawings and/or specifications shall include details of construction, including a system profile and/or construction sections necessary to determine compliance with this water conservation measure. The construction documents shall include the type of water heating system being proposed. This may be in the form of cut-sheets for a specific appliance or notation on the construction documents stating the operation procedure the system will provide. Manufacturers should have this information available to the consumer. A *Permit Checklist* for the overlay zone requirements is available from the *County* Planning Department and is required

to be submitted as part of the building permit application.

For additional information and answers to questions about conforming to these regulations, please contact the Cochise County Planning Department at 520-432-9240.