



City of Rancho Santa Margarita

Development Services: Building & Safety Division
22112 El Paseo, Rancho Santa Margarita, CA 92688
(949) 431-3538

Affidavit for Water Conserving Fixtures

The purpose of this Affidavit is to verify the installation of water conserving plumbing fixtures within existing buildings built and available for use on or before January 1, 1994 in lieu of an inspection when a permit is issued for building alterations or improvements. A signed copy of this Affidavit shall be submitted to the Building Inspection Section prior to Final Inspection approval of the project/permit. Existing water conserving plumbing fixtures must comply with California Senate Bill No. 407 (CA SB 407)/California Civil Code, Sections 1101.1-1101.8.

Property Address: _____

Project/Permit #(s): _____

For multiple dwelling/suite units, clearly print below the building or unit number (i.e., Unit A, Unit B, #203, #208, etc.) of each dwelling/suite unit with installed water conserving fixtures: _____

Civil Code defines non-compliant plumbing fixtures as follows:

- (1) Any toilet manufactured to use more than 1.6 gallons of water per flush.
- (2) Any urinal manufactured to use more than one gallon of water per flush.
- (3) Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- (4) Any interior faucet that emits more than 2.2 gallons of water per minute.

Non-compliant plumbing fixtures must be replaced with fixtures that are "in compliance with current building standards applicable to a newly constructed real property of the same type."

Exceptions: Per Civil Code Section 1101.7, this article shall not apply to any of the following (if applicable circle exception):

- a) Registered historical sites.
- b) 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 plumbing fixtures is not technically feasible. (*NOTE: Must be signed by Licensed Plumbing Contractor only if exempted.*)
- c) A building for which water service is permanently disconnected.
- d) Building was built and available for use on or after January 1, 1994

I hereby affirm that I personally inspected all plumbing fixtures at the above referenced address(es), and that all existing plumbing fixtures are exempt pursuant to CA Civil Code Section 1101.7.

Print Name: _____ Date: _____

Signature: _____

Plumbing Contractor's Business Name: _____ License Number: _____

Compliance: I hereby affirm that I personally inspected the plumbing fixtures at the above referenced address(es), and to the best of my knowledge all plumbing fixtures needing to meet the requirements of SB407 are in compliance with SB407/CA Civil Code, Sections 1101.1-1101.8 and installed pursuant to applicable California Codes.

Print Name: _____ Date: _____

Signature: _____

Business Name (if applicable): _____ License Number: _____

Please check one of the following, where applicable:

- Plumbing Contractor General Contractor Property Owner Owner's agent Engineer Architect



December 3, 2013

INFORMATION BULLETIN 2013-07 (SHL)

TO: Local Code Enforcement Agencies
Interested Parties
State Agencies and Departments
Division Staff

SUBJECT: Senate Bill 407 (Padilla, Chapter 587, Statutes of 2009)
Water Conservation

The purpose of this Information Bulletin is to inform local code enforcement agencies, interested parties, State Agencies and Departments of changes made to the California Civil Code by Senate Bill 407 (Padilla, Chapter 587, Statutes of 2009). These changes promote the continued effort to increase water conservation throughout the State by requiring the replacement of existing plumbing fixtures with water-conserving plumbing fixtures.

Background

Since 1994, State law has required that only water-conserving water closets and urinals be sold or installed in California. In 2009, the Governor approved Senate Bill 407 (SB 407). This Bill amended California Civil Code, Sections 1101.1 through 1101.8 and established requirements relating to the replacement of noncompliant plumbing fixtures, as defined, with water-conserving plumbing fixtures in residential real properties built and available for use or occupancy on or before January 1, 1994.

Important Dates

The following is a summary of important dates:

- **January 1, 2014:** For alterations or improvements to single-family residential real property, as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department, the permit applicant shall replace all noncompliant plumbing fixtures with water-conserving plumbing fixtures.
- **January 1, 2014:** For additions, alterations or improvements to any multifamily residential real property, hotels and motels, as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department, the permit applicant shall replace all noncompliant plumbing fixtures with water-conserving plumbing fixtures. Refer to California Civil Code, Section 1101.5(d) for specific circumstances and requirements.

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- **January 1, 2017:** All noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.
- **January 1, 2019:** All noncompliant plumbing fixtures in any multifamily residential real property, hotels and motels, shall be replaced by the property owner with water-conserving plumbing fixtures.

Noncompliant and Compliant Plumbing Fixtures
SB 407 defines "noncompliant plumbing fixture" as:

- (1) Any toilet manufactured to use more than 1.6 gallons of water per flush.
- (2) Any urinal manufactured to use more than 1 gallon of water per flush.
- (3) Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
- (4) Any interior faucet that emits more than 2.2 gallons of water per minute.

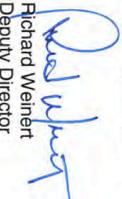
SB 407 defines "water conserving plumbing fixture" as any fixture that is in compliance with current building standards applicable to a newly constructed real property of the same type.

Exceptions

Certain exceptions may apply to the replacement of noncompliant plumbing fixtures pursuant to California Civil Code, Section 1101.7. In addition, all manufactured homes, mobilehomes, and multifamily manufactured housing as defined in Health and Safety Code, Sections 18007, 18008 and 18008.7, respectively, are exempt under federally preemptive standards.

HCD requests that local enforcement agencies share this Information Bulletin with all interested or affected parties, and solicit staff counsel to determine appropriate enforcement protocols. Questions regarding residential building standards should be directed to the Department of Housing and Community Development (HCD), Division of Codes and Standards, at (916) 445-9471 or by submitting a web comment to <http://www.hcd.ca.gov/comments>.

Questions regarding water conservation standards for commercial real property, not including multifamily residential real property, hotels or motels, should be directed to the California Building Standards Commission (CBSC) at (916) 263-0916 or by email at cbpsc@dgs.ca.gov.


Richard Weiner
Deputy Director