

LANDSCAPE AND IRRIGATION WATER SAVINGS OPPORTUNITIES

As a facility manager, it's easy to get caught up in day-to-day activities and maintenance on the inside of your building. However, research shows that the most crucial factor in valuing a property is curb appeal. That means paying attention to how your building looks from the outside, including the landscaping.

There are several options when considering reducing the required watering for a property's landscape and beautifying your property.

Irrigation in commercial building and multi-family properties can represent 20-50 percent of water use and can provide **savings of up to 50 percent.**

What To Consider	Options	Estimated Savings
<p>How is the space being used currently? What areas do people see most?</p> <p>What's the condition of your existing landscape and irrigation system? How long ago was it installed?</p>	Install Smart Irrigation Technologies	20 - 35 percent
<p>What is the image you're trying to portray to tenants and residents? A traditional landscape or a more unique and custom area?</p>	Reduce Some of the Lawn Area	20 - 35 percent
<p>Do you want to attract more local birds, butterflies, insects and other wildlife native to your area?</p> <p>Are you looking to use less or use no chemical pesticides and fertilizers?</p>	Remove All of the Lawn Area	30 - 50 percent

REDUCE OR ELIMINATE HIGH WATER-USE LAWN

Taking out your lawn or keeping only a portion for recreation can save significant amounts of water, minimize runoff and reduce maintenance.

LADWP's California Friendly® Landscape Incentive Program offers a rebate for turf replacement of \$1 per square foot for the first 10,000 square feet and 50 cents per square foot thereafter up to 43,560 square feet maximum.

Visit socialwatersmart.com to learn more about installation guidelines and program requirements.

SMART IRRIGATION TECHNOLOGIES

The majority of properties have mix-matched sprinkler types on the same irrigation valve which requires the system to overwater significantly. Installation of smart irrigation technologies provides a remedy for this water issue and allows for simplified and proper water management and can save more than 30 percent of irrigation water use.

Technology	Benefits
Smart Cloud-based Irrigation Controller	<ul style="list-style-type: none"> Reduces overwatering by providing the appropriate amount of water based on the local weather
High-efficiency Sprinkler Nozzle	<ul style="list-style-type: none"> Reduces runoff by slowly emitting water so the soil can properly absorb it
Pressure Regulating Spray Heads and Check Valves	<ul style="list-style-type: none"> Reduces water use due to high water pressure and low head drainage
Master Valves and Flow Sensors	<ul style="list-style-type: none"> Eliminates water waste due to leaks by shutting off the valve Provides data on actual water usage
Drip Irrigation System	<ul style="list-style-type: none"> Reduces water use by watering each plant at its root The system rebate allows for customized drip equipment for larger areas

These technologies, especially in combination, are considered industry-best management practices and are currently required by code for new and rehabilitated large landscape areas.

BEST PRACTICES

In addition to smart irrigation technologies, it's imperative to implement best practices in the operation and maintenance of irrigation systems.

CONSIDER SUBMETERING IRRIGATION	There's power in knowing. With irrigation submetering, customers gain valuable information about the property's past utilization of water and the highest water-consuming activities. Metering irrigation use and utilizing software that tracks and displays water use can help building owners, managers and landscape service providers understand and decrease usage.
INSPECT YOUR IRRIGATION SYSTEM MONTHLY	Check for leaks, broken or clogged heads, and other problems, OR engage an irrigation professional to check your system regularly. Clean micro-irrigation filters as needed.
SEASONS CHANGE, SO SHOULD YOUR IRRIGATION SCHEDULE	Familiarize yourself with the settings on your irrigation controller and adjust the watering schedule regularly to conform to seasonal weather conditions.
ADJUST HEADS	Correct obstructions in sprinkler heads that prevent sprinklers from distributing water evenly. Keep water off pavement and structures.
SOIL/PLANT CONNECTION	In addition to smart irrigation technologies, it's imperative to water based upon your local soil and weather conditions as well as the specific plants needs.