Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S

CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: City Development Department

AGENDA DATE: Intro: October 16, 2012
Public Hearing: October 30, 2012

CONTACT PERSON NAME AND PHONE NUMBER: Victor Morrison-Vega (915) 541-4556

DISTRICT(S) AFFECTED: All

SUBJECT:
An ordinance amending Title 18 (Building & Construction), Chapter 18.46 (Landscape), Sections 18.46.070 (Plans Required) and 18.46.110 (Irrigation Standards) and Chapter 18.47 (Irrigation Systems), Sections 18.47.080 (Irrigation Plan Design: Minimum Standards) and 18.47.090 (Design and Installation: Minimum Requirements) of the El Paso City Code, to add Architects & Engineers as permitted designed professionals for Landscape and Irrigation plans, and to move the Irrigation Standards from the Landscape Code to the Irrigation Systems Code, the penalty being as provided in Sections 18.46.320 (Violations-Penalty) and 18.47.180 (Enforcement) of the El Paso City Code

BACKGROUND / DISCUSSION:
These modifications provide for better integration of Chapter 18.46 (Landscape) and chapter 18.47 (Irrigation Standards) and allows for licensed architects and engineers to provide landscape and irrigation services as well as licensed irrigators.

PRIOR COUNCIL ACTION:
N/A

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson

El Paso
All-America City
2010

City Development Department
Two Civic Center Plaza – 5th Floor · El Paso, Texas 79901
Phone (915) 541-4622 · Fax (915) 541-4799

Dedicated to Outstanding Customer Service for a Better Community

S E R V I C E S O L U T I O N S S U C C E S S

AMOUNT AND SOURCE OF FUNDING:
N/A

BOARD / COMMISSION ACTION:

N/A

***************REQUIRED AUTHORIZATION***************

DEPARTMENT HEAD: _____
(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

Information copy to appropriate Deputy City Manager

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susie Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Cortney Carlisle Niland

City Manager
Joyce A. Wilson

El Paso
All-America City
2010

City Development Department
Two Civic Center Plaza – 5th Floor · El Paso, Texas 79901
Phone (915) 541-4622 · Fax (915) 541-4799

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 18 (BUILDING AND CONSTRUCTION), CHAPTER 18.46 (LANDSCAPE), SECTIONS 18.46.070 (PLANS REQUIRED) AND 18.46.110 (IRRIGATION STANDARDS) AND CHAPTER 18.47 (IRRIGATION SYSTEMS), SECTIONS 18.47.080 (IRRIGATION PLAN DESIGN: MINIMUM STANDARDS) AND 18.47.090 (DESIGN AND INSTALLATION: MINIMUM REQUIREMENTS) OF THE EL PASO CITY CODE, TO ADD ARCHITECTS AND ENGINEERS AS PERMITTED DESIGN PROFESSIONALS FOR LANDSCAPE AND IRRIGATION PLANS, AND TO MOVE THE IRRIGATION STANDARDS FROM THE LANDSCAPE CODE TO THE IRRIGATION SYSTEMS CODE, THE PENALTY BEING AS PROVIDED IN SECTIONS 18.46.320 (VIOLATIONS-PENALTY) AND 18.47.180 (ENFORCEMENT) OF THE EL PASO CITY CODE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

Section 1. That Title 18 (Building and Construction), Chapter 18.46 (Landscape), Section 18.46.070 (Plans required) is hereby amended to read as follows:

18.46.070 – Landscape plans required.

A. Projects that are subject to the requirements of this Chapter, shall require submission of separate plans for landscaping and irrigation. The landscape plan shall be designed by one of the following: (for irrigation plans, see 18.47.080)

1. A Landscape Architect who holds a certificate of registration issued pursuant to Texas State Occupations Code Chapter 1052; or
2. An Architect registered in the State of Texas; or
3. An Engineer licensed in the State of Texas; or
4. A Landscape Contractor; or
5. A Landscape Designer; or
6. Any other person permitted under Texas State Occupations Code 1052.003 to design a landscape plan.

B. Landscape plan. The landscape plan shall include the following information:

1. Each plan shall be at a minimum scale of one-inch equals forty feet, preferably one inch equals twenty feet. No architectural scaling shall be allowed. Plan size shall be on paper size twenty-four by thirty-six inches.

2. Date, scale, north arrow, project title and project address; and landscape designer with their address, phone number;

3. Name, address and telephone number of the property owner(s) representative;

4. Botanical name and common name, plant tag showing plant type, legend reference, size, height, quantity and location of proposed landscape materials to be used;

5. Landscape calculations, minimum required square footage of the landscapable area, total square footage of the landscapable area, parking provided, vehicular loading area, minimum required quantity of landscape materials, provided quantity of landscape materials;

6. Landscape master plan (long-term) with phasing plan;

7. Location of existing and proposed structures, signs, project trees, plant material, swales, berms, frontage trees, parking lot trees, street trees, and fire hydrants existing at the time of plan submission;

8. Show all curb cuts ingress and egress and distances to plant material; and

9. Show a five-foot clearance at maturity for all landscape material adjacent to any utility box, hydrant, meter or access point.

Section 2. That Title 18 (Building and Construction), Chapter 18.46 (Landscape), Section 18.46.110 (Irrigation standards) is hereby amended to read as follows:

18.46.110 – Irrigation standards.

For irrigation standards see 18.47.090.

Section 3. That Title 18 (Building and Construction), Chapter 18.47 (Irrigation Systems), Section 18.47.080 (Irrigation Plan Design: Minimum Standards) of the El Paso City Code is hereby amended to read as follows:

18.47.080 - Irrigation plans required.

A. Projects that are subject to the requirements of this Chapter, shall require submission of separate plans for landscaping and irrigation. The irrigation plan shall be designed and sealed by one of the following: (for landscape plans, see 18.46.070)

1. An Irrigator who holds a license issued by the Texas Commission on Environmental Quality under Chapter 37, Texas Water code; or

2. An Architect registered in the State of Texas, to the extent the Architect's acts are incidental to the pursuit of the Architect's profession; or

3. An Engineer licensed in the State of Texas, to the extent the Engineer's acts are incidental to the pursuit of the Engineer's profession; or

4. A Landscape Architect who holds a certificate of registration issued pursuant to State Occupations Code Chapter 1052, to the extent the Landscape Architect's acts are incidental to the pursuit of the Landscape Architect's profession.

B. The design professional shall prepare an irrigation plan for each site where a new irrigation system will be installed. A paper copy of the irrigation plan must be on the job site at all times during the installation of the irrigation system. A drawing showing the actual installation of the system is due to each irrigation system owner after all new irrigation system installations. During the installation of the irrigation system, variances from the original plan may be authorized by the design professional if the variance from the plan does not:

(1) diminish the operational integrity of the irrigation system;

(2) violate any requirements of this ordinance; and

(3) go unnoted in red on the irrigation plan.

C. All irrigation plans used for construction must be drawn to scale and must include complete coverage of the area to be irrigated. The plan must include, at a minimum, the following information:

(1) the irrigator's seal, signature, and date of signing;

(2) all major physical features and the boundaries of the areas to be watered;

(3) a North arrow;

(4) a legend;

(5) the zone flow measurement for each zone;

(6) location and type of each controller;

(7) location, type and size of each:
(A) water source, such as, but not limited to a water meter and point(s) of connection;

(B) backflow prevention device;

(C) water emission device, including, but not limited to, spray heads, rotary sprinkler heads, quick-couplers, bubblers, drip, or micro-sprays;

(D) valve, including but not limited to, zone valves, master valves, and isolation valves;

(E) pressure regulation component; and

(F) main line and lateral piping.

(8) the scale used; and

(9) the design pressure.

Section 4. That Title 18 (Building and Construction), Chapter 18.47 (Irrigation Systems), Section 18.47.090 (Design and Installation: Minimum Requirements) of the El Paso City Code is hereby amended to read as follows:

18.47.090 – Irrigation standards.

A. Irrigation systems shall be installed in accordance with the standards and requirements of the irrigation equipment manufacturer, the Texas Commission on Environmental Quality, and the International Plumbing Code, and as may be amended, and all applicable regulations and laws.

B. The source of irrigation water, whether potable or reclaimed, as provided by the City of El Paso water utilities, shall be indicated on the irrigation plans.

C. When using a potable irrigation water source, an approved backflow prevention device shall be installed in accordance with the City of El Paso Plumbing Code.

D. No irrigation design or installation shall require the use of any component, including the water meter, in a way which exceeds the manufacturer's published performance limitations for the component.

E. Spacing.

(1) The maximum spacing between emission devices must not exceed the manufacturer's published radius or spacing of the device(s). The radius or spacing is determined by referring to the manufacturer's published specifications for a specific emission device at a specific operating pressure.

(2) New irrigation systems shall not utilize above-ground spray emission devices in residential or commercial landscapes that are less than 48 inches not including the impervious surfaces in either length or width and which contain impervious pedestrian or vehicular traffic surfaces along two or more perimeters. If pop-up sprays or rotary sprinkler heads are used in a new irrigation system, the sprinkler heads must direct flow away from any adjacent surface and shall not be installed closer than four inches from a hardscape, such as, but not limited to, a building foundation, fence, concrete, asphalt, pavers, or stones set with mortar.

(3) Narrow paved walkways, jogging paths, golf cart paths or other small areas located in cemeteries, parks, golf courses or other public areas may be exempted from this requirement if the runoff drains into a landscaped area.

F. All irrigation systems shall include:

1. An automatic controller with multiple programs, multiple repeat cycle capabilities and a flexible calendar program. Power may be provided by either electricity or solar for all commercial applications, Residential may be powered by battery. Manuel systems shall no longer be approved after January 1, 2012.

2. Spray head type irrigation systems may be used in planting beds when:

i. Plant material spaced less than eighteen inches center to center.

ii. Spray head system are evenly spaced to achieve head to head coverage.

G. Spray heads shall not be used in the following locations:

1. Parkways;

2. Medians;

3. In areas less than ten feet in any dimension; and

4. On slopes exceeding twenty percent.

H. Drip and spray systems shall:

1. Be placed on separate valves;

2. All components on drip systems shall be measured in gallons per hour.

I. Wiring and sleeving:

1. All wire shall be direct burial. Multi-strand shall not be allowed for direct burial;

2. Irrigation piping and wiring installed under any hardscaped areas shall be within sleeving.

J. Storm retention pond areas that are irrigated shall incorporate, in the design, separate valves for the basin and slope areas. A moisture sensor shall be installed in the basin.

K. Flood irrigation water from a water improvement district is not an approved method of irrigation, and shall not satisfy the requirements of this chapter.

L. Water pressure. Emission devices must be installed to operate at the minimum and not above the maximum sprinkler head pressure as published by the manufacturer for the nozzle and head spacing that is used. Methods to achieve the water pressure requirements include, but are not limited to, flow control valves, a pressure regulator, or pressure compensating spray heads.

M. Piping. Piping in irrigation systems must be designed and installed so that the flow of water in the pipe will not exceed a velocity of five feet per second for polyvinyl chloride (PVC) pipe.

N. Irrigation Zones. Irrigation systems shall have separate zones based on plant material type, microclimate factors, topographic features, soil conditions, and hydrological requirements.

O. Master valve. When provided, a master valve shall be installed on the discharge side of the backflow prevention device on all new installations.

P. PVC pipe primer solvent. All new irrigation systems that are installed using PVC pipe and fittings shall be primed with a colored primer prior to applying the PVC cement in accordance with the International Plumbing Code (Section 605).

Q. Isolation valve. All new irrigation systems must include an isolation valve between the water meter and the backflow prevention device.

R. Pipe installation standard.

(1) If the manufacturer has not published specifications for depth coverage of piping, the piping must be installed to provide minimum depth coverage of six inches of select backfill, between the top of the pipe and the natural grade of the topsoil. All portions of the irrigation system that fail to meet this standard must be noted on the irrigation plan. If the area being irrigated has rock at a depth of six inches or less, select backfill may be mounded over the pipe. Mounding must be noted on the irrigation plan and discussed with the irrigation system owner or owner's representative to address any safety issues.

(2) If a utility, man-made structure, or roots create an unavoidable obstacle, which makes the six-inch depth coverage requirement impractical, the piping shall be installed to provide a minimum of two inches of select backfill between the top of the pipe and the natural grade of the topsoil.

(3) All trenches and holes created during installation of an irrigation system must be backfilled and compacted to the original grade.

S. Water contained within the piping of an irrigation system is deemed to be non-potable. No drinking or domestic water usage, such as, but not limited to, filling swimming pools or decorative fountains, shall be connected to an irrigation system. If a hose bib (an outdoor water faucet that has hose threads on the spout)

is connected to an irrigation system for the purpose of providing supplemental water to an area, the hose bib must be installed using a quick coupler key on a quick coupler installed in a covered purple valve box and the hose bib any hoses connected to the bib must be labeled "non potable, not safe for drinking." An isolation valve must be installed upstream of a quick coupler connecting a hose bib to an irrigation system.

T. Beginning January 1, 2010, either a licensed irrigator or a licensed irrigation technician shall be on-site at all times while the landscape irrigation system is being installed. When an irrigator is not onsite, the irrigator shall be responsible for ensuring that a licensed irrigation technician is on-site to supervise the installation of the irrigation system.

Section 5. This ordinance shall become effective immediately.

Section 6. Except as herein provided, Title 18 (Building and Construction) shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____, 2012.

THE CITY OF EL PASO

_____
John F. Cook
Mayor

ATTEST:

_____
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

_____
Cynthia Osborn
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
FOR: Mathew McElroy, Director
City Development Department