

Water Conservation

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1.0

Town of Okotoks Water Conservation Requirements

1.1 Bylaw Requirements

1.1.1 Watering

Fines for non-compliance range between \$100 and \$2500.	Bylaw 22-90
Odd numbered addresses may water lawns Thursday and Sunday only.	Bylaw 22-90
Even numbered addresses may water lawns Wednesday and Saturday only.	Bylaw 22-90
Lawn watering may only occur from 6:00AM to 9:00AM or from 7:00PM to 11:00PM.	Bylaw 22-90
Temporary exemption for new sod care can be obtained by calling 938-8958.	Bylaw 22-90
Please review the Town of Okotoks requirements for New Sod Care.	Bylaw 22-90

1.1.2 Interior Fixtures

All installed toilets will have a flush capacity of not more than 6 litres per flush.	Bylaw 16-02
All installed shower heads within a single enclosure are not to have a combined flow capacity of more than 9.5 litres per minute.	Bylaw 16-02
All indoor faucets shall be equipped with aerators.	Bylaw 16-02

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2.0

Builders are Encouraged to Implement (From the Town of Okotoks Draft Water Conservation Guidelines)

2.1 Watering

- All underground irrigation systems shall be equipped with a high flow shutoff valve and rainfall sensor to the satisfaction of the Town.
- All underground irrigation systems shall be installed by a professionally certified irrigation installer.
- All shrub beds installed by the developer or builder shall be equipped with drip irrigation systems (or equivalent) to the satisfaction of the Town, or of a suitable species that does not require supplemental irrigation.

2.2 Landscaping

- All shrub beds and tree wells installed by the developer or builder shall be appropriately mulched to the satisfaction of the Town.
- All subsoil shall be pre-scarified to a depth of 20cm (8 inches) or more at all locations where topsoil is to be applied.
- All topsoil placed in landscaping areas shall be a minimum 20cm (8 inches) uniform depth to the satisfaction of the Town.
- All homes containing developer or builder landscaping shall implement xeriscaping landscape design to the satisfaction of the Town.
- All tree species selected for planting by the developer or builder shall be suitable for dryland growth in Alberta to the satisfaction of the Town.

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2.3 Exterior Fixtures

- All builders shall offer at least one rain barrel and eavestrough conversion kit to home purchasers.
- All builders shall provide at least one manual outdoor tap timer to home purchasers.
- All downspouts shall be directed away from the foundation and into shrub beds or tree wells (where practical).

2.4 Interior Fixtures

- All installed toilets are to be chosen from the “Town of Okotoks Approved Toilet Manufacturers & Model List” and will have a flush capacity of not more than 6 litres per flush.
- All installed shower heads within a single enclosure are not to have a combined flow capacity of more than 6.0 litres per minute.
- All hot water pipe runs shall be fully insulated.
- All hot water pipe runs shall be limited to 7.0m (23 ft.) or less from hot water heater to any bathroom, and 6.1m (20 ft.) or less to the dishwasher and washing machine.
- All bathroom faucets shall be equipped with aerators and limited to a 2.0 litre per minute flow rate or less.
- All kitchen faucets shall be equipped with aerators and limited to a 6.0 litre per minute flow rate or less.
- Garburetors shall not be installed or roughed-in.
- All dishwashers supplied by the builder shall be Energy Star certified as a water conserving appliance.
- All washing machines supplied by the builder shall be front-loading and Energy Star certified as a water conserving appliance.
- Provision shall be made for on-demand hot water tanks in the kitchen sink.

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3.0 Implementation

- All builders or sales representatives shall provide eco-efficiency information packages (including an explanation of water conservation measures installed in the home) in their showhomes and to each home purchaser. In-home water conservation measures shall be described in a restrictive covenant and registered on each title similar to architectural controls.
- In-home water conservation measures shall be installed at time of house construction and subject to inspection through the standard Safety Codes permitting process of the Town.
- In-home water conservation measures shall be subject to ongoing inspection by the Town at such time as supplemental building permits, certificates of compliance, or other permits are requested for the dwelling.
- Outdoor water conservation measures consisting of subgrade and topsoil preparation shall be substantially implemented at time of house construction, and subject to inspection by the Town.
- Outdoor irrigation provisions, including requirement for a rainfall sensor, shall be described in a caveat and registered on each title similar to architectural controls.
- The Town will monitor utility bills within affected subdivision phases to ensure water conservation measures are achieving the intended results.