

Landscape Irrigation Audits

Audits, Reporting, and Compliance

OVZC 27.6.E.a. Audits

i. A landscape irrigation audit is required prior to the issuance of a certificate of occupancy and otherwise may be mandated by the Zoning Inspector due to suspected or reported noncompliance with the provisions of this section.

ii. When a new irrigation system is installed within new residential subdivision common areas, multifamily common areas, and nonresidential development, an on-site landscape irrigation audit of the newly installed irrigation system shall be performed by a Town-approved certified landscape irrigation auditor, prior to the issuance of a certificate of occupancy.

(A) The auditor shall be independent of the property owner and of all contractors associated with the property.

(B) The audits shall be conducted in accordance with the current edition of the Landscape Irrigation Auditor's Handbook, published by the Irrigation Association. The average distribution uniformity results for the site audit shall be a minimum of eighty percent (80%) emission uniformity for drip irrigation and seventy-five percent (75%) for all rotary systems.

(C) The results of the audit shall be provided to the Zoning Inspector in a letter or other form acceptable to the Town and shall be signed by the auditor.

iii. The licensed contractor must certify that all irrigation was installed in the manner specified on the landscape and irrigation plans prior to issuance of certificate of occupancy

Process:

Select a third-party auditor, independent of the property owner and contractors associated with the property, for the inspection.

Submit the auditor's irrigation certificate along with the results of the inspection to the Town's inspector. Ensure the related permit number is attached to the documents.