



Water Smart Home Program Requirement Summary

	REQUIRED	REQUIRED IF OFFERED	REFER TO PAGE
Landscape Design			
All landscapes and irrigation work performed by the homebuilder or their sub contractor is guaranteed to comply with applicable laws and codes in effect at the time of installation.	💧		9
Front yards landscaped with trees, shrubs and groundcover. No living lawns. Artificial turf allowed.	💧		9
Lawn less than 50% of total landscapable area of backyard, but not to exceed 1,000 square feet.		💧	9
No ornamental water features at homes or in common areas	💧		9
Irrigation System Standards			
All irrigation systems, if properly operated and maintained, can sustain the landscape without creating flow or spray that leaves the property	💧		9
Separate control zones (valves) for different plant & irrigation types	💧		9
Sprinkler heads in turf areas must extend 4" or higher. Only turf areas may use spray irrigation. Drip irrigation required for planter beds.	💧		9
Drip irrigation equipped with pressure regulator, filter, and flush end assembly	💧		9
Irrigation controller with following minimum features: two or more programs, three or more start times, one minute incremental watering times, even/odd day scheduling, day interval scheduling, capable of accepting external soil moisture and/or rain sensors.		💧	10
An owner's manual for all irrigation controllers and other irrigation components posted adjacent to the irrigation controller.	💧		10
A seasonal watering schedule for each zone posted at the controller.	💧		10
Non-turf areas include a minimum 2-inch layer of mulching material (if weed barrier fabric is used, it is permeable to air and water)	💧		10
One-year limited warranty on builder-installed landscaping	💧		10
Swimming Pools			
Sewer cleanout enclosed and clearly marked for convenient access	💧		10
Combined pool and spa surface deducted from turf allowance.		💧	10
Pools do not feature decorative water features that drop or propel water more than 24 inches above the main water surface.		💧	10
Plumbing & Equipment Standards			
Indoor and outdoor service pressure regulated to a maximum of 60 psi by use of a pressure regulating valve (PRV) downstream of the water meter.	💧		10
High-efficiency fixtures (1.28 gallon flush toilets, 2.2 gpm kitchen faucets, 1.5 gpm bathroom faucets, 2.5 gpm shower heads).	💧		11
No evaporative air conditioning systems	💧		12
Hot water recirculating system, manifold system, or design capable of hot water delivery with <0.5 gal.	💧		11
High efficiency dishwasher at 6.0 gal or less per normal cycle.		💧	11
High-efficiency washing machine with Water Factor (WF) of 6.0 or less.		💧	11
Water softeners capable of using potassium instead of sodium and have demand-based regeneration and must be certified to meet the NSF/ANSI 44 standard.		💧	11
Supplemental drinking water systems have a beneficial yield of 85% or higher. Manual(s) for all devices prominently posted near the device.		💧	12
Community Swimming Pools and Common Landscape Areas			
Common area landscapes meet or exceed landscape design and irrigation standards for homes. Smart irrigation controller required on all common area irrigation systems.	💧		12
Community swimming pools 20 SF per household or 1,000 SF, whichever is larger.		💧	12
Turf only in functional recreational areas that are no less than 25 feet in width and length and minimum sprinkler distribution uniformity of 65%		💧	12