

COMMERCIAL SEWER ACCOUNTS

WINTER AVERAGING VS. DIRECT USAGE

April 26, 2018

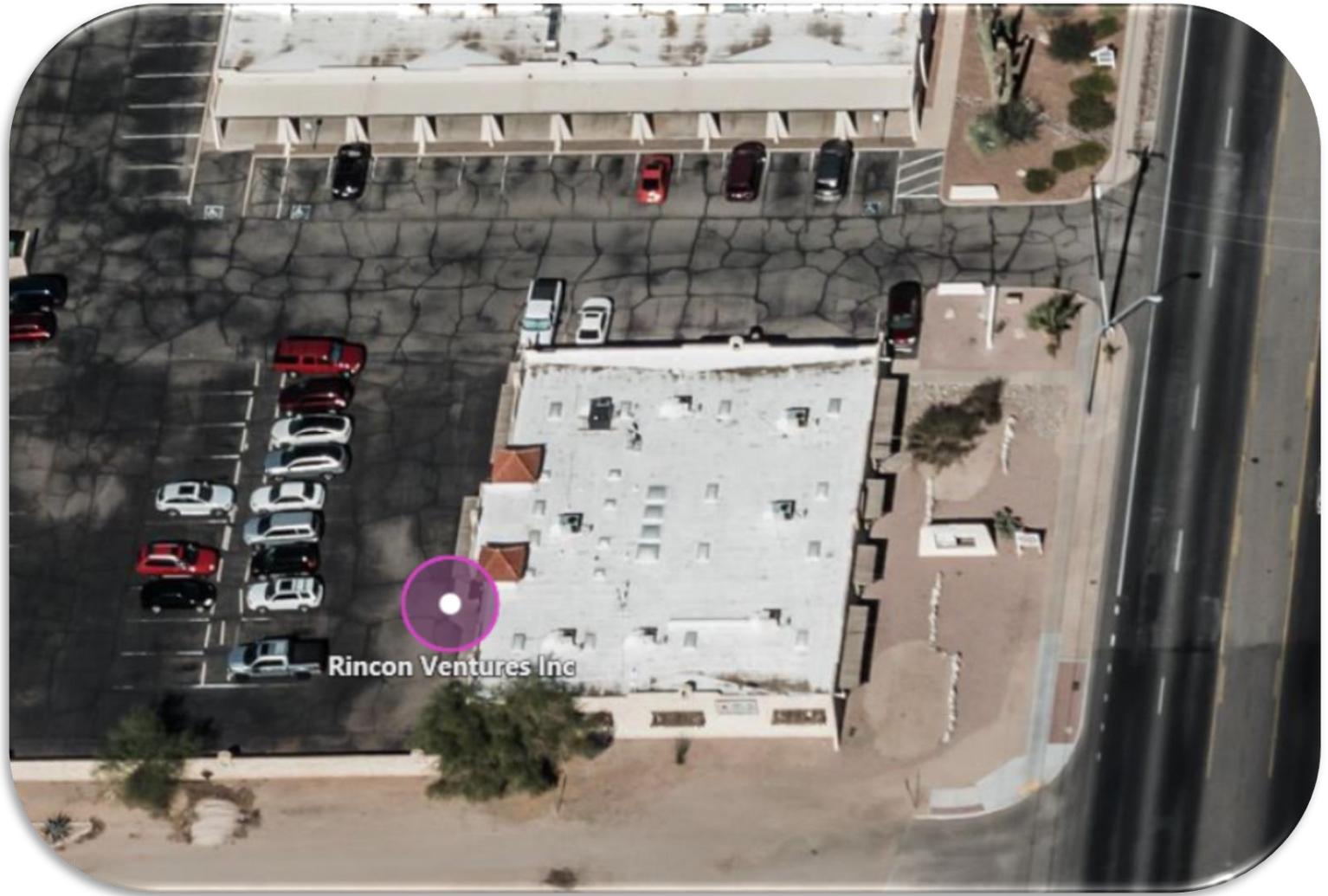
Winter Averaging

- Ideal for residential customers
- Allows most customers an opportunity to lower sewer bill
- Accounts for outdoor uses not attributed to sewer discharge
- Sewer charges remain the same each month, regardless of usage

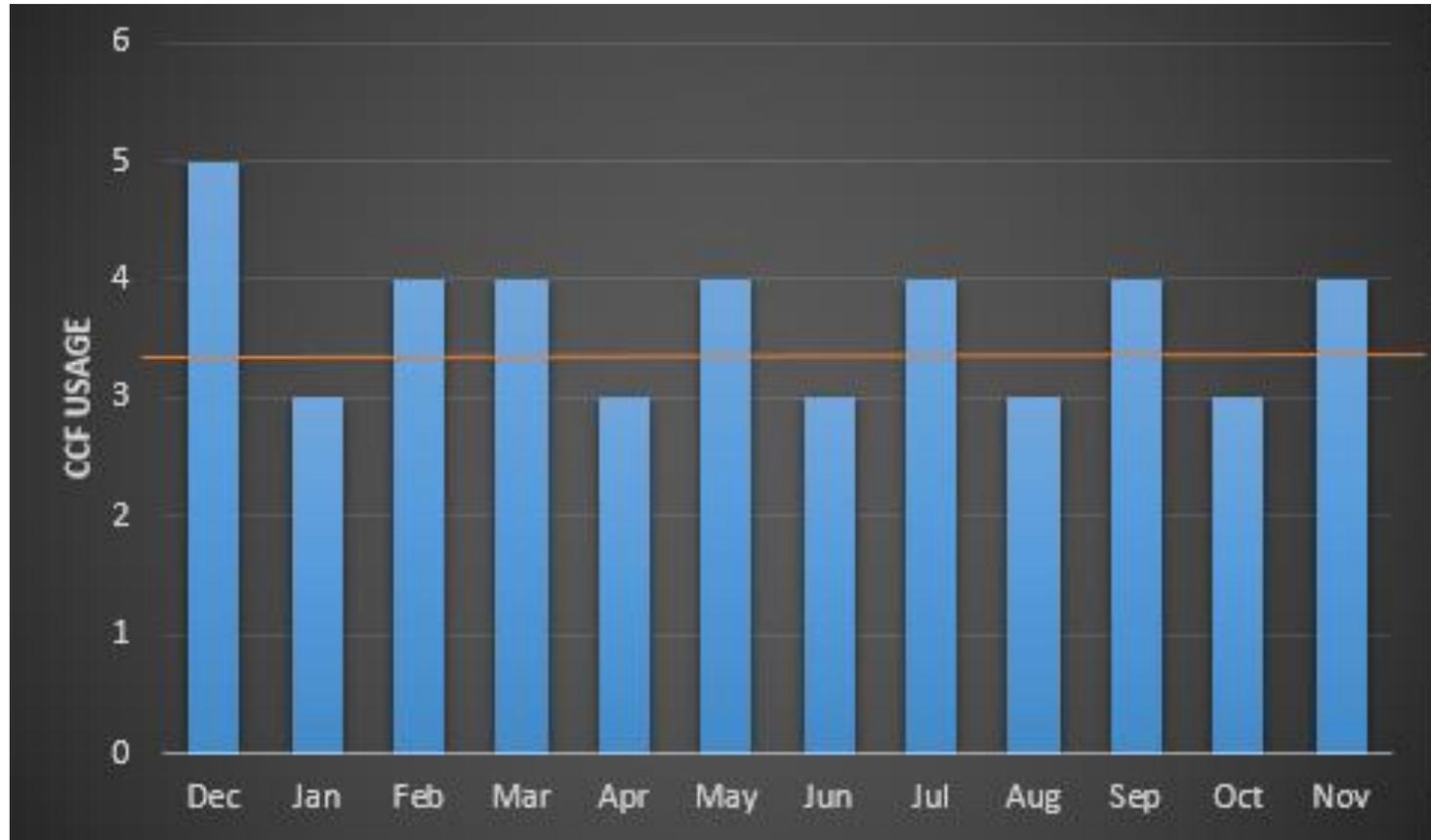
Direct Usage

- More applicable for commercial customers
- Most commercial properties have limited outdoor use (ie. Pools, lawns, landscaping)
- Reduced holiday operations can bias winter averaging
- Addresses billing inequities & varying usage

Example 1 – Small Offices



Example 1 – Small Office



Inequity

Direct Usage \$313

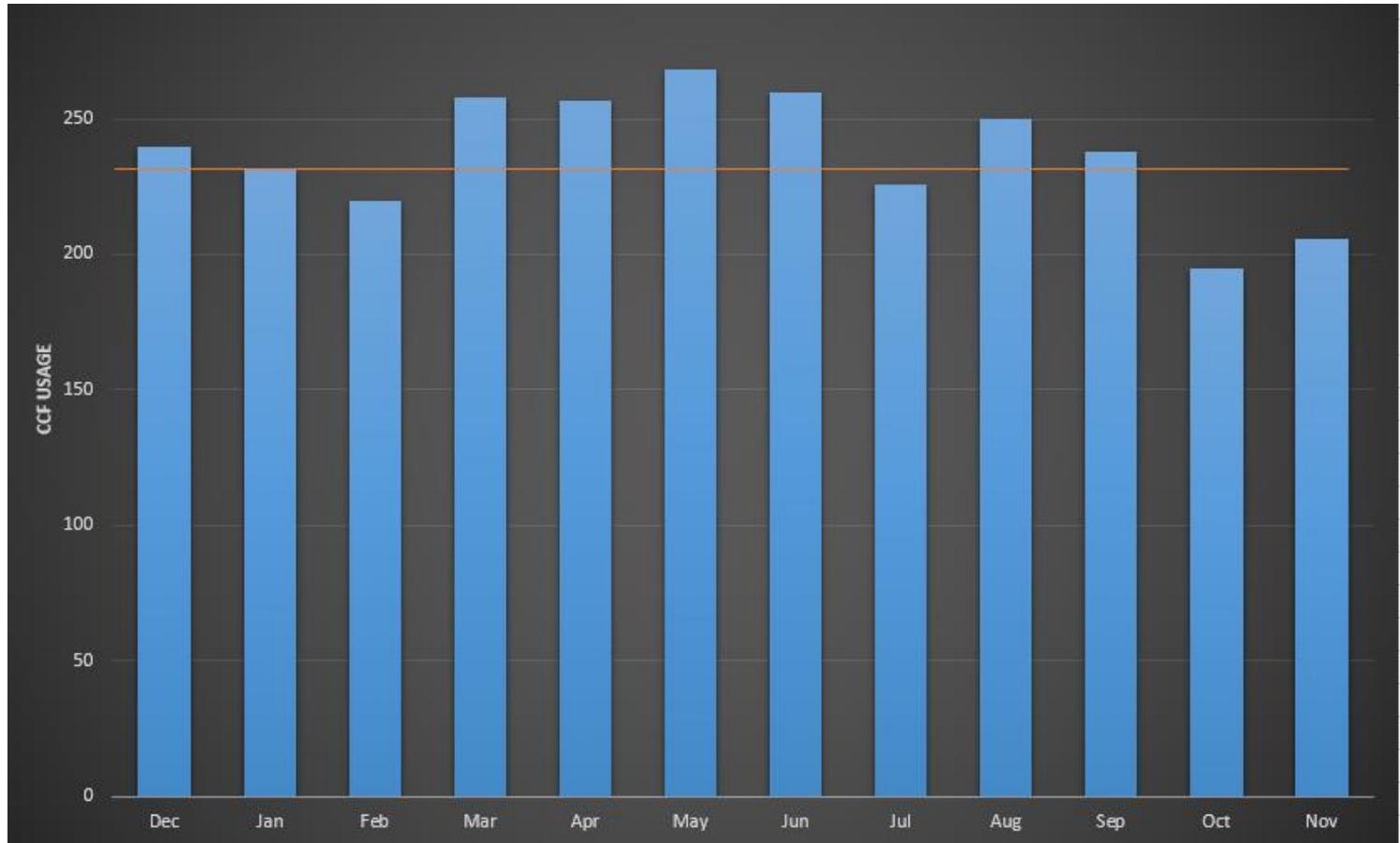
WOA Annual \$330

Example 2 - Restaurant

6651 N Campbell Ave, Tucson, AZ
85718



Example 2 - Restaurant



Inequity

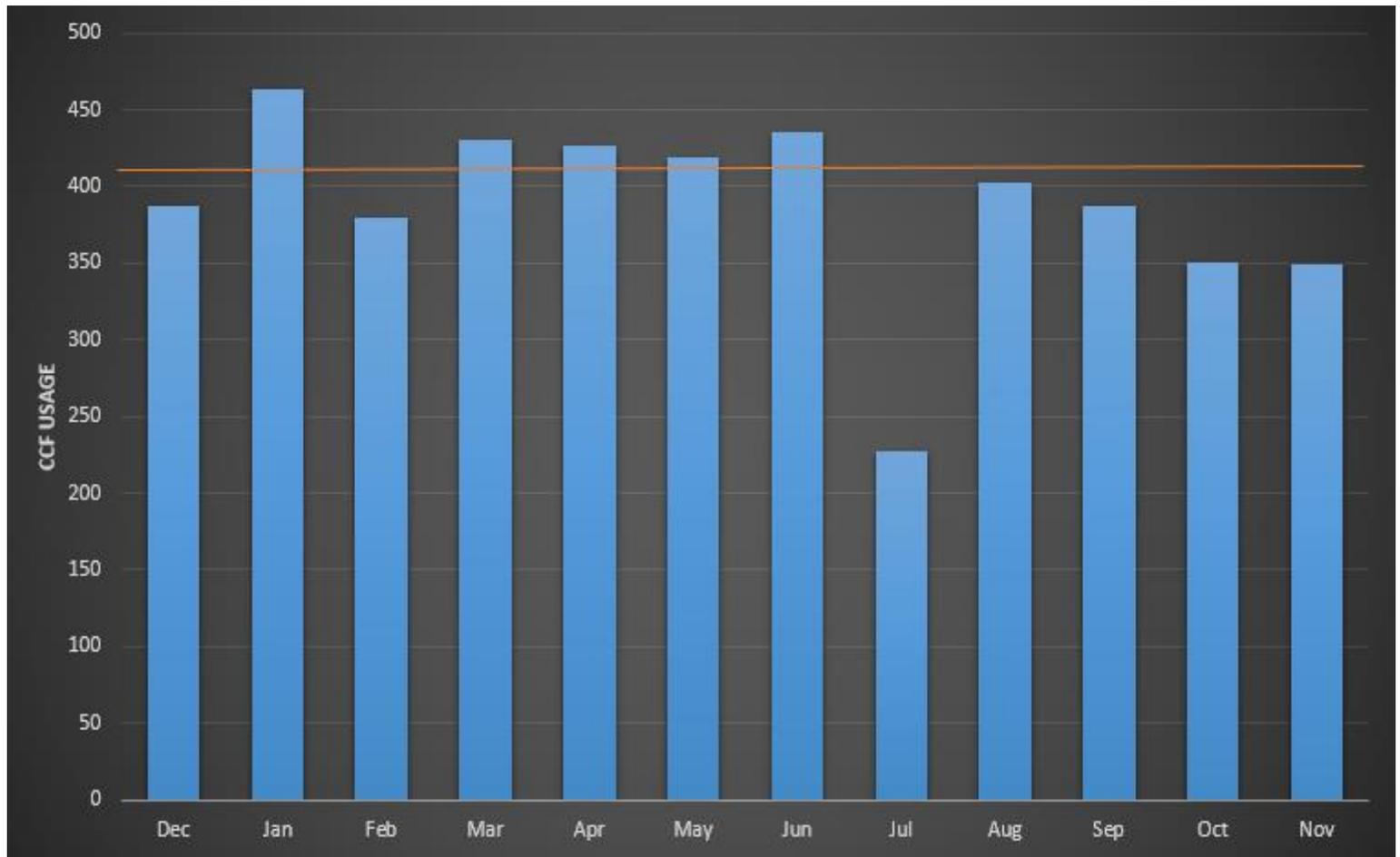
Direct Usage \$ 10,492

WOA Annual \$ 10,184

Example 3 - Restaurant



Example 3 - Restaurant



Inequity

Direct Usage \$ 17,061

WOA Annual \$ 18,008

Example 4 – Medium Office



Example 4 – Medium Office



Inequity

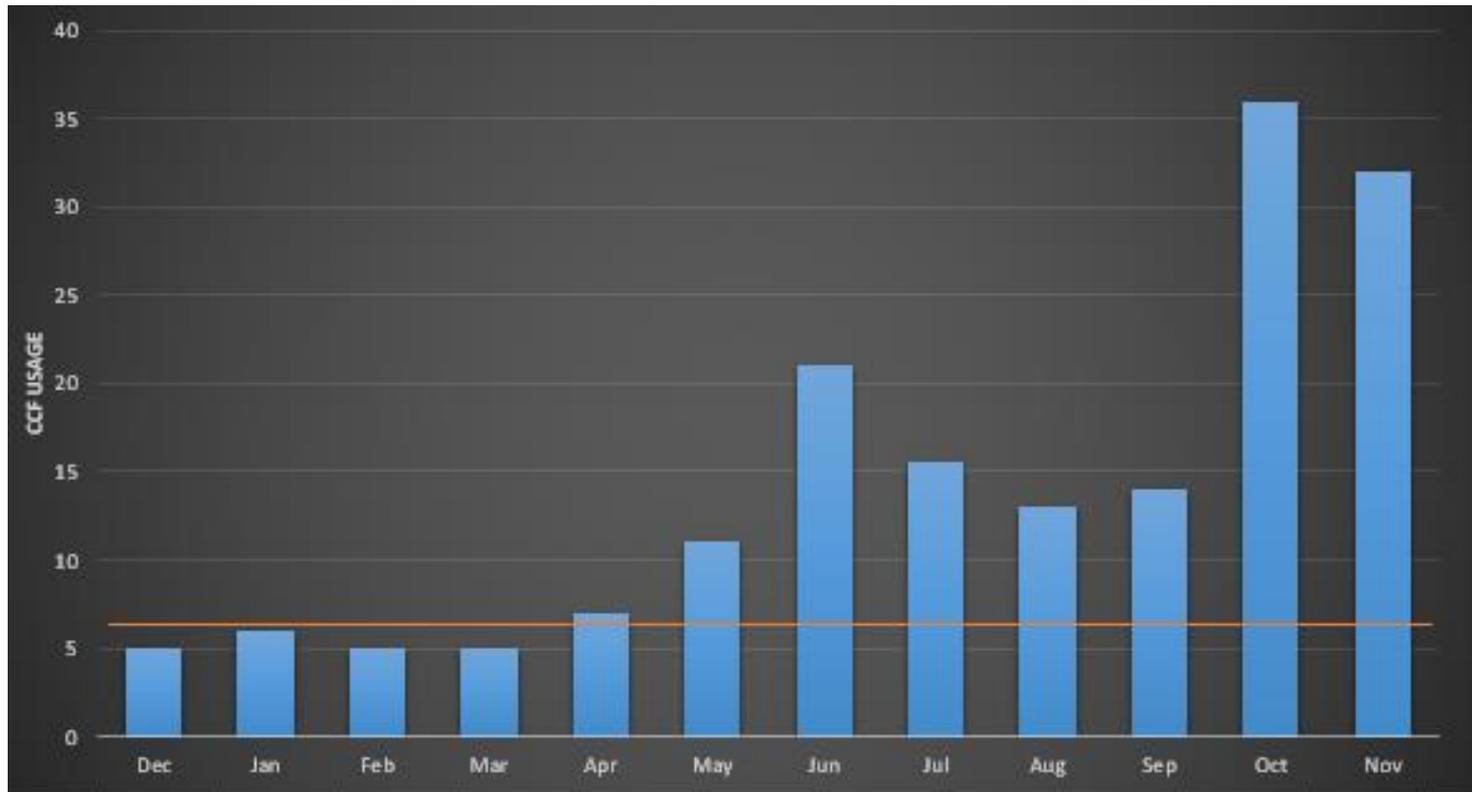
Direct Usage \$767

WOA Annual \$705

Example 5 – Small Retail



Example 5 – Small Retail



Inequity

Direct Usage \$551

WOA Annual \$385

Example 6 - Bank



Example 6 - Bank

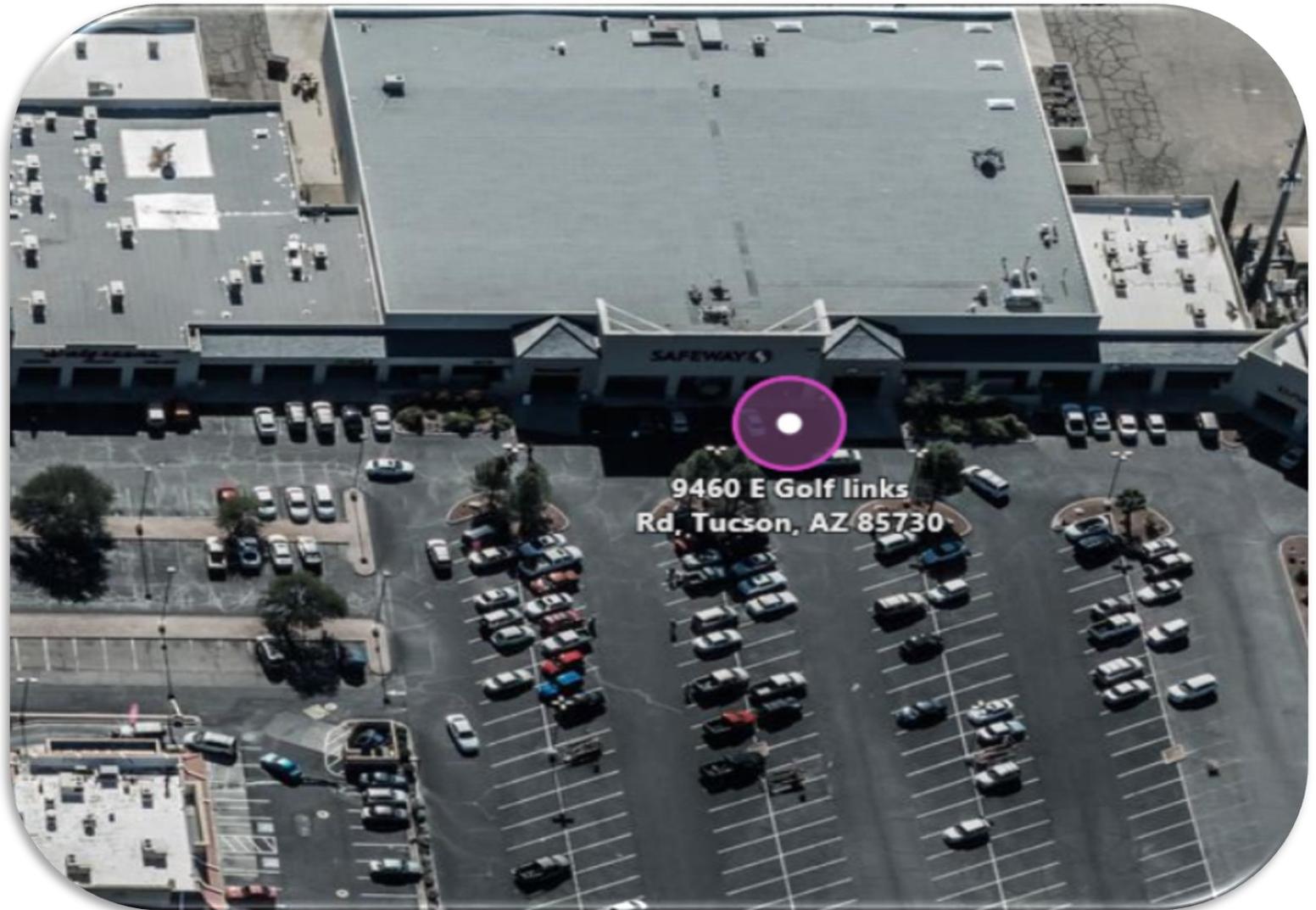


Inequity

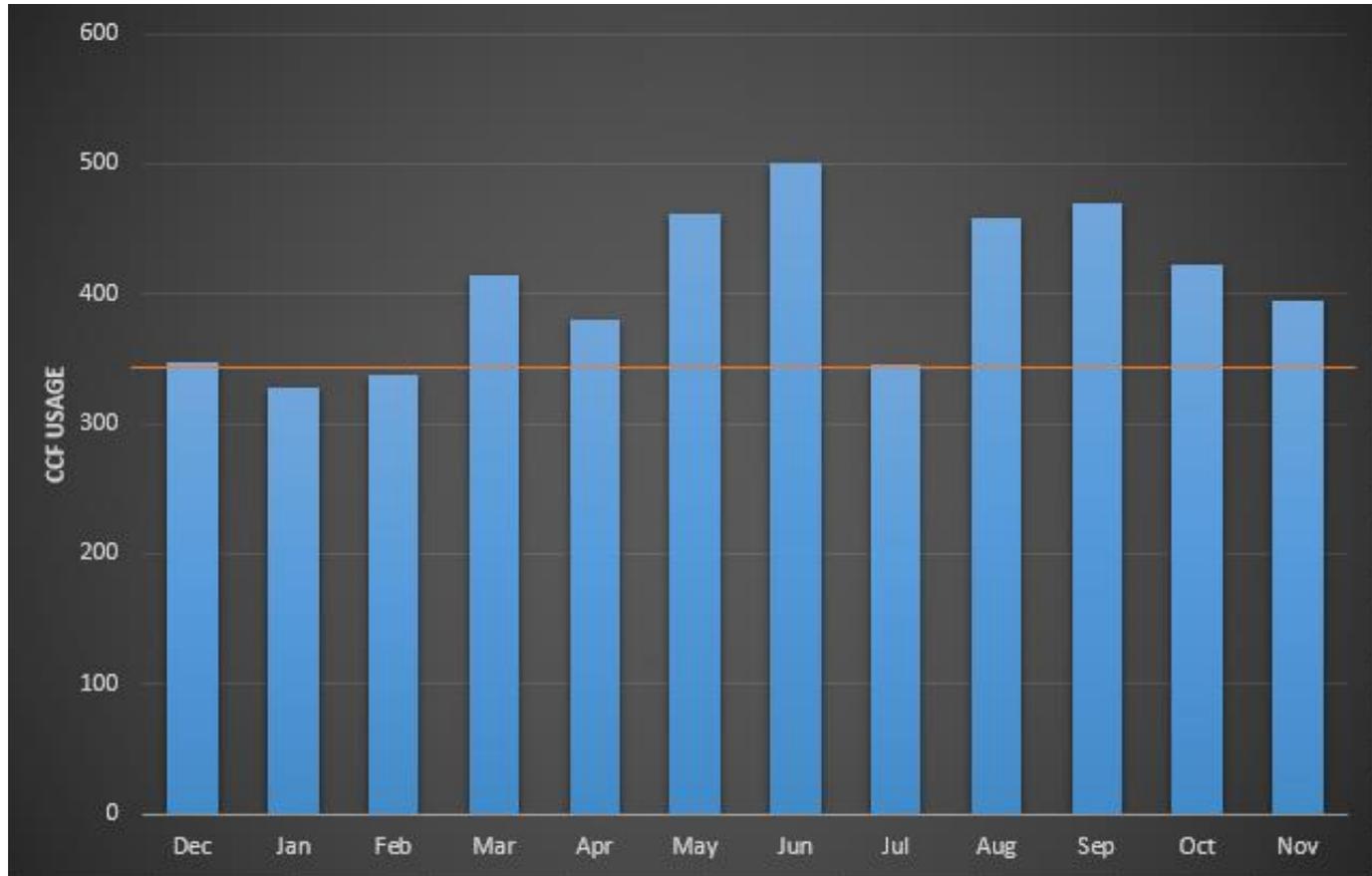
Direct Usage \$796

WOA Annual \$676

Example 7 - Supermarket



Example 7 - Supermarket

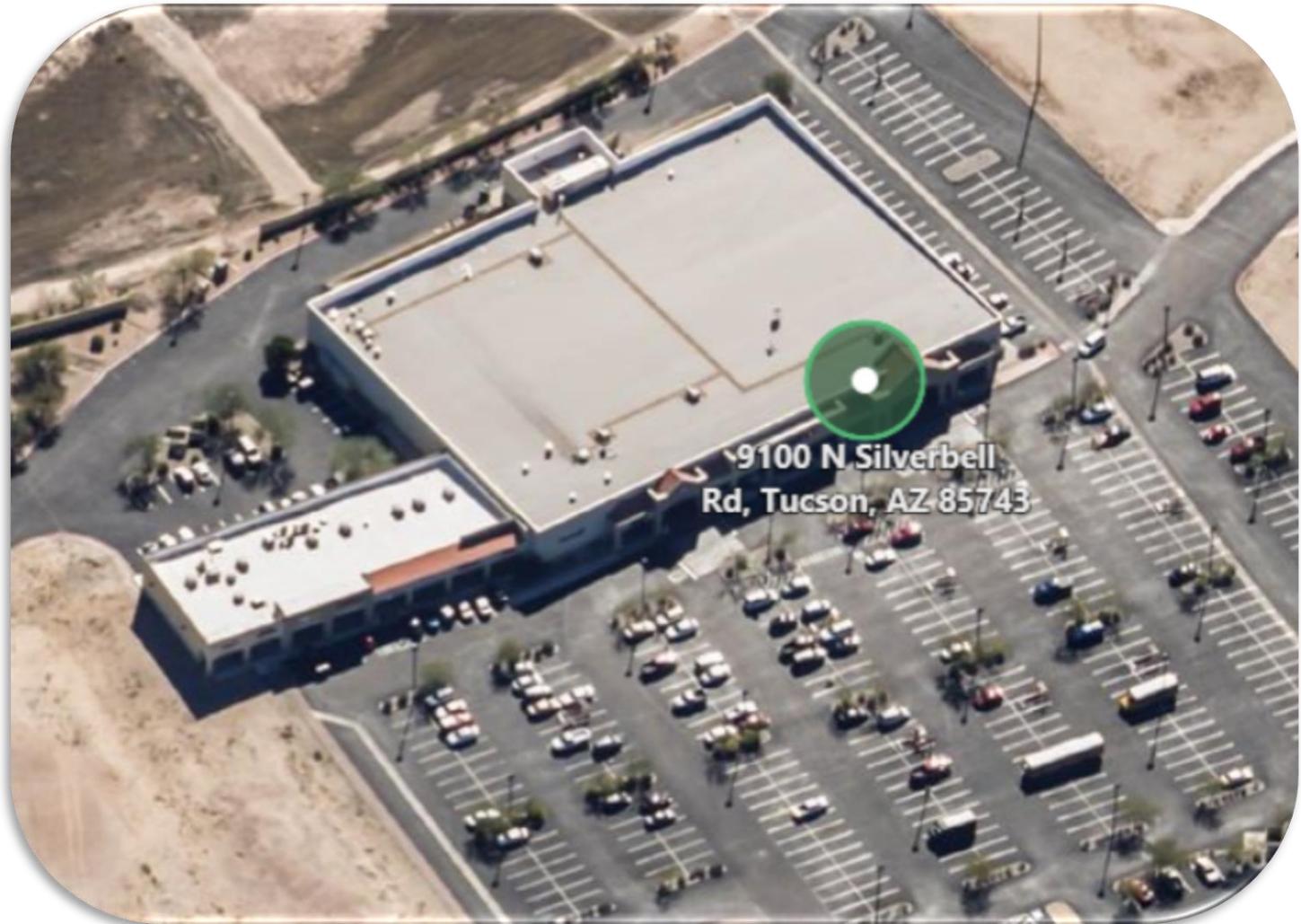


Inequity

Direct Usage \$ 17,803

WOA Annual \$ 14,858

Example 8 - Supermarket



Example 8 - Supermarket

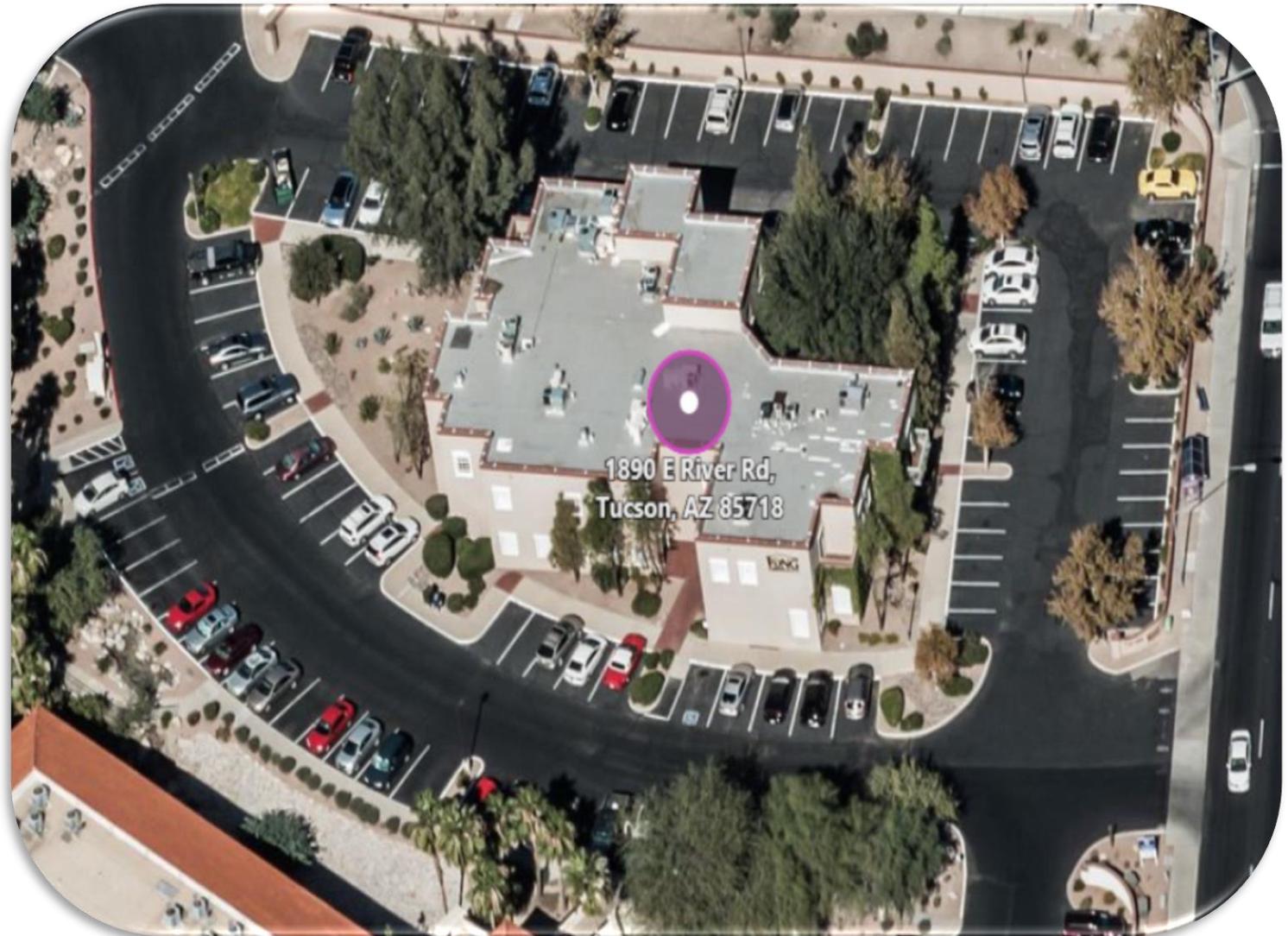


Inequity

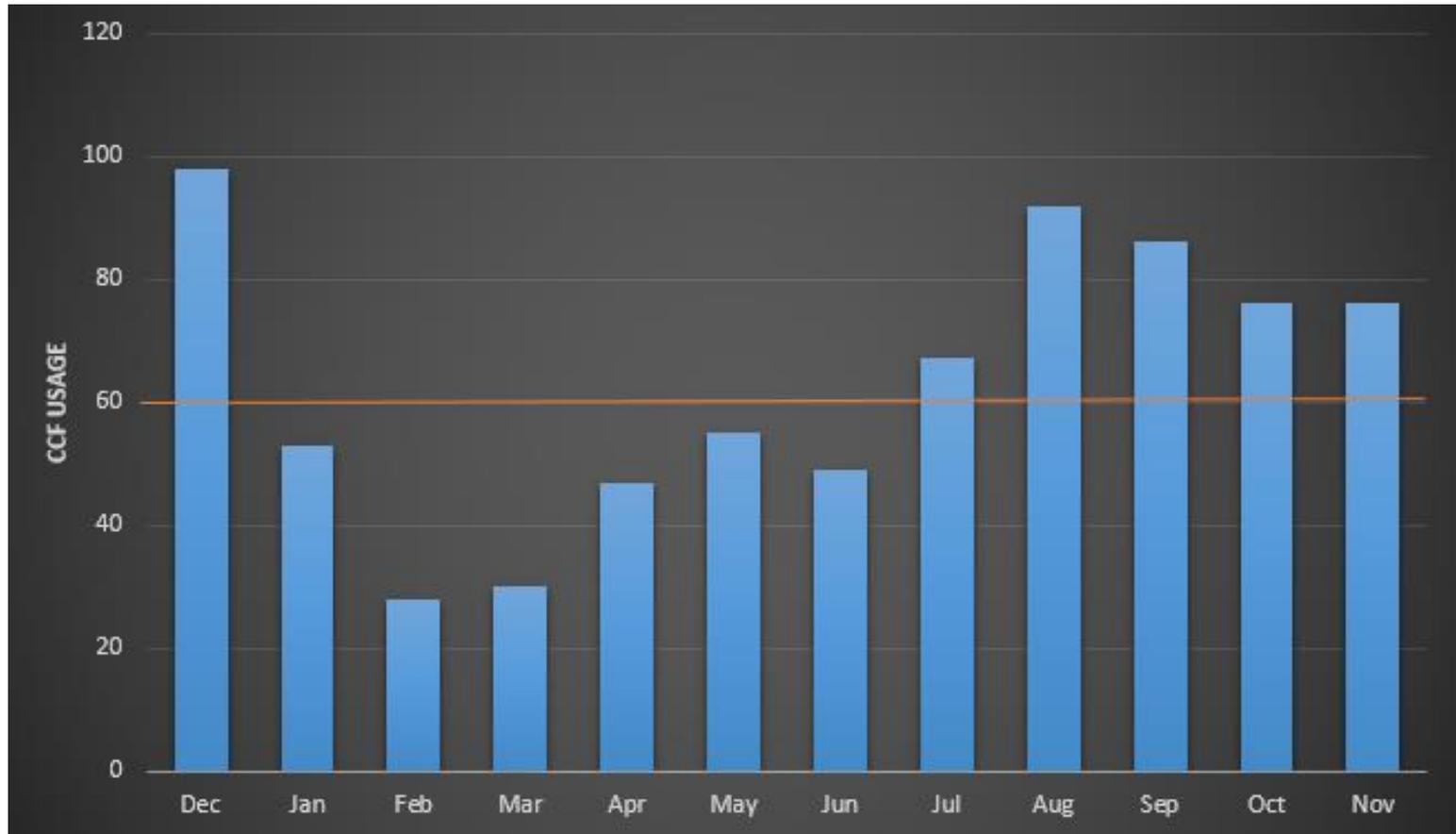
Direct Usage \$16,071

WOA Annual \$14,727

Example 9 – Large Office



Example 9 – Large Office



Inequity

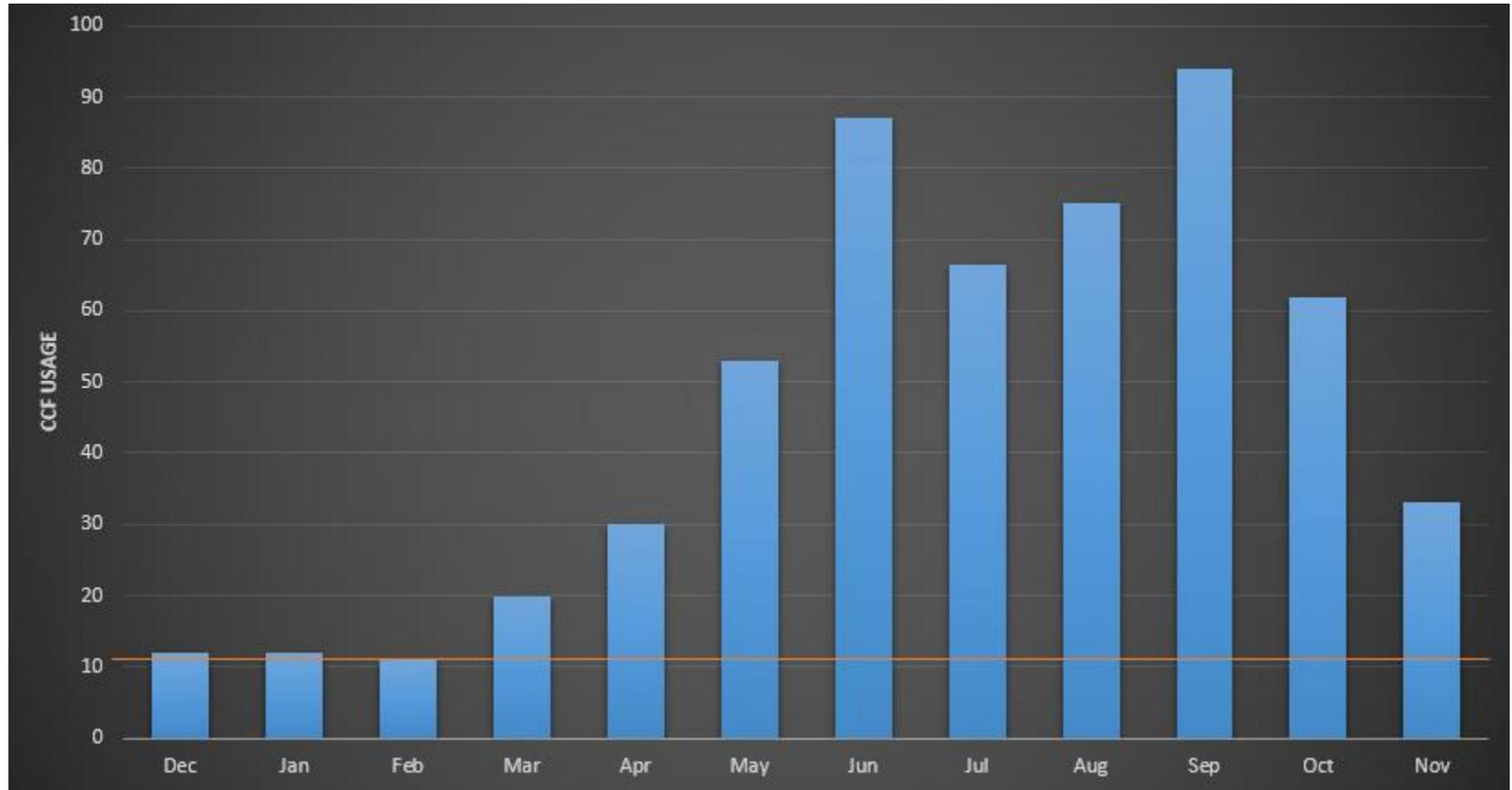
Direct Usage \$2,784

WOA Annual \$2,634

Example 10 – Industrial Mfg.



Example 10 – Industrial Mfg.

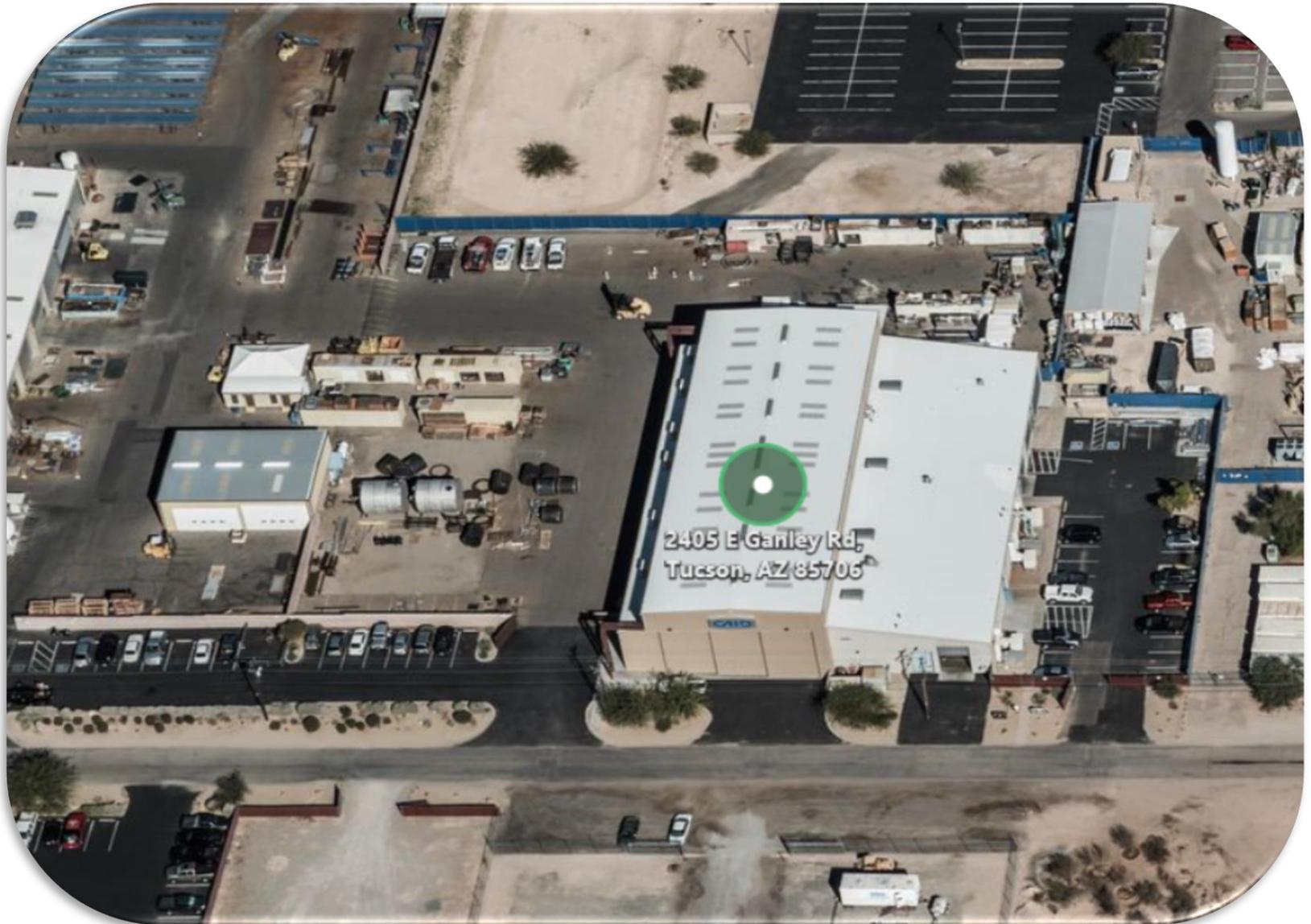


Inequity

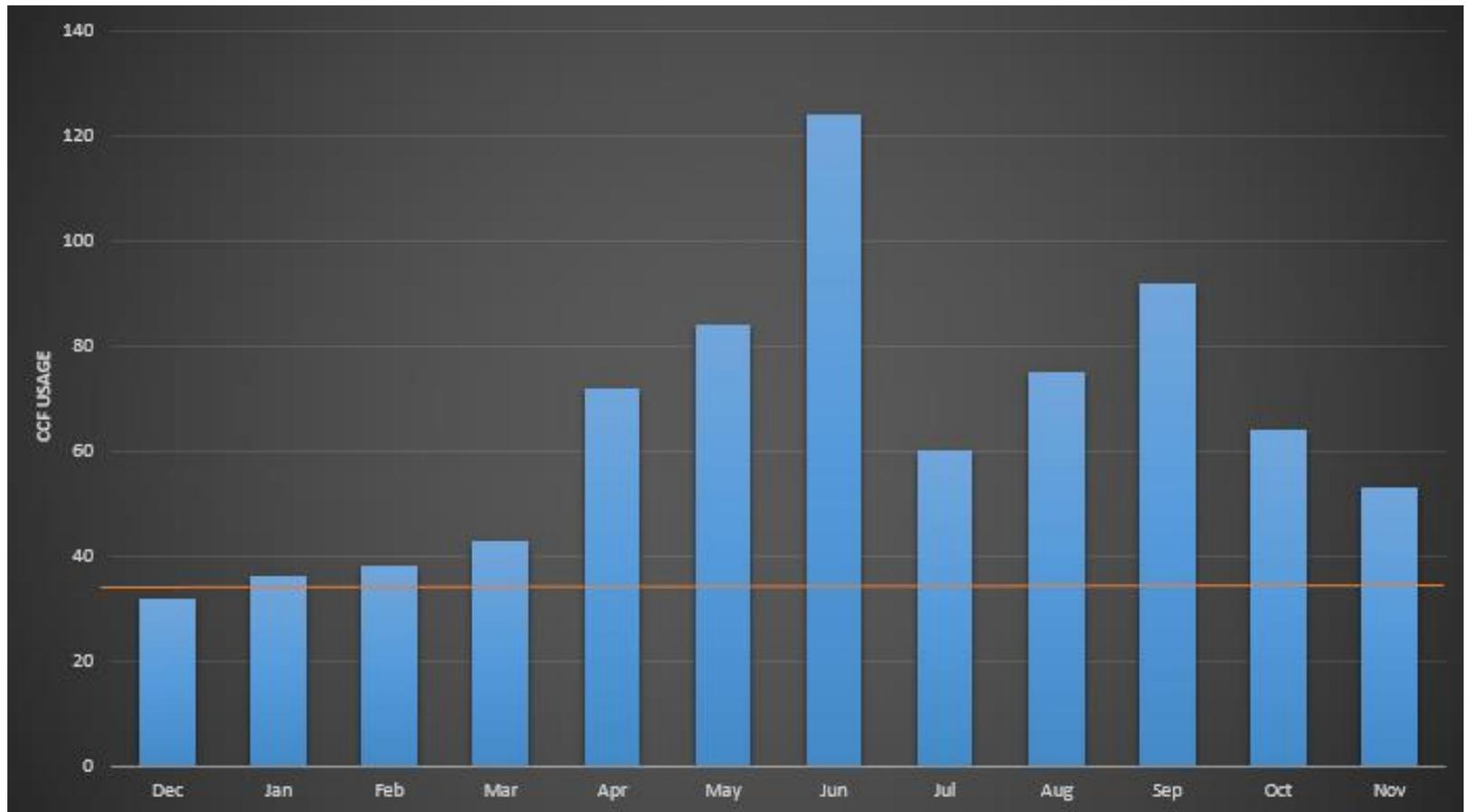
Direct Usage \$2,959

WOA Annual \$1,692

Example 11 – Industrial Mfg.



Example 11 – Industrial Mfg.

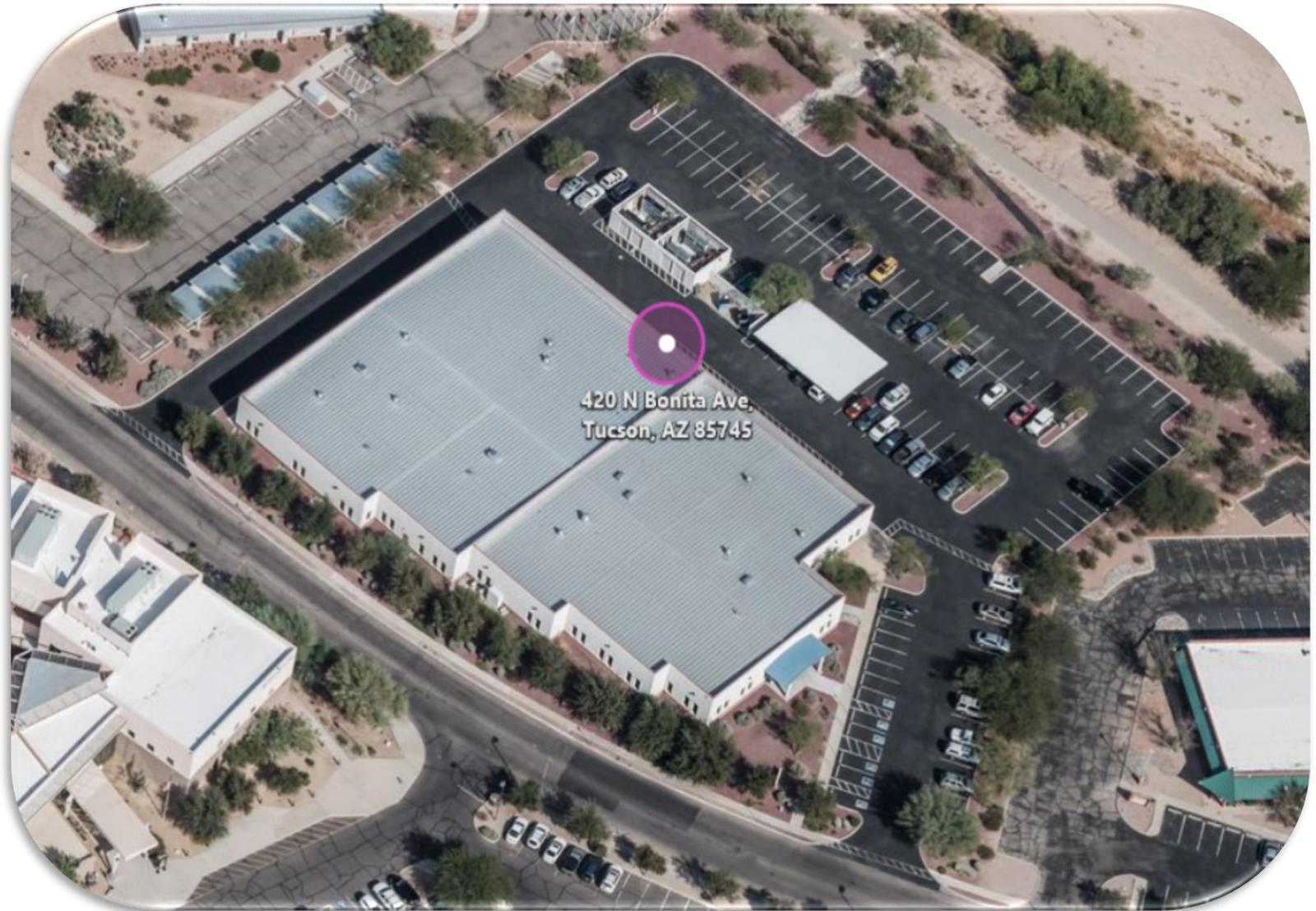


Inequity

Direct Usage \$2,169

WOA Annual \$661

Example 12 – Manufacturing



Example 12 – Manufacturing

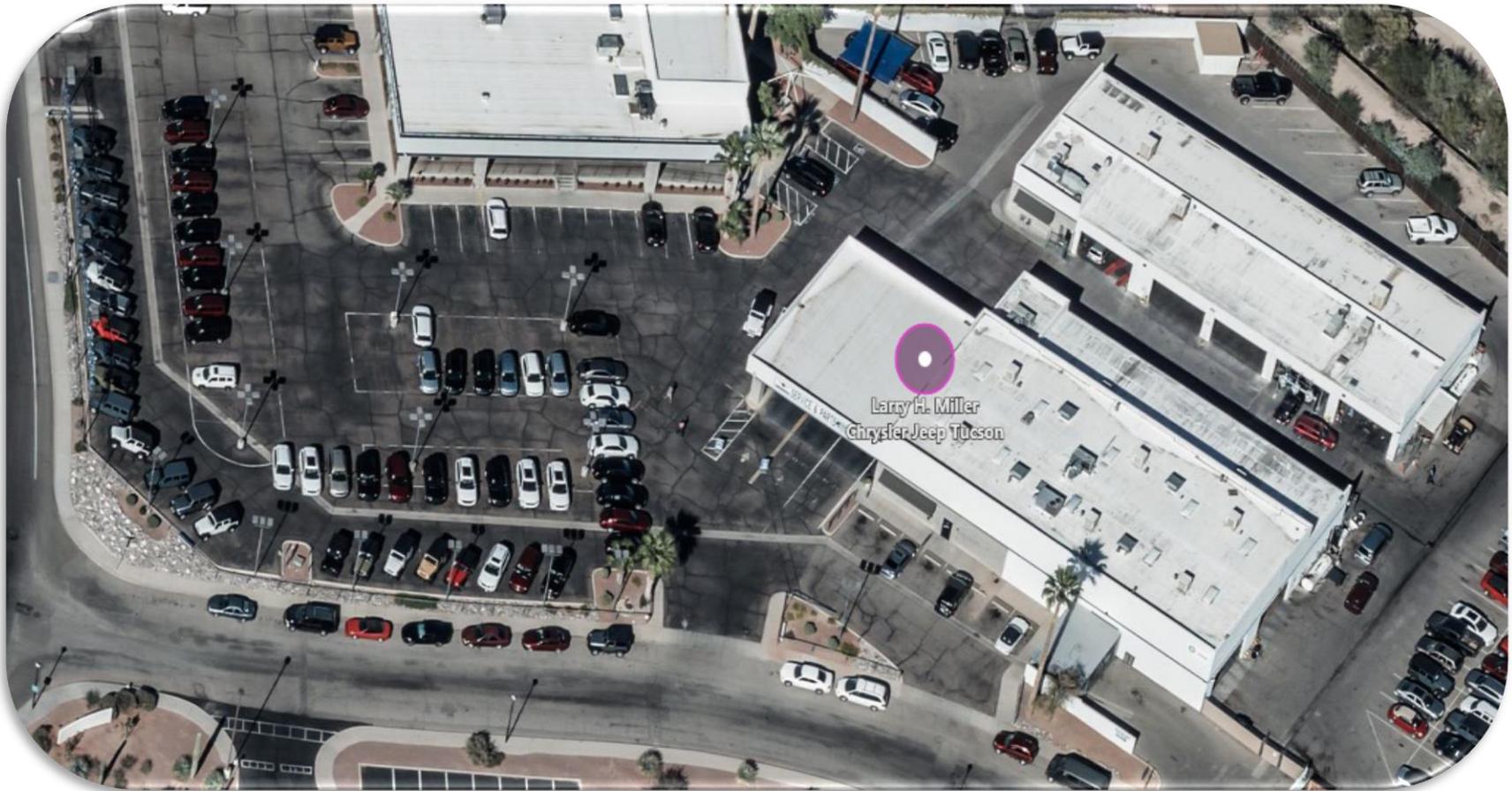


Inequity

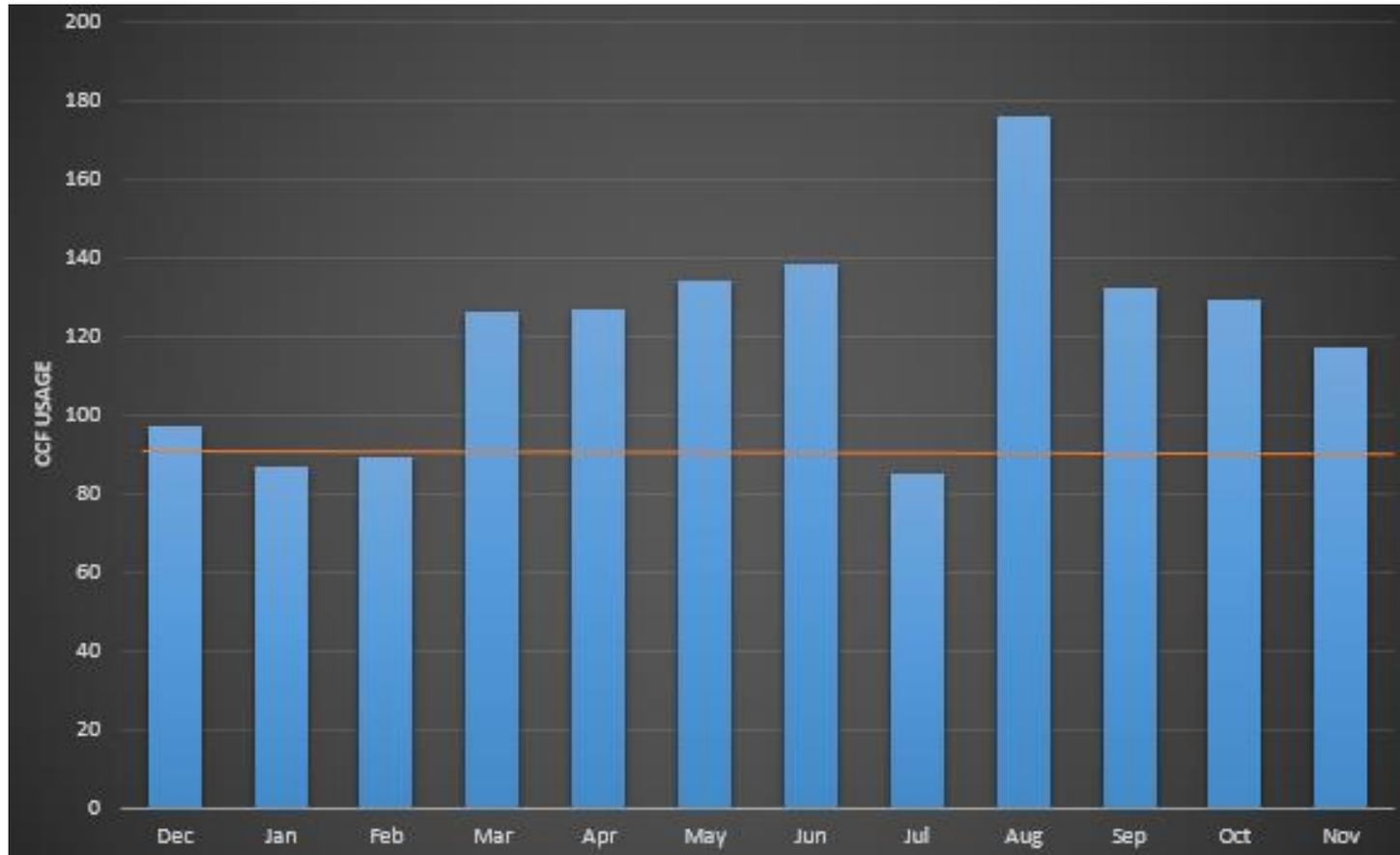
Direct Usage \$3,350

WOA Annual \$1,053

Example 13 – Car Dealership



Example 13 – Car Dealership



Inequity

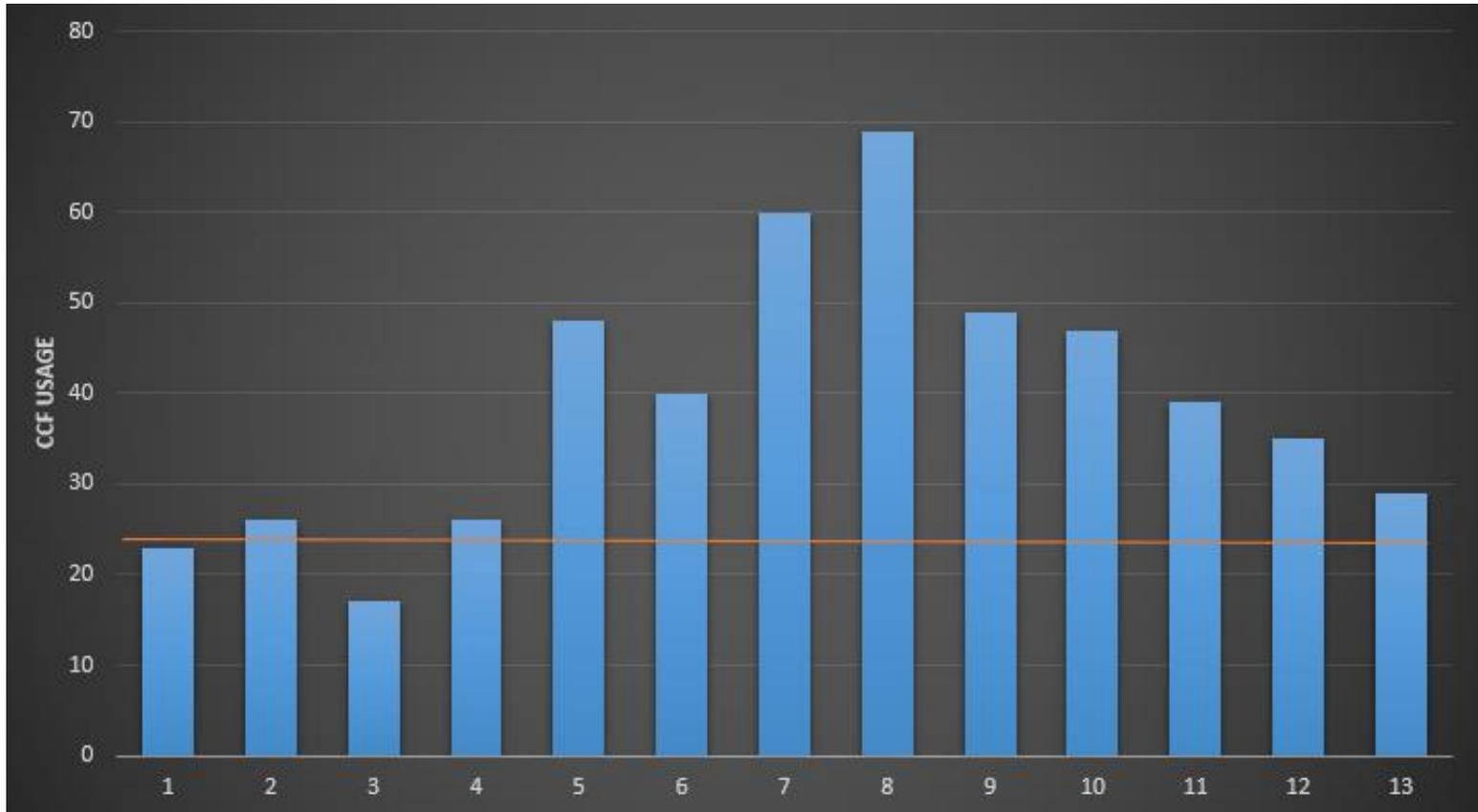
Direct Usage \$5,367

WOA Annual \$4,117

Example 14 – Dual Meters



Example 14 – Dual Meters



Inequity

Direct Usage \$2,013

—WOA Annual \$1,207—

Irrigation Annual \$9,560

Winter Averaging

Winter averaging is a great billing method developed to provide home owners the best possible break on sewer billing costs. This method uses water consumption during the winter quarter (Dec, Jan, Feb) for billing sewer charges throughout the year. It allows you to avoid paying additional sewer charges for warm weather purposes including watering lawns, landscaping, gardening, and pools since these flows do not enter the sewer.

Winter averaging therefore provides a fee reduction by subtracting these water uses from your monthly sewer bill.

Winter quarter averaging is automatically factored into residential rates under the following assumptions.

- Residences should be occupied, single family dwellings.
- At least one of the three monthly reads must be an actual read above 150 cf.
- Accounts with a zero read in any of the 3 months are not be eligible for winter average.

Direct Usage

The majority of commercial accounts lack external warm weather uses typically associated with winter averaging and therefore may not be eligible.

Additionally, many commercial businesses have reduced holiday operations making winter averaging biased.

Commercial accounts therefore should be billed based on actual monthly usage.

Commercial users having substantive external water uses that do not result in discharges to the sewer are welcome to appeal and request winter averaging, but must provide a compelling case.

If data is not available to support the appeal, the department may request a site visit and inspection to verify that discharges are not entering the sewer system.