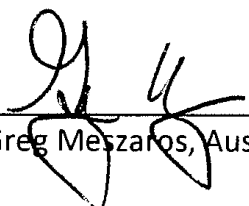



Criteria for exception from the secondary water meter requirements for a proposed secondary dwelling structure also known as accessory dwelling units (ADU).

The Austin Water Utility Criterial Manual requires under Section 2.9.2 F.1. "That those properties with two, three, or four living units shall have an individual water meter serving each living unit". The Utility may make an exception regarding the secondary water meter requirement for existing property owners desiring to build an ADU, provided **all of** the following criteria are met:

1. The property is a "legal lot" as deemed by the requirements of the Texas Local Government Code, Chapter 212.
2. Private water and wastewater lines serving the existing and proposed dwelling units do not cross property lines, unless allowed by a recorded easement.
3. The property's zoning and land use is deemed residential and is only requesting to add one ADU as an accessory to the primary dwelling unit.
4. The total combined bathroom count of both the primary dwelling unit and the ADU are less than or equal to 4 ½ baths, and less than or equal to 48 water supply fixture units.
5. The property is connected to the City of Austin wastewater collection system.
6. The property owner has been informed that the City of Austin will bill water and wastewater services for both dwelling units on one utility bill, and that these services will be billed at the residential rate.
7. The property agrees to upgrade an existing 5/8" water meter to a ¾" water meter and pay required fees, if applicable.



Greg Meszaros, Austin Water Director



Date

Single-Family Home Residential Water Meter and Service Line Upgrade Exception Protocol

Purpose:

The purpose of this document is to establish Austin Water's internal policy for processing water meter upgrades currently served by a ¾" service line for remodeling of one single-family residential home.

Background:

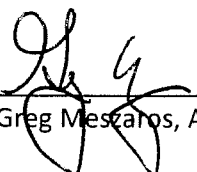
A water service line must be upgraded by the property owner from the main to the property line when a property owner is upgrading or remodeling a single-family home (to be in alignment with the Utility Criteria Manual after October 1, 2014 when Austin Water transferred the upgrading responsibility to the property owners). This requirement has resulted in cost and schedule impacts to small residential upgrades to property owners which has raised many concerns.

A typical example would be an existing single-family home that is currently served by a ¾" water service line with a 5/8" water meter. This existing home is being remodeled to increase the bathroom count from 2 to 3.5. Generally, this remodel would require both meter and service line size upgrades.

In consideration of the City of Austin City Council and Staff's desire to minimize cost and schedule impacts to the customer for more affordable redevelopment of single-family homes, effective immediately, Austin Water's policy will NOT require a property owner who has an existing 5/8" meter on a ¾" service line to upgrade the service line if a remodel or upgrade of the single-family home has the total bath counts no more than 4 ½ and total Water Supply Fixture Units no more than 48. This policy will still require an increase in meter size to ¾" but the owner will be allowed to be served by the ¾" water service line. In this case, Austin Water will be responsible for maintenance and future upgrade, when necessary, of the service line.

Austin Water Responsibilities:

Austin Water Tap's Office will evaluate on a case-by-case basis, the sizing of existing infrastructure versus the proposed demand of the single-family home development to determine if a meter and/or a water service line upgrade will be required. If the proposed development meets the policy described above, the property owner will only be required to apply for the meter upgrade and pay the applicable fees. In the event the proposed development does not meet the policy described above, the property owner shall submit a formal Utility Tap Plan for Austin Water's review and follow the normal tap application process. This policy shall remain effective until replaced by a subsequent policy.



Greg Meszaros, Austin Water Director

8/24/15

Date

Residential Wastewater Service Line Upgrade Exception Protocol

Purpose:

The purpose of this document is to establish Austin Water's internal policy for requiring wastewater service line upgrades for sites served by an existing 4-in wastewater service line and with two or less existing (or proposed) dwelling units (i.e., single family homes, duplexes, main homes with no more than one additional dwelling unit).

Background:

On October 1, 2014 Austin Water transferred the responsibility of upgrading water and wastewater services to the property owner. For customers served by an existing 4-in wastewater service line, this means replacing an existing 4-in with a 6-in wastewater service line. This transfer of responsibility has resulted in cost and scheduling impacts to owners and has raised concerns regarding affordability.

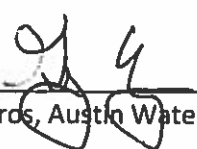
In consideration of the City Council and Staff's desire to minimize cost and scheduling impacts to customers for more affordable housing, effective immediately, Austin Water's policy will NOT require a property owners of sites with two or less dwelling units (as described above) to upgrade from an existing 4-in wastewater service line to a 6-in wastewater service line unless there are known defects on the existing wastewater service line (as defined by City Code 15-11-4-E), there are known conflicts (such as the wastewater service line is located within ½ of the critical root zone of a protected tree), or the location of the existing wastewater service line will cause the private sewer yard line to illegally cross lot lines.

Austin Water Responsibilities:

Austin Water Tap's Office will evaluate via the review of the completed Water Wastewater Service Plan Verification Form, on a case-by-case basis, the location of existing infrastructure to determine if there are conflicts with the existing wastewater service. If there no known conflicts or defects, the property owner will be allowed to retain the existing 4-in wastewater service line. In the event there are known conflicts or defects, the property owner will be required to submit a formal Utility Tap Plan for Austin Water's review, and follow the normal tap application process, Austin Water policies, and the City's Utilities Criteria Manual. This policy shall remain effective until replaced by a subsequent policy.

Customer Responsibilities:

The property owner will continue to be required to report any known blockages or sanitary sewer overflows result of a defective wastewater service line to Austin Water Tap's office.



Greg Meszards, Austin Water Director

9/4/15

Date