

**Update on Water Efficient Plumbing Fixture Requirements
 Brought about by SB 407**

January 1, 2014 a new state law went into effect which applies to **all residential and commercial buildings built on or before January 1, 1994**. This legislation requires water conserving plumbing fixtures be installed throughout the building as a condition of building permits of certain project scopes. **Maintenance** and **repair** does not trigger the need to replace all non-compliant plumbing fixtures between the dates of January 1, 2014 and the final deadlines for compliance of January 1, 2017 (Single Family Residence), and January 1, 2019 (Multifamily residential and Commercial). However, **additions, alterations, and improvements** to single family and multifamily residential and commercial property within this time period does require the replacement of non-compliant plumbing fixtures with water-conserving plumbing fixtures.

Repair and Maintenance Permits Which Will Not Trigger SB 407 between January 1, 2014 and January 1, 2017 (Single Family Residence) & January 1, 2019 (Multifamily Residential and Commercial)
Electrical Service Change Out
HVAC Change Out
Re-Roof
Sewer Line Replacement or Repair
Water Line Replacement or Repair
Siding or Stucco
Repair or replacement of Retaining Walls, Fences, or Walkways
Water Heater Replacement
Window Replacement
Other repairs as determined by the Building Official

Building permits to alter or improve **single family residences** issued on and after January 1, 2014 trigger the need to replace all noncompliant plumbing fixtures with water conserving plumbing fixtures.

Building permits covering work meeting one or more of the following descriptions, issued on and after January 1, 2014, to be performed on **multifamily residential buildings** or **commercial buildings**, triggers the need to replace all noncompliant plumbing fixtures with water conserving plumbing fixtures.

- 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 to 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 specified 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.

Final deadlines for compliance:

On or before January 1, 2017 all residences built prior to January 1, 1994 must comply with these requirements and install these fixtures regardless of building permit activity.

On or before January 1, 2019 all noncompliant plumbing fixtures in any multifamily residential real property and Commercial real property shall be replaced with water-conserving plumbing fixtures.

- 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.

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.

If you have questions or concerns with the content of this notice, please contact the Building Division by email at ezpermit@cityofsacramento.org or by telephone at (916) 808-5011.