



July 2013

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# Plumbing Efficiency Policy

901 Fifth Avenue

The Environmental Building Operations Policies are meant to be used by property managers to institutionalize environmental procedures within existing building operations. The policy provided herein covers plumbing efficiency. This policy is a requirement for LEED for Existing Buildings: Operations and Maintenance (LEED-EB OM). LEED-EB OM is a green building rating system developed and administered by the U.S. Green Building Council (USGBC). All policies and plans must meet the LEED prerequisite and credit requirements.

## Table of Contents

**Goal**

To reduce potable water consumption by ensuring the use of the most efficient and reliable plumbing products for all restroom remodels and upgrades.

**Process**

*Products*

Review product improvements on a regular basis and convert to high performance plumbing fixtures and fittings as part of any future indoor plumbing renovation.

*Utility Incentives*

Evaluate the economic benefits of water district rebates/grants and promotion of water saving technologies.

*Financial Evaluation/Economic Assessment*

Review the financial viability of selecting high performance alternatives for plumbing renovations based on the following minimum requirements:

**Plumbing Fixture Standards**

<b>Fixture Type</b>	<b>Standard</b>
Urinals	< 0.013 gpf
Water Closets	< 1.28 gpf
Restroom Faucets	< 0.5 gpm
Kitchen Sinks	< 1.8 gpm
Showerheads	< 1.8 gpm

Consider cost savings from supply, sewer (disposal) and maintenance cost perspectives.

*Tracking*

Track plumbing efficiency progress by updating the inventory of all fixtures and fittings. Also, identify and highlight potential upgrade opportunities.

**Responsible Parties**

The Chief Engineer, buildings engineers, maintenance vendors, and property managers (where other parties do not exist) are responsible for ensuring this policy is adopted and implemented.