



CITY OF SANDY SPRINGS WATER CONSERVATION PERMIT INCENTIVE PROGRAM

Planning Goal – Value all water on the site. Site planning and design should be based on the understanding that water is a valuable natural resource that should be used conservatively, cleaned, and reused on-site.

SUMMARY OF INCENTIVES

The City of Sandy Springs recommends a minimum of 10% water use reduction for residential construction projects. A reduction plan or water audit must be presented with the appropriate submittal application and will be reviewed and approved as part of the permitting process. All residential customers should consider efficient locations of water heaters and installation of low volume dish washers and high efficiency clothes washers.

I. RESIDENTIAL CONSTRUCTION: Property owners may choose to provide a water assessment of existing usage and/ or proposed reductions. Contractors may provide low-flow fixtures and landscaping strategies as listed.

II. LDP: Choose option(s) that are appropriate to the project from the water conservation strategies listed below.

III. COMMERCIAL BUILDING: Provide project matrix of water use data in gallons of water consumed per capita per day as per the city matrix (electronic copy available at www.sandyspringsga.org).

IV. ONGOING: Provide education materials to property owners, leasing agents, facility managers and occupants.

I. RESIDENTIAL BUILDING PERMIT INCENTIVES

Residential Building Permits (Includes Renovations as well as New Buildings)

All Fee Rebates will be based on the cost of the “Building Permit Fee.”*

A Bronze Conservation Turtle will be awarded for applying the following items.

1. Replace or install all fixtures with low-flow plumbing fixtures: 1.3 gpf or less - water closets, 1.5 gpm lavatory faucets & 2.0 gpm showerheads.
2. Replace or install landscaping with Xeriscape applications as described in the *State of Georgia Water Conservation Implementation Plan*.

A Silver Conservation Turtle and a 30% Fee Rebate will be awarded for applying the following items.

1. Meet **Bronze Turtle** incentives.
2. Choose 3 option(s) from **Strategies 1-3** that are appropriate to the project. **The Site Water Conservation Strategies are listed below under Land Disturbance Permit and Commercial Site Incentives.**

A Gold Conservation Turtle and a 50% Fee Rebate will be awarded for applying the following items.

1. Meet all **Silver Turtle** incentives.
2. Choose 3 additional options (for a total of 6) from **Strategies 1-3** that are appropriate to the project. **The Site Water Conservation Strategies are listed below under Land Disturbance Permit and Commercial Site Incentives.**
3. Install an interior gray water system.

A Platinum Conservation Turtle and a 100% Fee Rebate will be awarded for applying all of the items listed in the Bronze, Silver, and Gold lists.



II. LAND DISTURBANCE PERMIT & COMMERCIAL BUILDING SITE INCENTIVES

All Fee Rebates will be based on the cost of the Land Disturbance Permit Fee and/or the Building Permit Fee.*

The following items are required for all landscape plans (*Details can be found in the **Georgia Water Conservation Implementation Plan***).

Water Conservation Basics

- Select vegetation and site design components from the City of Sandy Springs BMP manual for Protection of Water Resources.
- Achieve multiple water uses simultaneously. Design infiltration basins that are attractive and provide habitat.
- Mulch planting beds to minimize evaporation and maximize water retention. Maintain 3 inch minimum mulch layer to the drip-line of trees and shrubs.
- Protect soils to optimize water retention and support healthy plants. Use soil improvement techniques to break compaction and increase infiltration rates. Protect soils and vegetation to enhance absorption, retention, and infiltration of precipitation.
- Provide proper placement of plants to help keep urban environments cooler, reducing needs for air-conditioning electricity and water use associated with electricity.
- Provide adequate space for vegetation growth.
- Group plants with similar water needs together to maximize irrigation efficiency.
- Develop short- and long-term sustainable maintenance plans.

Strategy 1 - Water Conservation Planning Techniques

A Bronze Sandy Springs Conservation Turtle will be awarded for combined use of all of following items:

1. Maintain large areas of existing vegetation which provide shade and evapotranspiration to cool buildings. Protect vegetation canopy and forest leaf litter. Install multilayered planting schemes that replicate natural sites with both canopy and vegetative ground cover. Large areas must be 10% greater than code.
2. Limit turf areas. Where turf is desired, select drought-tolerant, low-nutrient lawn species that will reduce maintenance incentives.
3. Utilize water-efficient irrigation systems that use drip or subsurface delivery methods, tailor irrigation to weather conditions, and measure soil moisture.

Strategy 2 - Design grading and plan layout to capture and slow runoff.

A 30% Fee Rebate will be issued and the Silver Sandy Springs Conservation Turtle awarded for meeting the Bronze Turtle level plus any three of the following:

1. Use landscape-based water treatment methods such as dry wells, vegetated swales instead of curb and gutter systems, raised inlet rims, vegetated filter strips, and infiltration facilities.
2. Install a rain garden or small vegetated catchment areas which filter rainwater and increase groundwater recharge by capturing excess water. Individual infiltration ponds on residential lots must be approved by the Engineering Department.
3. Use pervious surfaces that allow water to infiltrate soil.



4. Protect soils from compaction during site construction by restricting machinery to designated zones. Restore infiltration capacity and reduce compaction of soils by breaking up compaction, adding organic matter, and planting vegetation.
5. Raise stormwater inlets in planting areas to allow water to soak into the soil.

Strategy 3 - Eliminate Potable Water Use In The Landscape.

A 50% Fee Rebate will be issued and the Gold Sandy Springs Conservation Turtle will be awarded for meeting Bronze and Silver Turtle levels and two of the following.

1. Collect and filter grey water (stormwater) for on-site non-potable water needs such as irrigation, cleaning outdoor surfaces and water features.
2. Collect and filter water from building roofs and use cisterns or rain barrels to store harvested rainwater.
3. Collect and filter condensation water from air conditioning systems.

Strategy 4 – Maximize Water Conservation Practices

A 100% Fee Rebate will be issued and the Platinum Sandy Springs Conservation Turtle will be awarded for applying all of the conservation practices listed in Strategies 1-3.

*** The following fees are not included when calculating the rebate for this Incentive Program: Administrative, Site Review, Commercial Plan Review, Certificate of Occupancy, Enforcement, and Impact Fees.**