



## City of Santa Clarita Building & Safety

### Senate Bill 407: Installation of Water Use Efficiency Improvements

This handout has been created in response to Senate Bill (SB) 407 to provide a basic summary of the water-conserving plumbing fixture requirements as it relates to the City of Santa Clarita Building & Safety Division.

SB 407 establishes a requirement for permit applicants to replace all non-compliant plumbing fixtures with new water conserving fixtures for residential and commercial real property constructed on or before January 1, 1994 as outlined below.

On and after January 1, 2014: Non-compliant plumbing fixtures shall be replaced with water-conserving fixtures, as a condition of permit approval or issuance of a certificate of occupancy, under the following conditions:

- All non-compliant plumbing fixtures in the building shall be replaced with water-conserving fixtures, for any multifamily residential or commercial real property, having additions which would increase the buildings floor area by more than 10%.
- All non-compliant plumbing fixtures that service the specific area of improvement shall be replaced with water-conserving fixtures, for any multifamily residential or commercial real property with permits for alterations or improvements which have an estimated construction cost of greater than one hundred fifty thousand dollars (\$150,000).
- All non-compliant plumbing fixtures within a room, in which alterations or improvements are being performed, shall be replaced with water-conserving fixtures.

On and after January 1, 2017:

- All non-compliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

On and after January 1, 2019:

- All non-compliant plumbing fixtures in any multifamily residential or commercial real property shall be replaced with water conserving fixtures.

Exceptions:

- Registered historical sites
- Real property for which a licensed plumber certifies that, due to the age or configuration of the property or its plumbing, installation of water-conserving fixtures is not technically feasible
- A building that has had its water service permanently disconnected.

Application of SB 407: Based on definitions found within the California Building Code and California Residential Code, alterations 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. Through this interpretation, SB 407 only applies to additions or remodels/alterations to existing residential or commercial buildings built and available for use on or before January 1, 1994.

Non-compliant Plumbing Fixtures include all of the following:

- Any toilet manufactured to use more than 1.6 gallons of water per flush
- Any urinal manufactured to use more than one gallon of water per flush
- Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute
- Any interior faucet manufactured to have a flow capacity of more than 2.2 gallons of water per minute

Water-Conserving Plumbing Fixtures include any fixture that is in compliance with current building standards applicable to a newly constructed real property of the same type.

This document does not contain all the language in SB 407 (Civil Code Sections 1101.1-1101.8). The complete language can be located at:

<http://leginfo.legislature.ca.gov/>