

GARLAND

BUILDING INSPECTION DEPARTMENT
www.ci.garland.tx.us

LANDSCAPE IRRIGATION INSTALLATION

1. All new landscape irrigation systems require a permit from the Building Inspection Department.
2. Effective January 1, the permit fee is \$100 for residential and \$125 for multi-family and non-residential.
3. The irrigator or plumber must be registered with the City of Garland in order to install the irrigation system; or, a homeowner wishing to install the irrigation system themselves may do so with the completion of a Homeowner's Affidavit. The homeowner must live in the house and must homestead the house as their primary residence with the Dallas Central Appraisal District, which will be verified by office personnel prior to permit issuance. All commercial projects and rental properties must be completed by a State licensed and City registered irrigation contractor.
4. Effective March 20, 2007 the City Council passed an ordinance that requires a rain sensor and freeze gauge on all new landscape irrigation systems.
5. Effective January 1, 2009 the State passed a law requiring a rain sensor to be installed on all existing landscape irrigation systems when the controller is replaced.
6. All new landscape irrigation systems must meet state installation rules. These rules are available at the Building Inspection office or online at the TCEQ website.
7. The permit applicant is responsible to request an inspection when the system is complete. Prior to requesting a final inspection, the irrigator shall:
 - a. Provide a copy of the maintenance checklist required by TCEQ rules [Section 344.63(2)].
 - b. Provide a copy of the test results of the backflow prevention assembly, showing the assembly is working properly, to the Garland Water Department.
8. The inspector will check for the following items:
 - a. Rain sensor and freeze gauge must be installed.
 - b. Plans must be on site during installation.
 - c. Purple primer must be used on all PVC joints.
 - d. An accessible isolation valve must be placed on the irrigation system prior to the backflow prevention assembly and strainer.
 - e. When using a double check valve backflow preventer below ground:
 - i. A "Y" type strainer must be placed before a double check valve. There must be clearance for the strainer to be cleaned periodically.
 - ii. There must be 4 inches of gravel at the bottom of the valve box and 3 inches of clearance from the gravel to the double check valve. Installer is responsible to ensure that the installation of the double check valve meets manufacture specifications. The device must be accessible for testing and repair.
 - iii. Test cocks on the double check valve must be threaded, water-tight, made of non-ferrous material and must be plugged or capped.
 - f. No space less than 48" wide may be irrigated with above ground heads.
 - g. Heads must be placed at least 4" from foundations, parking lots, driveways, etc.
 - h. System must not spray over or onto impervious areas (pavement, building walls, fences, decks, etc)
 - i. A permanent sticker which contains the irrigator's name, license number, company name, telephone number and the dates of the warranty period shall be affixed to each automatic controller installed by the irrigator or irrigation technician. The information contained on the sticker must be printed with waterproof ink.

City of Garland

Revised October, 2008

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