

Irrigation System Plan Review Submittal

Irrigation Permit Required: The installer of an irrigation system shall hold a license issued under Sec. 1903.251. TEX. Occupations Code, and shall obtain a permit from the Benbrook Water Authority (BWA) before installing an irrigation system. To obtain a permit, the applicant shall first file an application with BWA. Unless otherwise exempted from registration, the installer of an irrigation system shall be registered with BWA as an irrigation contractor.

Plan Review Submittal Requirements:

The following must be submitted at the time of plan review:

Plans: A State of Texas licensed irrigator must prepare and submit a paper (minimum 2 copies) to BWA for a conformation review. All plans must be appropriately sealed by a State of Texas licensed irrigator. There will be an administrative plan review and inspection fee for each review. The cost is \$100.00 for residential systems and \$150.00 for commercial systems. An additional fee of \$35.00 will be charged for the actual irrigation permit at the time of issuance.

Plan Minimum Design Standards: Irrigation plans shall be drawn to scale and must reflect complete coverage unless otherwise noted. Plans shall include the irrigator's seal, signature, and date of signing. Plans shall also include all major physical features and boundaries of areas to be watered, a north arrow, a legend, zone flow for each zone, type and location of controller, and the type and location of sensors (e.g. rain, freeze). Plans shall also include the location, type and size of each device such as water meters, backflow devices, RPZ, water emission devices, sprinkler heads, all valves and couplers, gauges, main and lateral piping, design pressure and the plan shall identify the scale used. For a complete copy of State Law TAC 30:344, [click here](#).

Minimum Design and Installation Requirements:

Spacing: The maximum design and spacing of emission devices shall not exceed the spacing published in the manufacturer's installation standards. New irrigation systems shall not utilize above-ground spray emission devices in landscapes that are less than 48 inches (width/length) and which contain impervious surfaces along two or more perimeters. Pop-up sprays or rotary sprinkler heads shall direct their flow away from any adjacent surface and shall not be closer than 4 inches from a hardscape.

Water Pressure, piping, Zones, Precipitation Rate: Emission devices shall be installed to operate at and not above their manufacturer's listed operating pressures. Piping shall be designed and installed so that the flow of water in the pipe does not exceed 5 feet per second in PVC pipe. Systems shall be zoned based on plant materials, microclimate factors, topography, soil conditions, and hydrological requirements. Zones must be designed to match the precipitation rate of the emission devices in each zone. System shall be designed so as to not spray over impervious surfaces.