

Policy 3.1.2 Metering of Water Utilities for Residential Condominiums

POLICY PURPOSE:

This policy is designed to provide uniform criteria for the distribution and metering of water to various housing units, common amenities within multi-family residential housing projects, and the appropriate use of recycled water for non-potable uses. The policy facilitates the reasonable control and consumption monitoring of water in compliance with the Uniform Plumbing Code.

POLICY STATEMENT:

1. Single-family residential housing projects, including “Planned Developments” consisting of a number of dwelling units, each with title to a separate lot of record and an undivided interest in common amenities, including, for example, private streets or recreational facilities, shall be provided with separate water meters serving each lot, in accordance with Municipal Code Section 12.24.090.
2. In general, a private water line should not cross property lines.
3. Only one separately metered source of water will be permitted to serve a given building, except for a) fire services, and b) where dual plumbing is involved for the use of recycled water for non-potable uses.
4. Air space condominiums, stock cooperatives or community apartments, not including any separate fee-title interest in land, shall be provided with at least one separate water meter per building or separate water meter for each lot of record with individual shut-off valves at each building to be arranged in a manner prescribed in the Uniform Plumbing Code.
5. A separate water meter shall be provided in all instances where water is to be consumed in conjunction with a common area improvement, such as landscaping, irrigation or swimming pools.
6. Recycled water may be used for landscaping purposes, and must be separately metered from all other water sources.

(Adopted: RTC 80-725 (12/2/1980); (Clerical/clarity update, Policy Update Project 7/2005); Administrative Update (March 2012))

Lead Department: Department of Environmental Services