



NOTICE

(Effective January 1, 2014)

State Senate Bill 407 (SB 407) requires all building alterations or improvements to existing single-family residential buildings to replace all noncompliant plumbing fixtures as a condition to the issuance of a certificate of occupancy or final permit approval by the building department. In addition to this, SB 407 requires all noncompliant plumbing fixtures in a single-family dwelling to be replaced with water-conserving plumbing fixtures on or before January 1, 2017, whether or not there are alterations or improvements made to the building.

Please note that all single family dwellings built after January 1, 1994 should already comply with the requirements listed below while those built prior to 1994 may not comply with the new requirements.

SB 407 also requires all noncompliant plumbing fixtures in any multifamily residential and any commercial building to be replaced with water-conserving plumbing fixtures in the following circumstances:

(A) For building additions in which the sum of concurrent building permits by the same permit applicant would increase the floor area of the space in a building by more than 10 percent, the building permit applicant shall replace all noncompliant plumbing fixtures in the building.

(B) For building alterations or improvements in which the total construction cost estimated in the building permit is greater than one hundred fifty thousand dollars (\$150,000), the building permit applicant shall replace all noncompliant plumbing fixtures that service the specific area of the improvement.

(C) Notwithstanding subparagraph (A) or (B), for any alterations or improvements to a room in a building that require a building permit and that room contains any noncompliant plumbing fixtures, the building permit applicant shall replace all noncompliant plumbing fixtures in that room.

SB 407 also requires all noncompliant plumbing fixtures in multifamily residential and commercial buildings to be replaced with water-conserving plumbing fixtures on or before January 1, 2019, whether or not there are alterations or improvements made to the building.

To be considered compliant, existing plumbing fixtures must meet the following:

- Existing toilets must use no more water than **1.6 gallons per flush (GPF)**
- Existing interior faucets must emit no more water than **2.2 gallons per minute (GPM)**
- Existing showerheads must emit no more water than **2.5 GPM**. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.5 GPM. A hand-held shower shall be considered a showerhead.
- Existing urinals must use no more water than **1.0 GPF**

The 2013 California Green Building Standards Code requires that **new water-conserving plumbing fixtures must meet the following:**

- New toilets must use no more water than **1.28 GPF**
- New residential lavatory faucets must emit no more water than **1.5 GPM**. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed **0.5 GPM**
- Nonresidential lavatory faucets must emit no more water than **0.5 GPM**
- New metering faucets in residential buildings must emit no more water than **0.25 gallons per cycle**
- New metering faucets in nonresidential buildings must emit no more water than **0.20 gallons per cycle**
- New kitchen faucets must emit no more water than **1.8 GPM**. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 GPM, and must default to a maximum flow rate of 1.8 GPM

- New showerheads must emit no more water than **2.0 GPM**. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 GPM at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. A hand-held shower shall be considered a showerhead.
- New urinals must use no more water than **0.5 GPF**

A final inspection of all permitted projects will be contingent upon verifying the project is in compliance with these requirements. Compliance can be met by one of the following methods:

1. The building is a registered historical site in which case it is exempt from the law.
2. The City Building Inspector determines that, due to the age or configuration of the building or its plumbing, the installation of compliant plumbing fixtures is not possible without reconfiguration of the water or drainage system lines.
3. An inspection by the City Building Inspector verifies that all fixtures are in compliance with SB 407 and the 2013 California Green Building Standards Code.
4. A written certification from the licensed contractor who obtained the building permit that all fixtures are in compliance with SB 407 and the 2013 California Green Building Standards Code.

I certify that all plumbing fixtures are in compliance with the requirements of SB 407 and the 2013 California Green Building Standards Code:

Project Address _____ **Permit Number:** _____

Contractor Name (print) _____

Contractor Signature _____ **Date:** _____

The following list of work does not trigger the requirements for plumbing fixture upgrades:

1. *Construction related to repairs or maintenance of the building, e.g. chimney repair, dry rot or termite repair, foundation repair or replacement*
2. *Changes in electrical systems, e.g., electrical service upgrades, wiring replacement*
3. *Changes to mechanical systems, e.g., HVAC or furnace replacement, duct replacement*
4. *Water heater replacement, piping replacement, sewer line replacement*
5. *Roofing replacement*
6. *Siding, stucco or any exterior finish replacement*
7. *Window replacement (including sliding glass or exterior door)*
8. *Seismic retrofit*
9. *Roof-mounted solar photovoltaic systems*
10. *Electric vehicle charging stations*
11. *Building signs*
12. *Alterations solely for the purpose of accessibility upgrades*
13. *Work not associated with the building itself such as:*
 - a. *Swimming pools or spas (in-ground or portable)*
 - b. *Site work: Retaining walls, fences, walkways, landscaping, etc.*
 - c. *Ground-mounted solar photovoltaic systems*
 - d. *Monument signs*
14. *Work in one building is not considered to trigger upgrades in another building. Examples of this are:*
 - a. *Accessory structures, sheds, patio covers*
 - b. *Detached garages*
 - c. *Detached dwelling units*

If you have questions or concerns with the content of this notice please contact the Building Services Division.