Water Efficient Fixtures
State Law SB 407

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, 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 that:

- 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.

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:
WORK NOT TRIGGERING SB 407

<table>
<thead>
<tr>
<th>Electric Service Change Out</th>
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<tbody>
<tr>
<td>Gas Meter/Gas line Change Out</td>
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<tr>
<td>HVAC Change Out</td>
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<tr>
<td>Sewer Line Replacement</td>
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<tr>
<td>Siding or Stucco/Dry Rot repair</td>
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<tr>
<td>Site Work: Retaining Walls, Fences, Walk Ways, Etc.</td>
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<tr>
<td>Water Heater Replacement</td>
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<tr>
<td>Window Replacement</td>
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<tr>
<td>Photo Voltaic (PV) Solar</td>
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<tr>
<td>Swimming Pools</td>
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<tr>
<td>Signage</td>
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<td>Detached accessory structures (sheds, patio covers, and garages)</td>
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<tr>
<td>Other Repairs as Determined by the Building Official</td>
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</table>

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 are in compliance as outlined in the law.

In order to implement this new State mandate, the City of West Sacramento Building Department will verify the Permit Issuance date of the original building permit to construct the dwelling unit. Homes that were constructed under permits applied for prior to January 1, 1994 are subject to these requirements.

Please note the importance of obtaining building permits for the life safety of loved ones and the neighbors in your community. 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:


If you have questions or concerns with the content of this notice please Contact the Building Division by telephone at (916) 617-4683

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.

A. 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.

B. 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 area 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.