



Guidelines

Mandatory Water Conserving Plumbing Fixture Replacement

In an effort to increase water conservation, the State legislature has mandated that after January 1, 2014, whenever a building permit is issued for alterations or improvements to a commercial or residential building, non-compliant plumbing fixtures shall be replaced within the building according to the criteria outlined in the law. These requirements were proposed and approved under Senate Bill 407 (SB 407), and incorporated into law in California Civil Code sections 1101.1 thru 1101.8. A full text of the law can be found on our website.

These regulations apply to all commercial and residential buildings built or occupied on or before January 1, 1994. (Registered Historical Buildings are exempt)

Specific requirements based on the scope of the proposed project, and the use of the building will vary, and are outlined in the City's self-certification compliance forms. Additional details may be obtained from the actual Code language.

The provisions of the ordinance are triggered by alterations or improvements to a property for which a permit is required. Based on definitions in the California Building Code, construction related to minor repairs or maintenance of a structure is not considered to be an "alteration or improvement". Therefore, the following types of permit activities will generally not trigger the SB 407 requirements:

- Reroofing
- Siding or Stucco replacement or repair
- Window and Door replacement
- Deck repairs or replacements
- Site work such as retaining walls or detached accessory structures
- Plumbing, electrical or mechanical repairs or replacement such as:
 - Sewer line replacement
 - Electrical service upgrades
 - Water heater or Furnace replacements

In order to verify compliance with these regulations, the City of San Rafael Building Division will be requiring the property owner of any affected building to complete and sign a self-certification form attesting to the fact that they have either: (1) verified that existing plumbing fixtures are compliant; or (2) have replaced non-compliant fixtures with new, water conserving plumbing fixtures. These forms are available on our website. Please note:

- Completion of the form will be a requirement for final approval of the project. Failure to bring the building into compliance, and provide certification will prevent final sign-off of the permit.
- The self-certification form must be signed by the property owner (or Trustee, or Corporate officer, etc.) Forms signed by the contractor, a relative, tenant etc. will not be accepted.
- The owner must legibly print their name and sign in the spaces provided.