

Plumbing Fixture Replacement Requirements

Application of SB 407 / Civil Code Sections 1101.1 – 1101.8

- SB 407 only applies to permitted additions, alterations or improvements. In other words, repair or maintenance will not trigger plumbing fixture upgrades.
- Applies to residential and commercial real property built and available for use on or before January 1, 1994. **Except:**
 - (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.
 - (c) A building for which water service is permanently disconnected.
- Work that does not require entry into the structure is not considered to trigger plumbing fixture upgrades in the structure. Work that does not involve construction to the structure itself is not considered to trigger plumbing fixture upgrades in the structure. Furthermore, work related to renewable energy systems, such as solar photovoltaic installations and electric vehicle charging stations, is interpreted to not trigger plumbing fixture upgrades as it would conflict with the state's goal of promoting and streamlining these systems.

For existing single-family residential, multifamily residential and commercial buildings, the following list of work is considered **not** to trigger SB 407/Civil Code Sections 1101.1 through 1101.8 requirements therefore, permits for the above list of work may be obtained without triggering plumbing fixture upgrades.

Changes to electrical systems, e.g., electrical service upgrades

Changes to mechanical systems, e.g., HVAC or furnace replacement, duct replacement

Water heater replacement

Sewer line replacement

Re-roof

Siding, stucco or any exterior finish replacement

Window replacement (including sliding glass or front door)

Chimney repair

Dry rot repair

Termite repair

Roof-mounted solar systems

Electric vehicle charging stations

Building signs

Alterations solely for the purpose of barrier removal (voluntary accessibility upgrades)

Continued on back

Work not associated with the building itself, such as:

- Accessory structures, sheds or patio covers
- Detached garages
- Second units
- Swimming pools or spas (in-ground or portable)
- Site work: Retaining walls, fences, walkways, etc.
- Solar photovoltaic systems
- Monument signs
- Other work as determined by the building department

If your project triggers SB 407 verification the building inspector will request to inspect existing plumbing fixtures. The inspector will request that non-compliant fixtures be replaced with a compliant one. The final inspection will notate the request.

CalGreen and SB 407 Requirements:

Existing Fixtures

“Non-Compliant” plumbing fixtures per SB 407:

1. **Toilets:** exceeds 1.6 gallons of water per minute.
2. **Showerheads:** exceeds 2.5 gallons of water per minute.
3. **Interior faucets:** exceeds 2.2 gallons of water per minute.

New Fixtures

CalGreen Fixture Requirements section 4.303:

1. **Toilets:** shall not exceed 1.28 gallons per flush
2. **Single Showerhead:** maximum flow rate of not more than 2.0 gallons per minute at 80 psi.
 - a. **Multiple showerheads:** combined flow rate of all showerheads and or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi. or designed to allow only one outlet in operation at a given time.
3. **Lavatory Faucets:** maximum flow rate not to exceed 1.5 gallons per minute at 60 psi but not less than 0.8 gallons per minute at 20 psi.
 - a. **Common areas (outside dwellings or sleeping units):** shall not exceed 0.5 gallons per minute at 60 psi.
4. **Kitchen Faucets:** shall not exceed 1.8 gallons per minute at 60 psi