

# WATER



**NYC  
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HOUSE**

## Water Management

Protect your building from water damage

### Intent



If not managed properly, rain can drain into unwanted areas damaging your roof, windows, walls and facade. Eliminate water damage to your property using these tips.

### Information & Tips

Are the gutters on your building in good condition? Their purpose is to keep rainwater away from your building, protecting walls, windows and foundations. Make sure to clean them seasonally and check the gutters after any major weather event.

Fixing leaks is crucial to preserving ceilings, walls and flooring, lighting, and electrical systems. If a resident reports a leak, follow the leak to its source – whether it's a hole in the roof or siding, a broken window, or a pipe that's been nicked.

Prevent mold before it gets out of control. Leaks from roofs, interior plumbing, caulk or grout that's in disrepair can cause mold to grow in your floors and walls. Once you've sealed any leaks, use a mold-inhibiting product to clean and protect the area. Learn more at the EPA's webpage: A Brief Guide to Mold, Moisture, and Your Home.

<http://www.epa.gov/mold/moldguide.html>

To learn more, visit: [www.nycgreenhouse.org](http://www.nycgreenhouse.org)

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## Stormwater

Minimize stormwater runoff while protecting the value of your property

### Intent



Over 75% of NYC has been developed with impermeable surfaces: solid hard surfaces that don't allow water to seep into the earth below them. As a result, sewage and other pollutants are carried into New York waterways, shorelines and parks, putting more strain on the sewer system.

### Information & Tips

A green roof is an option for managing stormwater. A green roof is a layered system with a soil medium, and carefully selected low-maintenance plants. You can grow herbs and flowers and create a relaxing space for residents. The City of New York is implementing partial tax abatements to recoup some of the cost of constructing a green roof.

[http://www.nyc.gov/html/dob/html/sustainability/tax\\_abatements.shtml](http://www.nyc.gov/html/dob/html/sustainability/tax_abatements.shtml)

The Parks Department plants street trees, free of charge, on sidewalks in front of homes, apartment buildings and businesses in all five boroughs. In order to request a free street tree, please use the Parks Department's forestry service request system.

[http://www.milliontreesnyc.org/html/involved/request\\_a\\_tree.shtml](http://www.milliontreesnyc.org/html/involved/request_a_tree.shtml)

Keep the front of your building shaded and protected. Take care of the street trees along your property line and on sidewalks near your building. Planters or rain gardens along your property line and in courtyards can help absorb some of the rainwater that collects on your property.

[http://www.milliontreesnyc.org/html/planting/tree\\_planting\\_and\\_care.shtml](http://www.milliontreesnyc.org/html/planting/tree_planting_and_care.shtml)

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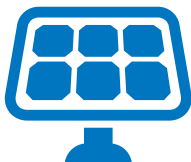


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## Hot Water and Heating

Save water, energy and money with efficient building mechanicals

### Intent



Hot water heating can account for 18% of a residential building's energy use. You can cut your water heating bill dramatically by using efficient heating systems, or harnessing energy from the sun. Don't let your money go up in smoke. Reduce your water heating bills with these tips.

### Information & Tips

Tankless hot water systems heat water instantaneously. They only use energy while hot water is being used so you don't pay to store hundreds of gallons of hot water all day. Look into the systems recommended by Energy Star®:

<http://bit.ly/EnergyStarWaterHeater>

Save up to a third on your hot water bill with a gas condensing water heater. It works by exploiting the waste heat created when burning heating fuel to boost the boiler's efficiency.

Solar hot water heaters use renewable energy from the sun to heat your building's water. Solar hot water heaters, also called solar thermal systems, can reduce your annual energy use for water heating, though you will need to supplement these systems during cloudy days. [http://bit.ly/EnergyStar\\_SolarHotWater](http://bit.ly/EnergyStar_SolarHotWater)

To learn more, visit: [www.nycgreenhouse.org](http://www.nycgreenhouse.org)

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## Lower Water Bills

Easy tips for saving money on your water bills through audits and assessments

### Intent



The cost of water can represent almost half as much as your energy costs. These no or low cost recommendations can save you money on your water bill.

### Information & Tips

Do laundry on the warm or cold setting instead of hot. Many detergents work just as well in cold or warm water.

Prevent unnecessary heat loss by wrapping your existing water heater tank with an insulating blanket. Check your Owner's Manual first to make sure it's not already insulated internally.

<http://www.askpsc.com/askpsc/tip/?CategoryStaticKey=water>

Insulate hot water pipes with easy to install pre-cut pipe insulation.

Set your water heater to 120 degrees, or select "low," to reduce the cost of water heating and ensure water comes from the faucet at a safe temperature.

To learn more, visit: [www.nycgreenhouse.org](http://www.nycgreenhouse.org)

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## Rehabs & Renovations

Reduce your water use and save a bucket

### Intent



The average American uses 69.3 gallons of water per day for drinking, washing clothes and dishes, showering & flushing, and other indoor uses. You can reduce this amount significantly by selecting low flow fixtures when renovating bathrooms and kitchens.

### Information & Tips

Choose low flush or dual flush toilets when renovating bathrooms.

<http://www.epa.gov/WaterSense/products/index.html>

Most low-flow showerheads use 1.5-1.75 gallons per minute (gpm) – much less than the 2.5 gpm in standard showerheads. The lowest flow showerhead on the market is only half a gallon per minute.

By injecting air into the shower stream, these stylish water savers still deliver a comfortable, powerful shower. Visit the WaterSense program through the US EPA:

[http://www.epa.gov/WaterSense/water\\_efficiency/what\\_you\\_can\\_do.html](http://www.epa.gov/WaterSense/water_efficiency/what_you_can_do.html)

Install aerating faucets on your kitchen sink, or inexpensive aerators on existing faucets. Aerators inject air into the water stream, increasing water pressure, so that the fixture can use less water without sacrificing performance. [http://bit.ly/EnergyStar\\_Products](http://bit.ly/EnergyStar_Products)

To learn more, visit: [www.nycgreenhouse.org](http://www.nycgreenhouse.org)

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## O&M Best Practices

How to reduce your water bill

### Intent

Lower your building's water bills through simple repair and retrofit practices.



### Information & Tips

Leaking plumbing and fixtures waste an average of 9 gallons of water a day per occupant. You can cut this waste in half by checking regularly for leaks and repairing them.

Check your meter during a period when water's not being used. If the level changes, you have a leak. A leaky tub faucet, toilet or sink can waste thousands of gallons of water per year.

[http://www.epa.gov/WaterSense/water\\_efficiency/what\\_you\\_can\\_do.html](http://www.epa.gov/WaterSense/water_efficiency/what_you_can_do.html)

Replace your O-rings and washers to see if that solves the problem of a leaky sink or shower. Pipe tape (Teflon tape) can be used to secure loose connections between the faucet and the pipe.

[http://www.epa.gov/WaterSense/water\\_efficiency/howto.html#overboard](http://www.epa.gov/WaterSense/water_efficiency/howto.html#overboard)

To learn more, visit: [www.nycgreenhouse.org](http://www.nycgreenhouse.org)

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