

## OTHER STEPS YOU CAN TAKE ...

- Regularly check for & repair leaks. Even small leaks can waste hundreds to thousands of gallons of water a month.
- Maximize your landscape irrigation. Water use can double or triple during the summer months due to outdoor watering. Adjusting the amount of water your landscape receives, along with regular maintenance of your irrigation system, can reduce your outdoor water use by as much as 50%.
- Establish a common area laundry room. Installing washing machines in individual units results in more overall water use.
- Consider sub-metering your tenant's water. Connecting and tracking tenant's individual water use can result in significant reductions in your property's overall water use.



The Regional Water Providers Consortium provides leadership in the planning, management, stewardship, and resiliency of drinking water in the Portland, OR metropolitan region.

Get more information and resources at:

[www.regionalh2o.org](http://www.regionalh2o.org)

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# WATER CONSERVATION GUIDE

for Multifamily Property  
Managers

Simple upgrades that  
will save you money,  
time, & water.



## WHY WATER CONSERVATION?

As property managers, water costs figure prominently into the price of doing business. It's important to look at how your property is using water and ways in which you can save.

This guide will help identify some simple and cost effective ways to reduce water consumption and save you time and money.

*Conserving Water* CAN HELP REDUCE YOUR PROPERTY'S:



- Water costs
- Sewer costs
- Operation and maintenance costs
- Energy costs

Conserving water makes good economic sense, environmental sense, and helps our region meet our long-term water supply needs.

## SAVING WATER IS AS EASY AS 1 2 3

Here are three simple and inexpensive things you can do to save your property water and money:

1. Install high efficiency faucet aerators and save up to 40% of the water used by faucets.
2. Install high efficiency showerheads and save up to 40% of the water used by showers.
3. Replace older toilets with high efficiency models and save up to 63% of the water used by toilets. WaterSense labeled (think EnergyStar, only for water) high efficiency toilets must meet rigorous performance criteria and are third-party certified.

## INTERESTED IN LEARNING MORE?

Inside this brochure is a detailed example of how a few simple conservation efforts can translate into real water and cost savings.

## TAKE THE NEXT STEP

Your savings will vary depending on your property's actual water and sewer rates, total usage, and associated project costs.

Before getting started, be sure to get your property's specific water and sewer rates as they vary widely throughout the metro area.





THIS *Example* USES THE FOLLOWING ASSUMPTIONS:

PROPERTY STATS...

- 25 Units
- 2 Residents/unit
- 1 Toilet/unit
- 2 Faucets/unit (1 bath, 1 kitchen)
- 1 Shower/unit

WATER USE...

- Faucets = 1232 gallons/month per unit (8.1 minutes per person per day @ 2.5 gpm\*)
- Showers = 1293 gallons/month per unit (8.5 minutes per person per day @ 2.5 gpm\*)
- Toilets = 1065 gallons/month per unit (5 flushes per person per day @ 3.50 gallons per flush\*)





Total = 89,750 gallons per month for complex (for faucets, showers, and toilets)

(\*source: American Water Works Association Residential End Use Study)

MONTHLY COMPLEX COSTS...

- Water \$240 (@ \$2.00 per CCF\*)
- Sewer \$300 (@ \$2.50 per CCF\*)
- \* CCF = 748 gallons

MULTIFAMILY PROPERTY EXAMPLE

CONSERVATION OPPORTUNITY	ESTIMATED PURCHASE COST (DOES NOT INCLUDE INSTALLATION COSTS)	POTENTIAL WATER SAVINGS	ESTIMATED COST SAVINGS	ESTIMATED PAYBACK TIME
FAUCET AERATORS  (Replace older 2.5 gpm aerators with high efficiency 1.5 gpm aerators)	\$1.00 – 5.00 each Cost = \$50-250	Up to 40% or 12,319 gallons/month	Water: \$33/ month Sewer: \$41/ month Total: \$74/month	1 – 3.5 months
SHOWERHEADS  (Replace older 2.5 gpm showerheads with high efficiency 1.5 gpm showerheads)	\$10.00 - 20.00 each Cost = \$250 - 500	Up to 40% or 12,927 gallons/month	Water: \$35/ month Sewer: \$43/ month Total: \$78/month	3.5 – 6.5 months
TOILETS   (Replace older toilets that use 3.5 gpf with WaterSense labeled high efficiency toilets that use 1.28 gpf)	\$100.00 – 450.00 each Cost = \$2,500 - 11,250	Up to 63% or 17,050 gallons/month	Water: \$46/ month Sewer: \$57/ month Total: \$103/month	2 – 9 years
TOTAL assuming new aerators, showerheads & toilets were installed in all 25 units	\$2,800 – 12,000 (assumes all devices were purchased, without rebates)	Up to 47% or 42,296 gallons per month	\$255 per month	1 – 3.5 years

LEAK DETECTION & REPAIR

Having a leak detection strategy could help you lower your property’s water/sewer bills and save hundreds to thousands of gallons of water per month. Two potentially low cost, simple repair examples:

- Toilets are one of the most likely places to find a leak. They are often easy to detect and repair. Annually test your toilets for leaks by using dye tablets or food coloring. Many toilet leaks can be fixed by a do-it-yourself plumber, and repair parts are relatively inexpensive to purchase (\$5-20).
- Leaky faucets are often caused by faulty washers that don’t allow your faucet to shut off completely. Replacing faulty washers is an easy and inexpensive (less than \$1) way to save water and money.

POTENTIAL RESOURCES

- Your water provider may give these away for free to their customers.
- Your water provider may offer rebates for toilet replacement.

TAKE THE NEXT STEP...

Your actual savings will vary depending on your property’s actual water and sewer rates, total usage, and associated project costs.

Before getting started be sure to get your property’s specific water and sewer rates as they vary widely throughout the metro area.