



City of Oakland

PLANNING & BUILDING DEPARTMENT 250 FRANK H. OGAWA PLAZA. SECOND FLOOR. OAKLAND, CA. 94612

STATE REGULATIONS FOR WATER METERING

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or submetered in compliance with State Senate Bill 7 (SB-7). SB-7 encourages conservation of water in multifamily residential rental buildings through metering infrastructure, and to establish practices involving the submetering of dwelling units for water service to include appropriate safeguards for both tenants and landlords.

For information on SB-7 visit; https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201520160SB7.

Planning and Design:

1. Total water consumption (hot and cold) shall be measured for each individual residential unit in newly constructed multiunit residential structures or mixed-use residential and commercial structures. (Note: Accessory Dwelling Units (ADU) are exempt under Senate Bill 1069)
2. All meters must be “lead free” and meet National Science Foundation (NSF) 61 and American National Standards Institute (ANSI) 372 standards.
3. Meters must be easily accessible for inspection, maintenance, and manual reading by tenants even if they are read remotely.
4. Site and or plumbing plans shall be submitted with the Application for Water Service to EBMUD documenting the following:
 - Meter make, model, temperature range, pressure range, and flow range;
 - The location of each meter;
 - Details of the meter, installation, access point, and signage; and
 - Notes indicating that these meters will be readily accessible by the tenants, landlord, and EBMUD to verify meter reads as warranted.

Installation and Maintenance:

5. Installation must be in accordance with manufacturers’ specifications.
6. Installation must comply with the California Plumbing Code.
7. Each meter and its installation must be certified by Alameda County Weights and Measures for its intended use and shall be tagged when approved. Meters shall be reinspected and recalibrated within the time limits specified in law or regulations.
8. Property Owners shall operate and maintain all meters and reporting requirements.

Water service applicants must provide plans, specifications, and other forms of verification detailing meter types, installation locations, and certifications for EBMUD review and compliance with Regulations Governing Water Service.