Equivalent User Table

The following equivalent user factors will be used to assess tap-in fees. For purposes of this table, an equivalent user is defined as that quantity of water consumed or wastewater discharged from an ordinary single family dwelling. In computing charges for commercial, industrial, or multiple residences, the number of units for which charges are made shall be determined from the following equivalent user factors. Where square footage is used in the calculation of equivalent users, it shall mean the entire square footage inside the building. When the use of a building changes the number of equivalent users for the new use, a supplemental tap-in fee will be assessed for the increased use.

USER	**UNIT FACTOR**	
Auto Dealers*	0.20	per 1,000 sq. ft.
Auto Repair/Collision - Body Shops*	0.20	per 1,000 sq. ft.
Auto Tire Service Center/Shops*	0.35	per 1,000 sq. ft.
Banks*	0.12	per employee
Banquet Halls	1.8	per 1,000 sq. ft.
Barber Shops	1.00	per shop plus 0.1 per chair after 2
Bars (including bars within restaurants)	4.00	per 1,000 sq. ft.
Beauty Shops*	0.38	per hair booth, 0.3 per mani/pedi station, and 0.3 per spa room
Bed & Breakfast Establishments	1.0	per building plus 0.2 per guest room
Boarding Houses	1.00	per building plus 0.2 per bedroom
Boarding Schools	0.27	per bed
Bowling Alleys (w/o bars or lunch)	0.16	per alley
Bowling Alleys (with bar and/or lunch)	0.60	per alley
Car Washes (production line w/o recycle)*	48.3	per production line
Car Washes (production line with recycle)*	25.2	per production line
Car Washes (self-service)*	2.5	per stall
Car Washes (automatic, no conveyor)*	10.6	per stall
Child Care Centers*	0.45	per 1,000 sq. ft.
Churches*	0.13	per 1,000 sq. ft.
Cleaners (pick-up only)*	1.00	per shop
Cleaners (pressing facilities)*	1.4	per press
Urgent Care / Medical Clinics*	0.27	per doctor
Convalescent Homes	1.00	per premise plus 0.5 per bedroom
Convents	1.0	per premise plus 0.25 per bedroom
Country Clubs & Athletic Clubs*	0.55	per 1,000 sq. ft.
Dentists*	1.3	per dentist
Doctor’s Offices*	0.6	per 1,000 sq. ft.
Drug Stores*	0.1	per 1,000 sq. ft.

Fire Stations	0.20	per stationed firefighter/24 hours
Fire Stations (volunteer)	1.00	per premise
Florists	1.10	per 1,000 sq. ft.
Fraternal Organizations (members only)	1.00	per hall
Fraternal Organizations (members/rentals)*	0.3	per 1,000 sq. ft.
Funeral Homes	1.50	per 1,000 sq. ft. plus residence
Garden Centers (nursery)	1.0	per premise plus 0.5 per employee
Government Offices*	0.15	per 1,000 sq. ft.
Grocery Stores & Markets*	0.26	per 1,000 sq. ft.
Hospitals	1.09	per bed
Hotels & Motels (private baths)*	0.38	per bedroom
Industrial Building/Factories (exclusive of wet process and industrial flow)*	0.13	per 1,000 sq. ft.
Laundromats (self service)	0.54	per washer
Lumber Yards	1.00	per each 15 employees
Mobile Homes	1.00	per pad
Multiple Family Residences	1.00	per dwelling unit
Office Buildings*	0.14	per 1,000 sq. ft.
Pet Shops	1.10	per 1,000 sq. ft.
Physical Therapy Centers*	1.5	per premise
Pool Halls	0.10	per table
Post Offices	1.00	per 1,000 sq. ft.
Print Shops*	0.06	per 1,000 sq. ft.
Public Institutions (other than hospitals)	0.75	per 1,000 sq. ft.
Research & Testing Laboratories	0.75	per 1,000 sq. ft.
Restaurants (coffee shop)*	2.6	per premise
Restaurants (fast food, including drive thru & primary drink service)*	7.5	per premise
Restaurants (w/liquor license)*	4.0	per 1,000 sq. ft.
Restaurants (meals w/service & dishes)*	2.4	per 1,000 sq. ft.
Restaurants (take out)*	1.0	per 1,000 sq. ft.
Retail Stores*	0.20	per 1,000 sq. ft.
Rooming Houses (no meals)	0.25	per room
Schools (w/o showers and/or pool)*	0.37	per classroom
Schools (with showers and/or pool)*	0.8	per classroom
Senior Citizen Apartments*	0.31	per apartment
Service Stations - gas service	0.50	per pump
Service Stations - with auto repair	1.00	per premise plus 0.15 per stall
Service Stations - with mini mart*	2.0	per 1,000 sq. ft.
Skating Rinks	0.40	per 1,000 sq. ft.
Snack Bars (drive-in)	2.50	per 1,000 sq. ft.
Swimming Pools	3.00	per 1,000 sq. ft.
Single Family Residences	1.00	per residence
Stores (other than specifically listed)	0.25	per 1,000 sq. ft.

Tanning Salons, Nail Salons, Tattoo Parlors*	1.1	per shop
Tennis Clubs	0.08	per member
Tennis or Handball (indoor club)	0.50	per court
Theaters (drive-in)	0.03	per car space
Theaters	0.01	per seat
Tourist Courts (individual bath units)	0.27	per cubicle
Trailer Parks (central bath units)	0.40	per trailer
Veterinary Facilities*	1.00	per veterinarian
Veterinary Facilities with kennel	1.50	per facility plus 0.1 per kennel
Warehouse & Storage*	0.05	per 1,000 sq. ft.

* *Items marked with an asterisk were either added or updated based on studies of actual usage statistics performed in 2013.*

Where building size and number of employees are both known, the equivalent water factors shall be based on the highest projected flow factor.

Classifications not specifically listed shall be assigned values as determined by the Township, but no facility shall be assigned less than one unit. The methodology used to calculate REU's shall be as set forth in the attached Appendix.

Where multiple businesses exist at one location (shopping centers, hotels with restaurant and or bar facilities, etc.) the various businesses will be combined for equivalents.

In cases of expansion or change of existing water/sewer uses, connection fees shall be levied in accordance with the current connection fee schedule based upon the difference in the current and expanded or changed use.

In cases where an application for water and/or sewer service has been made for property which is contiguous to an existing water and/or sewer special assessment district such water and or sewer service may be granted ***only after the following fees have been paid:***

1. All Connection Fees.
2. An up-front lump-sum capital charge equivalent to the pro-rata share of what would have been the property's assessment costs if the property were in the district, for the remaining term of the assessment. The capital charge will be placed in the debt service fund for future debt service payments on the special assessment.

APPENDIX

Recommended Methodology for Calculating the REUs
For a Commercial User Not Listed

Step 1 - Obtain Water Usage Data from Similar Facilities in Other Municipalities

Obtain actual usage data from similar facilities in other municipalities. A minimum of 3 facilities should be evaluated. Request the following information for each facility:

- The number of gallons used over a time period, for instance xxxx gallons used over 90 days. A minimum of 1 year's worth of data should be obtained, split into quarters.
    - Data should be from well-established businesses to reflect maximum possible water usage
    - Meter reads should cover a maximum interval of 90 days (quarterly).
- The size of the building
    - If deemed more relevant, the number of employees or some other common unit factor can be used

Step 2 - Determine Average Day Usage During the Peak Quarter (Exclusive of Irrigation)

For each facility in which actual usage data is obtained, determine the highest quarterly total flow in gallons.

Note - Irrigation should be excluded from this number, so if the summer months show a higher usage do not use this data.

From the peak quarterly data determine the average day usage by dividing the total flow (in gallons) from the highest quarter by the number of days in the billing cycle.

Step 3 – Determine the Building Usage in REUs

Per the August 2013 MHOG study of average residential usage within in the MHOG system assume 1 REU = 218 gallons/day (gpd)

Building Usage in REUs = Average Day Usage (from Step 2)/218

Step 4 – Calculation of Recommended Unit Factor

Typically the REU Unit Factor is calculated per 1,000 square feet (sf) of building area. If this is the case the recommended Unit Factor = Building Usage REUs (from Step 3)/proposed building square footage/1,000

Use an average of the sites evaluated (minimum of 3) to determine the recommended unit factor for the proposed facility.

Example:

Auto Parts Supplier:

STEP	Similar Facilities		
	Facility 1: Chattanooga, TN	**Facility 2: Lawrence, KS**	**Facility 3: Little Rock, AK**
1 Obtain Water Usage Data	Size: 100,000 sf	Size: 200,000 sf	Size: 180,000 sf
	Usage Data	**Usage Data**	**Usage Data**
	Q1: 100,000	Q1: 180,000	Q1: 170,000
	Q2: 151,000	Q2: 192,000	Q2: 165,000
	Q2: 142,000	Q2: 197,000	Q2: 177,000
	Q4: 134,000	Q4: 184,000	Q4: 172,000
	Days: 90	Days: 90	Days: 90
2 Determine Avg. Day Usage for Peak Quarter	Daily Usage = 151,000/90 = 1,668 gal.	Daily Usage = 197,000/90 = 2,189 gal.	Daily Usage = 177,000/90 = 1,967 gal.
3 Determine Building Usage In REUs	Building Usage in REUs = Step 2 Result/218 GPD 1,668/218 = 7.65	Building Usage in REUs = Step 2 Result/218 GPD 2,189/218 = 10.04	Building Usage in REUs = Step 2 Result/218 GPD 1,967/218 = 9.02
4 Recommended Unit Factor	Building REUs/Building SF/1,000 =7.65 ÷(100,000/1,000) =0.08 REU /1,000 sf	Building REUs/Building SF/1,000 =10.04 ÷(200,000/1,000) =0.05 REU /1,000 sf	Building REUs/Building SF/1,000 =9.02 ÷(180,000/1,000) =0.05 REU /1,000 sf
Recommended Factor	Average of 0.08, 0.05, and 0.05 = 0.06 REU / 1,000 sf.		

Proposed Howell Facility: 250,000 s.f.

REU Assessment = 0.06 REU / 1,000 sf X 250,000 sf = **15 REUs**