

EQUIVALENT RESIDENTIAL UNIT FACTORS

Revised December 22,1999

The Broward County Office of Environmental Services (OES) used Equivalent Residential Unit (ERU) factors for sizing water meters and determining certain fees and charges. By definition, one ERU is a single family residence with a standard (5/8") meter. The following EQUIVALENT RESIDENTIAL UNIT FACTOR SCHEDULE contains factors for common types of use. To determine the ERU per unit, locate the type of use and not the Unit of Measure and ERU per Unit. For example, apartments are 0.805 ERU each and Merchandising is 0.550 ERU per 1000 SF (square feet of gross building area).

EQUIVALENT RESIDENTIAL UNIT FACTOR SCHEDULE

TYPE OF USE	UNIT OF MEASURE	ERU per UNIT	REF. CODE
Equivalent Residential Unit	----	1.000	----
Single Family House (5/8" meter)	each	1.000	R01
Single Family House (larger than 5/8" meter)	each	3.891	R02
Condominium, Apartment	each	0.805	R03
Mobile Home	lot	0.559	R04
Vehicular Repair	1000 SF	0.473	C01
Gas Station (fueling only)	fuel pump	0.550	C02
Laundry and/or Dry Cleaning (staff operated machines)	1000 SF	2.773	C03
Laundry (coin operated machines)	1000 SF	8.659	C04
Merchandising	1000 SF	0.550	C05
Warehouse (mixed use)	1000 SF	0.368	C06
Warehouse (homogenous, bulk storage use)	1000 SF	0.177	C07
Self Service Storage	1000 SF	0.068	C08
Restaurant	1000 SF	2.495	C09
Fast Food Service	1000 SF	3.455	C10

Bar, Cocktail Lounge	1000 SF	1.236	C11
Office	1000 SF	0.636	C12
Day Child Care	1000 SF	0.632	C13
Place of Worship	1000 SF	0.523	C14
School	student	0.042	C15
Hotel (with restaurant and/or meeting rooms)	rental room	0.868	C16
Hotel (without restaurant and meeting rooms)	rental room	0.255	C17
Movie Theater	seat	0.009	C18
Single Family Lot Irrigation	lot	1.314	I01
Landscape and Lawn Irrigation (under 20 acres)	1000 SF	0.759 less credit	I02
Road ROW Irrigation (Xeroscape)	1000 SF	0.450	I03

Most of the data for the schedule was obtained in 1995 by determining the water usage characteristics for actual OES customers. The 1995 study included 3,364 apartments and condominiums; 2,175 mobile homes; 40,000 square feet of laundries; 645,000 square feet of merchandising; 1,719,000 square feet of warehousing; 881,000 square feet of self service storage; 1,775,000 square feet of office space; 19,331 school students; 7,577 hotel rooms; and 298,000 square feet of landscape and lawn irrigation; just to mention some of the data used to create the schedule. In total, the 1995 study considered customers with a total potable water consumption of 2,403,000 gallons per day.

Not all Types of Use are listed on the schedule. If the Type of Use is listed, the ERU per unit for that Type of Use applies. If a Type of Use is not listed in the schedule, the Environmental Engineering Division will first determine if a sufficiently similar Type of Use is listed on the schedule. For example, a retirement home is sufficiently similar to an apartment to utilize the apartment ERU factor for the retirement home. If a sufficiently similar Type of Use is not listed, the Environmental Engineering Division may elect to perform a usage study of existing customers, and add the new Type of Use to the schedule. If a usage study is not performed, ERUs for the Type of Use will be based upon estimates of flow for the Type of Use with one ERU equals 220 gallons per day average water demand, or one ERU equals 300 gallons per day maximum day water demand, whichever calculation results in the most ERUs. For Types of Use that do not utilize water but generate sewage, one ERU equals 200 gallons per day average sewage generated.

On occasion, an Office of Environmental Services non-residential customer may want to connect to the sewer system, structures that have been served by the water system. The Environmental Engineering Division will use the most current three years of actual water usage

records for the structures to determine ERUs if the following conditions exist:

- the water records indicate continuous, consistent usage of water;
- no other water source is used on the property, except for irrigation; and
- the customer provides a signed statement that
 - (a) the structures have been consistently occupied over the last three years;
 - (b) the type of use has not varied over the last three years; and
 - (c) the type of use will not change in the foreseeable future.

This approach will only be used for structures that have been connected to the water system and on the same property. Similar structures on the same property and not connected to the water system do not qualify for this approach.

Full ERU credit will be given if a proposed Type of Use replaces an existing Type of Use as long as the credit does not exceed the ERU charge for the proposed Type of Use. For example, if mixed use warehouse space was to be converted to office, credit for the warehouse space ERU would be applied to the office ERU. No ERU credit is given for having a separate meter for irrigation.

ERUs are determined based on design capacity. For example, a partially completed office building would be based upon the total square feet under roof, not the square feet of finished space.

ERUs stay with the property referenced in the developer's agreement. They are not transferrable between two different properties, even if the properties are owned by the same entity. Unused ERUs can or cannot, at the option of the seller, transfer from one owner to another in conjunction with a sale of property. If the seller does transfer unused ERUs with a property sale, certain documentation will be required in order to honor the claim of the new property owner to the ERUs. The documentation must come from the seller, include a legal description and description drawing of the property associated with the transfer of ERUs, and clearly indicate the number of ERUs transferred with the sale.

The Environmental Engineering Division reserves the right to require submission of appropriate information to resolve any dispute.

Following is a description of the features included and not included with each Type of Use listed in the schedule. In each case, no credit is given if a specific Type of Use does not have some of the included features. For example, no credit would be given to a single family house that does not have a pool. Conversely the same single family house will not be charged for addition ERU if a pool is installed later. Features not included in each Type of Use are considered a separate Type of Use.

R01 - Single Family House (5/8 " meter). Includes a pool, and lawn and landscape irrigation of the lot as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. Duplexes and triplexes are sufficiently similar to single family homes so that a duplex equals twice the ERU of a single family residence and

a triplex equals three times the ERU of a single family residence. Town homes are sufficiently similar to single family homes to utilize the single family house ERU factor for each town home.

Town homes are distinguishable from condominiums in that each town home has a private yard. Structures used for non-residential purposes do not qualify for this Type of Use. The unit for this Type of Use is each single family house.

R02 - Single Family House (larger than 5/8 " meter). Includes a pool, and lawn and landscape irrigation of the lot as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. Duplexes and triplexes are sufficiently similar to single family homes so that a duplex equals twice the ERU of a single family residence and a triplex equals three times the ERU of a single family residence. Town homes are sufficiently similar to single family homes to utilize the single family house ERU factor for each town home. Town homes are distinguishable from condominiums in that each town home has a private yard. Structures used for non-residential purposes do not qualify for this Type of Use. The unit for this Type of Use is each single family house.

R03 - Condominium, Apartment. Includes laundry in the individual units and/or central laundry facilities. Includes any central activities like clubhouse or pool. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is each condominium or apartment.

R04 - Mobile Home. Includes individual laundry in the mobile home and/or central laundry facilities. Includes any central activities like clubhouse or pool. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is individual mobile home lots.

C01 - Vehicular Repair. Includes auxiliary functions directly supporting this Type of Use like storage, office space and customer waiting area. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. Oil change and tire service facilities are included in this Type of Use. The portion of gas stations dedicated to vehicular repair is included in this Type of Use. Does not include fueling activities. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C02 - Gas Station (fueling only). Includes up to 1600 SF of gross building area. Includes auxiliary functions directly supporting this Type of Use like storage and office space, and merchandising. Includes a recycled water car wash facility capable of handling one car at a time. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. Does not include any vehicular repair activities. The unit for this Type of Use is 'fuel pump'. A fuel pump is defined by the number of fueling nozzles that can be active at one time. Separate nozzles for regular and premium fuel that operate in an either/or mode are considered one pump.

C03 - Laundry and/or Dry Cleaning (staff operated machines). Includes auxiliary

functions directly supporting this Type of Use like storage, office space and customer waiting area. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C04 - Laundry (coin operated machines). Includes auxiliary functions directly supporting this Type of Use like storage, office space and customer waiting area, except food/beverage service. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C05 - Merchandising. Includes auxiliary functions directly supporting this Type of Use like storage and office space for staff. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. Does not include food/beverage service. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C06 - Warehouse (mixed use). Includes buildings with actual or potential mixed use such as storage, some merchandising and light non-water intensive manufacturing. Includes auxiliary functions directly supporting this Type of Use like storage and office space for staff. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. Does not include food/beverage service or significant merchandising. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C07 - Warehouse (homogeneous, bulk storage use) . This is for non-public access bulk storage where the entire structure is used for essentially the same purpose . Includes auxiliary functions directly supporting this Type of Use like office space and showers for staff. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. Does not include food/beverage service, merchandising or manufacturing. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C08 - Self Service Storage. This is for public storage available on a monthly rental basis. Includes auxiliary functions directly supporting this Type of Use like office space. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. Does not include food/beverage service, merchandising or manufacturing. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C09 - Restaurant. Includes bar or cocktail lounge. Includes auxiliary functions directly

supporting this Type of Use like storage and office space for staff. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C10 - Fast Food Service. Includes drive through facilities. Includes auxiliary functions directly supporting by this Type of Use like storage and office space for staff. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C11 - Bar, Cocktail Lounge. Includes auxiliary functions directly supporting by this Type of Use like storage and office space for staff. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C12 - Office. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C13 - Day Child Care. Includes auxiliary functions directly supporting this Type of Use like storage and office space for staff. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C14 - Place of Worship. Includes auxiliary functions directly supporting this Type of Use like storage, office space, kitchen area and meeting rooms. Includes schooling and child care during worship activities. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. Does not include utilization of the facility as a school or child care. The unit for this Type of Use is 1000 SF of gross area as measured by the outside walls and number of stories of each and every building.

C15 - School. Includes functions defined as educational plant in Florida Statute 235.011. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is the state certified capacity of number of students of the school. This unit of measure is defined in an agreement between Broward County Government and the Broward County School Board, and is not changeable without following the procedures outlined in the agreement.

C16 - Hotel (with restaurant and/or meeting rooms). Includes auxiliary functions directly supporting this Type of Use like storage, laundry and office space for staff. This Type of Use is distinguishable from Hotel without restaurant and meeting rooms in that this use contains at least one restaurant, bar, cocktail lounge, meeting room or banquet room. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is the number of rooms for rent.

C17 - Hotel (without restaurant and meeting rooms). Includes auxiliary functions directly supporting this Type of Use like storage, laundry and office space for staff. This Type of Use is distinguishable from Hotel with restaurant and/or meeting rooms in that this use does not contain any restaurant, bar, cocktail lounge, meeting room or banquet room. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is the number of rooms for rent.

C18 - Movie Theater. Includes auxiliary functions directly supporting this Type of Use like traditional movie theater food service, storage and office space for staff. Includes lawn and landscape irrigation as long as there is no separate irrigation meter. Irrigation with separate irrigation meter is a separate Type of Use. The unit for this Type of Use is the number of theater seats.

I01 - Single Family Lot Irrigation. Applicable to irrigation of one single family lot. The unit for this Type of Use is a single family lot. Since the ERU for single family house already includes some irrigation, a credit equal to 25% of the ERU for a single family house has been applied toward this Type of Use.

I02 - Landscape and Lawn Irrigation (under 20 acres). Applicable to irrigation of an area under 20 acres. Does not include single family lots, nursery or sod farming. The unit for this Type of Use is 1000 SF of irrigated area. Usually this irrigation is in conjunction with a building, like apartment, merchandising or office. Since the ERU for the building already includes some irrigation, a credit equal to 25% of the ERU for the building will be applied toward this Type of Use.

I03 - Road ROW Irrigation (Xeroscape). Applicable to irrigation of road right of ways when the right of way is planted with low water demanding vegetation (Xeroscape). The unit for this Type of Use is 1000 SF of irrigated area.

