

Austin Water

Commercial Facility Assessment Guidelines

Critical problems – These items, if present, will result in the property failing the irrigation inspection and being prohibited from operating the irrigation system:

1. **Leak** – a break or other water containment failure in the irrigation main line, lateral line, or station valve. A mainline leak will fail the entire irrigation system. A lateral line or station valve leak will fail the associated station.
2. **Broken head** – a missing, cracked, or punctured sprinkler head, sprinkler body, swing joint, or drip line often, but not always, resulting in significant loss of water.
3. **Spray landing in street or parking lot** – a misaligned or inappropriately sized sprinkler head resulting in a spray pattern shooting outside of the landscaped area and falling onto a street or a parking lot.
4. **Runoff / ponding** – in a street or parking lot, water originating from the irrigation system traveling a distance of 50 feet or more, or creating a puddle with a depth measuring ¼" or more.
5. **High pressure / misting** – a sprinkler head operating above its recommended pressure limit resulting in excessive atomization of the spray pattern often resulting in the presence of a mist or fog effect. *When conducting an inspection:* If misting is present during a visual inspection, measure the dynamic outlet pressure of the sprinkler head. Pressure ceilings for different emitter types are below. Pressure measurements above these ceilings result in failure of that irrigation station. Pressure ceilings are:
 - a. Spray nozzles: 40 psi
 - b. MP or multi-stream rotators: 50 psi
 - c. Rotors: 60 psi

Non-Critical problems – These items, if present, serve solely to inform the owner of potential efficiency improvements that could be made:

1. **Not Hydrozoned** – irrigation stations are not segregated into zones based upon plant material water requirements or sun exposure.
2. **Clogged nozzle** – uniformity of spray pattern is impaired or prevented due to build-up of debris.
3. **Obstructed head** – Spray pattern is interrupted by an object such as vegetation or other physical object.
4. **Low pressure** – water pressure at sprinkler head is not adequate to maintain full throw of spray.
5. **Low head** – a sprinkler head that has sunk into the ground or does not rise high enough to spray over the vegetation.
6. **Poor coverage** – sprinkler spray pattern does not supply water evenly over the entire landscape.
7. **Stuck head** – sprinkler head either does not pop-up, rotate, or fails to go down after operation.
8. **Tilted head** – sprinkler head is not vertically aligned at ninety degrees from grade.
9. **Mixed sprinkler technologies** – use of multiple sprinkler technologies (sprays with rotors) in a single irrigation station.