



The purchase or transfer of entitlement to a service does not automatically increase the service’s water budget. Before an increase to the water budget will be considered, the site must be inspected by Water Conservation staff to verify that the efficiency standards listed below have been met.

Upon the District’s determination that the service meets the efficiency requirements, the service may be eligible to increase the annual water budget as calculated by staff, but in no case shall the budget exceed the services entitlement.

Note: Prior to considering an increase to the entitlement, every effort should be made to reduce the water use at the service through efficiency improvements. This is often the most cost-effective method of reducing the water bill. Please call (415) 945-1520 for more information.

MIXED-USE SERVICES - INTERIOR FIXTURES

Table with 2 columns: Fixture Name and Description. Rows include: Faucets (Lavatory, Metered, Public Lavatory, Kitchen/Bar/Utility/Service), Pressure regulating valve, High-efficiency Shower Head, and High-efficiency Toilet.

REQUEST FOR WATER BUDGET INCREASE: VERIFICATION OF COMPLIANCE WITH WATER CONSERVATION CODE

<input type="checkbox"/> High-efficiency Urinal	<p>Any WaterSense labeled urinal rated at an effective flush volume of no greater than 0.25 gallons or any non-water urinal that meets applicable ANSI and ASME standards.</p>
<input type="checkbox"/> Clothes Washers	<p>Residential clothes washers shall meet the current highest water efficiency standards as defined by the District. Commercial clothes washers shall meet the minimum Modified Energy Factor (MEF) and maximum Water Factor (WF) corresponding to the highest efficiency machines on the most recent CEE “High Efficiency Specification for Commercial, Family-Sized Clothes Washers and any and all amendments thereto”. As of January 1, 2011, the highest efficiency machines have a minimum MEF of 2.4 and a maximum WF of 4.0.</p>
<input type="checkbox"/> Dishwashers	<p>Dishwashers shall meet the current ENERGY STAR specification for commercial dishwashers.</p>
<input type="checkbox"/> Steamers	<p>Steamers shall meet the current specifications set by the CEE’s “High Efficiency Specifications for Commercial Steamers and any and all amendments thereto”.</p>
<input type="checkbox"/> Pre-Rinse Spray Valves	<p>Any WaterSense labeled pre-rinse spray valve that delivers 1.3 gallons, or less, of water per minute.</p>
<input type="checkbox"/> Dipper Wells	<p>Dipper well flow rate shall be .3 gallon, or less, per minute</p>
<input type="checkbox"/> Ice Machines	<p>Ice machines shall (1) be Energy Star qualified and (2) meet the current highest Tier specification set by the CEE’s “High Efficiency Specifications for Commercial Ice Makers - Air-Cooled Ice Machines and any and all amendments thereto”.</p>
<input type="checkbox"/> Heating, Ventilation and Air Conditioning (HVAC) Equipment	<p>HVAC Equipment shall eliminate all once-through cooling, replacing with an air-cooled system or a cooling tower.</p> <p>All cooling towers shall be monitored and maintained in a manner consistent with applicable regulatory guidelines and manufacturers recommendations.</p>
<input type="checkbox"/> Pool Covers	<p>Pool covers are required for all new outdoor swimming pools.</p>

MIXED-USE SERVICES - IRRIGATED LANDSCAPE AREAS

<input type="checkbox"/> Mulch	A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas or creeping or rooting groundcovers.
<input type="checkbox"/> Rain Sensor	Rain sensors shall be installed for each irrigation controller.
<input type="checkbox"/> Minimize Runoff	Irrigation system shall be adjusted to minimize runoff or overspray onto non-targeted areas.

**Non-Residential Water Bills:
An Explanation of Water Entitlements, Water Budgets, and Baselines**

MMWD utilizes different rate structures for our residential and non-residential accounts. Residential water bills are calculated using the same tier breakpoints for all sites. Non-residential water use is billed using a more site-specific method.

Every non-residential water service has a **water entitlement** and a **water budget**.

Water entitlement: the maximum amount of water the District is committed to supply any individual service on an annual basis (District Code 11.08.180).

Water budget: the District’s determination of the actual consumption requirement of the service (District Code 11.08.035).

The water budget may be less than or equal to the water entitlement, but may never exceed the entitlement. As a result, if the District calculates a site’s water budget at a level higher than the site’s entitlement, an increase to the entitlement will be required before the water budget will be increased. (See “Changes to the Water Entitlement and Water Budget” below.)

How Entitlements Are Established

Accounts that were on service prior to 1991

The entitlement is based upon the historical water use for that site or the purchased water entitlement, whichever is greater.

New accounts (i.e. where no water meter previously existed for the site)

The entitlement equals the amount purchased through connection fees, which are based on calculations performed by MMWD’s Engineering Department. These calculations take many factors into consideration, including the type of use the site will have, the number of people using the site, etc.

New dedicated irrigation accounts

The water entitlement purchased through connection fees is based upon a review of the project's landscape plans in accordance with the district's landscape plan review process.

How the Non-Residential Water Bill is Calculated

The billing structure for non-residential meters is tied to the meter’s water budget.

The water budget is divided into six bi-monthly allocations referred to as **baselines**. For example, if a site has a water budget of 600 CCF it may be allocated over the six billing periods as follows:

Water		Baselines (CCF)					
<u>Budget</u>	=	<u>FEB</u>	<u>APR</u>	<u>JUN</u>	<u>AUG</u>	<u>OCT</u>	<u>DEC</u>
600 CCF		100	100	100	100	100	100

Note: CCF = one-hundred cubic feet = 748 gallons

Although the table above shows the baselines allocated evenly over the year, this is not a requirement. In some cases, there are advantages to allocating more baseline water in the summer months (i.e. sites with both indoor use and irrigation).

The baselines directly impact how much water is available to the site at the lowest water rate (Tier 1) during each billing period. When the water meter is read, the water use is compared to the baseline for that billing period and the tier breakpoints are calculated as follows:

Commercial, Irrigation and Institutional Customers

Tier	Rate per CCF*	(% of Baseline)
1	\$3.98	0-85%
2	\$10.82	86-150%
3	\$16.26	Over 150%

(*Rates effective July 1, 2017; one CCF, or hundred cubic feet, is 748 gallons.)

For example, if a baseline was set at 100 CCF (as shown above) the site would receive the first 85 CCFs of water used at Tier 1 (85% x 100 CCF). Tier 2 rates would apply to any water use over 85 CCF and below 150 CCF. Tier 3 rates would apply to all water use over 150 CCFs.

Changes to the Water Entitlement and Water Budget

The entitlement and water budget do not automatically increase/decrease as businesses change or as a business’s water use increases/decreases.

Entitlements can only be increased through: (1) purchasing additional entitlement or (2) transferring entitlement from another eligible meter.

Water budgets can only be increased if: (1) the water budget is less than the entitlement and (2) the site meets minimum efficiency requirements as stated in the District Code.

Requests to change an entitlement are handled through the district’s [Engineering Services Department](#) (415) 945-1530, while requests to change a water budget or reallocate billing baselines are handled through the [Water Conservation Department](#) (415) 945-1520.