On January 1, 2014, a new State Law SB 407 went into effect. SB 407 applies to **all Single-Family Residences built before January 1, 1994.** This legislation requires that 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, 2023, 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 that:

* All toilets must use no more than 1.28 gallons of water per flush.
* All showerheads must flow no more than 1.8 gallons of water per minute.
* All interior faucets must emit no more than 1.2 gallons of water per minute.

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 enhances or improves 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 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 repairs or maintenance and are exempt:**

|  |  |
| --- | --- |
| Siding or Stucco/Dry Rot repair | Electric Service Change Out |
| Sewer Line Replacement | Gas Meter/Gas line Change Out |
| Signage | HVAC Change Out |
| Photovoltaic (PV) Solar | Water Heater Replacement |
| Swimming Pools | Window Replacement |
| Other Repairs as Determined by the Building Official | Detached accessory structures (sheds, patio covers, and garages) |
| Site Work: Retaining Walls, Fences, Walkways, etc. |  |

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 have been replaced.
5. Written certification from the licensed contractor who obtained the building permit that fixtures comply as outlined in the law.

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: [SB 407 (ca.gov)](http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0401-0450/sb_407_bill_20091011_chaptered.pdf" \o "SB 407)

*If you have questions or concerns with the content of this notice, please Contact the Building Division by telephone at (916) 617-4645.*

**INSTALLATION OF WATER USE EFFICIENCY IMPROVEMENTS**

**SELF-CERTIFICATION**

**(*This certification shall be completed and signed by Both Owner and Contractor*)**

The State of California now requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when property is undergoing alterations or improvements.

Senate Bill 407 states in part that non-compliant plumbing fixtures be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements.

**This declaration of Installation below may be used in lieu of the applicant being home to allow access for the inspector to verify installation of water-conserving plumbing fixtures.**

**DECLARATION OF INSTALLATION UNDER THE PENALTY OF PERJURY**

**AS Owner/Contractor, I/we affirm and declare under the penalty of perjury, under the laws of the State of California by our signatures below as Owner/contractor, the permitted property will comply prior to final inspection with item listed below.**

1. The Owner/Contractor has read and clearly understands portions of SB 407 that requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements.
2. The Owner/Contractor is responsible for installing water-conserving plumbing fixtures prior to final inspection as per the aforementioned SB 407.

1. Is your real property built and available for use or occupancy on or before January 1, 1994?

No. My real property is built and available for use or occupancy after January 1, 1994. Civil Code Sections 1101.1 through 1101.8 do not apply. Sign below and skip the rest of the form.

Owner’s Signature ­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_

Yes. My real property is built and available for use or occupancy on or before January 1, 1994. Civil Code Sections 1101.1 through 1101.8 apply. Refer to the attached.

My property is a single family residential real property. See Civil Code Section 1101.4. On and after January 1, 2014, building alterations or improvements shall require all non-compliant plumbing fixtures to be replaced with water-conserving plumbing fixtures shall be replaced with water-conserving plumbing fixtures (regardless of whether the property undergoes alterations or improvements).

My property is a multifamily residential real property. See Civil Code Section 1101.5. On and after January 1, 2014, specified building alterations or improvements shall require non-compliant plumbing fixtures to be replaced with water-conserving plumbing fixtures.

List the area or location of plumbing fixture upgrade:

Common area or public use are\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Individual Unit\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

On or before January 1, 2019, all non-compliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures throughout the building (regardless of whether the property undergoes alterations or improvements).

My property is a commercial real property. See Civil Code Section 1101.5. On and after January 1, 2014, specified building alterations or improvements shall require non-compliant plumbing fixtures to be replaced with water-conserving plumbing fixtures.

List the area or location of plumbing fixture upgrade:

Common are or public use area\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Individual Unit\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

On or before January 1, 2019, all non-compliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures throughout the building (regardless of whether the property undergoes alteration or improvements).

Project Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Permit Number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Property Owner: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Licensed Contractor: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Lic #: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I/We, the owner(s) of this property, certify under penalty of perjury that non-compliant plumbing fixtures have been replaced with water-conserving plumbing fixtures in accordance with Civil Code Sections 1101.1 through 1101.9, the current California Plumbing Code and California Green Building Standards Code, and manufacturer’s installation requirements, and that the water-conserving plumbing fixtures comply with the requirements.

Contractor’s signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_Date:

Owner’s signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_ Date:

Upon completing and signing this Certificate, please return it to the Building Division in order to final your permit.