INFORMATIONAL BULLETIN

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WATER CONSERVING PLUMBING FIXTURE VERIFICATION / RETROFIT

Reference: State of California Civil Code Section 1101.1-1101.8

The State of California has enacted legislation, referenced code, linking non-compliant water fixture replacements to certain construction projects for which a building permit application is filed with the City on or after January 1, 2014. Compliance with this legislation will create cost and effort; however, the benefits of reduced water usage will serve to mitigate this over time. Additionally, rebates on certain fixtures may be available through the Irvine Ranch Water District, see below for details.

APPLICATION

Requirements apply only to buildings for which an initial final inspection was received on or before January 1, 1994, which are now to be added onto, remodeled or improved under a building permit as follows:

Single Family Residential Real Property- For improvement activity requiring a building permit, the permit applicant is responsible for replacing **all noncompliant plumbing fixtures within the building with water-conserving plumbing fixtures.**

Multifamily Residential and Commercial Real Property- For improvement activity requiring a building permit, the permit applicant is responsible for replacing noncompliant plumbing fixtures with water-conserving plumbing fixtures per the following scenarios:

1. Scope of work includes adding floor area to the building of more than ten percent of the existing floor area. **All noncompliant fixtures within the building must be replaced with water-conserving plumbing fixtures.**

2. Scope of work does not fall under item 1 above, but the valuation exceeds $150,000. **All noncompliant fixtures serving the area of improvement must be replaced with water-conserving plumbing fixtures.**

3. Scope of work does not fall under items 1 or 2, but is within a room containing noncompliant fixtures. **All noncompliant fixtures <u>within</u> the area of improvement must be replaced with water-conserving plumbing fixtures.**

EXEMPTIONS

Maintenance activities, including the following, are exempt from retrofit requirements:

- Roof replacement (reroof)

- Window replacement
- Siding replacement

DEFINITIONS

The following definitions are excerpts from the referenced California Civil Code Sections.

Commercial real property means any real property that is improved with, or consisting of, a building that is intended for commercial use, including hotels and motels, that is not a single-family residential real property or a multifamily residential real property.

Multifamily residential real property means any real property that is improved with, or consisting of, a building containing more than one unit that is intended for human habitation, or any mixed residential-commercial buildings or portions thereof that are intended for human habitation. Multifamily residential real property includes residential hotels but does not include hotels and motels that are not residential hotels.

Noncompliant plumbing fixture means any of the following:

(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.

REPLACEMENT FIXTURE FLOW RATES AND VOLUMES

Fixtures defined as noncompliant must be replaced with fixtures meeting current code requirements as follows:

Fixture	Rate or Volume	CAL GREEN Reference Residential/Commercial
Toilet	1.28 gal/flush	4.303.1.1/5.303.3.1
Urinal	0.5 gal/flush	4.303.1.2/5.303.3.2
Shower Head	2 gal/minute @ 80 psi	4.303.1.3/5.303.3.3
Lavatory Faucet (Residential)	1.5 gal/minute max. @ 60 psi 0.8 gal/minute min. @ 20 psi	4.303.1.4.1/5.303.2.2
Lavatory Faucet (Commercial)	0.5 gal/minute @ 60 psi	
Kitchen Faucet	1.8 gal/minute @ 60 psi*	4.303.1.4.4/5.303.2

*Note: A residential kitchen faucet may have a setting allowing for up to 2.2 gal/minute; however, it must default to 1.8 gal/minute.

PROCESS

Prior to Permit - Prior to building permit issuance, the date of the final inspection for the original building will be determined. If the non-compliant fixtures replacements are applicable, a note will be required to be included in the plans and/or permit indicating that non-compliant fixtures must be replaced per the scenarios defined above.

Prior to Occupancy and/or Final Inspection - Prior to occupancy and/or final inspection, the City inspector shall:

- verify replacement of all non-compliant fixtures, or
- collect certification of water conserving fixtures on City of Irvine Water Conserving Plumbing Fixture Certification form. Said form shall be completed and signed by contractor

REBATE OPPORTUNITIES

As part of any project planning, please be sure to check with the Irvine Ranch Water District for rebate opportunities. Currently rebates for toilets are available. For up-to-date information go to: http://www.irwd.com/save-water-money/rebates