



COMMUNITY DEVELOPMENT  
DEPARTMENT

CITY OF SACRAMENTO  
CALIFORNIA

300 RICHARDS BLVD. 3<sup>RD</sup> FLR  
SACRAMENTO, CA  
95811-0218

12/11/2013

**RE: Water efficient fixtures (SB 407)**

Dear Building Division Team;

There have been many questions surrounding the implementation of SB 407. The following is how we will interpret the law, consistent with CALBO's interpretation.

As of January 1, 2014, SB 407 requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements. Based on definitions found within the California Building Code and California Green Building Code, alteration and improvements are interpreted to mean any construction to an existing structure which will enhance or improve the structure. Construction related to repairs or maintenance of the structure is not considered to be an alteration or improvement.

With this interpretation, SB 407 only applies to permitted additions, alterations and improvements. Additionally, permits can be pulled for property maintenance and repair without triggering the SB 407 requirements. Below is a list of permits that are considered to be repair or maintenance.

<b>Permitted Repairs That Will Not Trigger SB 407</b>
Electrical Service Change Out
HVAC Change Out
Re-Roof
Sewer Line Replacement
Siding or Stucco
Site Work: Retaining Walls, Fences, Walk Ways, Etc.
Water Heater Replacement
Window Replacement
Other Repairs as Determined by the Building Official

I've attached two documents for your review:

1. The "Water Conservation Handout" explains the law in greater detail and is a resource to share with our customers.
2. The "Water Conservation Self-Cert" document details the self-certification process.

Sincerely,

Ryan DeVore, PE, MBA  
Chief Building Official

**NOTICE - EFFECTIVE January 1, 2014**

On January 1, 2014 a new State Law goes into effect and applies to **all single family residences built before January 1, 1994**. This legislation requires water conserving plumbing fixtures be installed throughout the home as a condition of building permits applied for after January 1, 2014.

As of January 1, 2017 all residences built prior to January 1, 1994 must comply with these requirements and install these fixtures.

As a condition of all permits issued for home improvements the Building Department is charged with verifying compliance with these requirements. Specifically the law states:

- All toilets must use no more than 1.6 gallons of water per flush.
- All showerheads must flow no more than 2.5 gallons of water per minute.
- All interior faucets must emit no more than 2.2 gallons of water per minute.

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

- 1) The home is a registered historical site in which case it is exempt from the law.
- 2) A licensed plumber certifies that, due to the age or configuration of the property or its plumbing, the installation of water-conserving plumbing fixtures is not technically feasible.
- 3) A building for which water service is permanently disconnected. (i.e. detached garage)
- 4) A visual inspection and verification by the City Building Inspector that all fixtures are in compliance.
- 5) Written certification from the licensed contractor who obtained the building permit or the property owner that fixtures are in compliance as outlined in the law.

In order to implement this new State mandate, the City of Sacramento's Community Development Department will verify the original construction date of the dwelling unit. Homes that were constructed prior to January 1, 1994 are subject to these requirements.

As part of this law there are also requirements for multi-family homes and commercial buildings. The full text of the law can be read at [http://leginfo.legislature.ca.gov/faces/codes\\_displayText.xhtml?lawCode=CIV&division=2.&title=4.&part=4.&chapter=2.&article=1.4](http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=CIV&division=2.&title=4.&part=4.&chapter=2.&article=1.4).

If you have questions or concerns with the content of this notice please contact the Building Division by email at [ezpermit@cityofsacramento.org](mailto:ezpermit@cityofsacramento.org) or by telephone at (916) 264-5011.

**Ryan DeVore**  
*Chief Building Official*  
City of Sacramento

### **Self-Certification of Compliance with Water Conserving Fixture Requirements**

As of January 1, 2014 a new State Law goes into effect and applies to all single family residences built before January 1, 1994. This legislation requires water conserving plumbing fixtures be installed throughout the home as a condition of building permits applied for after January 1, 2014.

This signed self-certification may be used in lieu of a city building inspector verifying compliance with this water conserving fixture requirement for areas of the residence **not** included in the scope of work of the issued permit.

Address: \_\_\_\_\_ Permit # \_\_\_\_\_

Print Contractor Co. / Owner's name:

\_\_\_\_\_

The water conservation requirements are:

- All toilets use no more than 1.6 gallons of water per flush
- All showerheads flow no more than 2.5 gallons of water per minute
- All interior faucets emit no more than 2.2 gallons of water per minute

**I declare under penalty of perjury that the residence listed is in full compliance with the above water conservation requirements mandated by State Law.**

Contractor or Property Owner's Signature

\_\_\_\_\_

Print Name and Title

\_\_\_\_\_

Date: \_\_\_\_\_