

Irrigated Area and Water Use Tracking in Portfolio Manager

Outdoor water use can represent a significant portion of water consumption in many building types and locations throughout the country. As a result, accurately recording a building's irrigated area is important to understanding water use and properly benchmarking it in Portfolio Manager. It's also critical information used to compute the EPA Water Score for multifamily properties.



“Irrigated Area” is a field for all property types and can be entered or edited in the “Basic Information” section of the “Details” tab of a given property.

Portfolio Manager defines “irrigated area” as the outdoor vegetated area that is supplied water regularly, measured in square feet, square meters, or acres. Typically this includes landscaped areas that are irrigated with or without an in-ground/automatic irrigation system along with areas regularly watered by hand. If you have vegetated areas that were specifically xeriscaped to require no water at all, these may be included in your total. However, you cannot include hard/un-vegetated surfaces such as patios, decks, and driveways.

There are several ways that this value can be identified. Below are several options that can be taken to estimate the irrigated area associated with a property:

a) Check service contract of the property to find area of landscape. If the property's landscape is maintained by a landscape services company, the area of the landscape will often be included in the contract itself.

OR

b) Deduct footprint of the building and hardscape (pavements and parking area) from the total property area. Lot size is commonly available from tax records and the footprint of the building may be readily available as well. For properties where virtually all area outside of the building footprint is irrigated, a simple subtraction can produce a reliable estimate

OR

c) Use an online mapping tool. One free example is www.freemaptools.com/area-calculator.htm using the steps below.

- Search for the location of the property
- Switch to satellite view
- Zoom and pan the map to find the area of interest
- Click on the map to place vertices for the polyline
- Click as many time as necessary to define the polygon
- The area enclosed will provide estimated size of the landscape area



EPA WaterSense

