

	<b>CITY OF AGOURA HILLS</b> <b>BUILDING &amp; SAFETY DIVISION</b> 30001 LADYFACE COURT AGOURA HILLS, CA 91301	<b>Email:</b> <b>Permits@AgouraHillsCity.org</b> <b>PHONE: (818) 597-7334</b> <b>www.AgouraHillsCity.org</b>	
<b>WATER-CONSERVING PLUMBING FIXTURES CERTIFICATION (SB407)</b>		<b>FO-10</b>	<b>3-1-23</b>

The purpose of this certificate is to certify 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 certificate shall be submitted to the Building Inspector prior to final inspection.** Existing noncompliant plumbing fixtures must be replaced with water-conserving plumbing fixtures in accordance with SB 407 (CA Civil Code Sections 1101.1-1101.8), which is attached to and part of this certification form.

**Property Address:** \_\_\_\_\_

**Permit #(s):** \_\_\_\_\_

**Unit number (e.g., Unit A, #203, etc.) when applicable:** \_\_\_\_\_

Per Civil Code Section 1101.3, non-compliant 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.

Water-conserving plumbing fixture means any fixture that is 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 age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible. (Certification below must be signed by licensed plumbing contractor).
- 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 certify that all existing plumbing fixtures are exempt pursuant to CA Civil Code Section 1101.7.

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

**Compliance:** I hereby certify that existing plumbing fixtures, affected by Civil Code, Sections 1101.1-1101.8 do not exceed the water usage of noncompliant plumbing fixtures and that existing noncompliant plumbing fixtures have been replaced with water-conserving plumbing fixtures installed pursuant to applicable current 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

For the complete language of CA SB 407 (2009):

[http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=200920100SB407&search\\_keywords](http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200920100SB407&search_keywords)

**1101.2.**

Except as provided in Section 1101.7, this article shall apply to residential and commercial real property built and available for use on or before January 1, 1994.

**1101.3.**

For the purposes of this article:

- (a) "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.
- (b) "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.
- (c) "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.
- (d) "Single-family residential real property" means any real property that is improved with, or consisting of, a building containing not more than one unit that is intended for human habitation.
- (e) "Water-conserving plumbing fixture" means any fixture that is in compliance with current building standards applicable to a newly constructed real property of the same type.
- (f) "Sale or transfer" means the sale or transfer of an entire real property estate or the fee interest in that real property estate and does not include the sale or transfer of a partial interest, including a leasehold.

**1101.4.**

- (a) On and after January 1, 2014, for all building 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.
- (b) On or before January 1, 2017, noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.
- (c) On and after January 1, 2017, a seller or transferor of single-family residential real property shall disclose in writing to the prospective purchaser or transferee the requirements of subdivision (b) and whether the real property includes any noncompliant plumbing fixtures.

**1101.5.**

- (a) On or before January 1, 2019, all noncompliant plumbing fixtures in any multifamily residential real property and in any commercial real property shall be replaced with water-conserving plumbing fixtures.
- (b) An owner or the owner's agent may enter the owner's property for the purpose of installing, repairing, testing, and maintaining water-conserving plumbing fixtures required by this section, consistent with notice requirements of Section 1954.
- (c) On and after January 1, 2019, the water-conserving plumbing fixtures required by this section shall be operating at the manufacturer's rated water consumption at the time that the tenant takes possession. A tenant shall be responsible for notifying the owner or owner's agent if the tenant becomes aware that a water-conserving plumbing fixture within his or her unit is not operating at the manufacturer's rated water consumption. The owner or owner's agent shall correct an inoperability in a water-conserving plumbing fixture upon notice by the tenant or if detected by the owner or the owner's agent.
- (d) (1) On and after January 1, 2014, all noncompliant plumbing fixtures in any multifamily residential real property and any commercial residential real property shall be replaced with water-conserving plumbing fixtures in the following circumstances:
  - (A) For building additions in which the sum of concurrent building permits by the same permit applicant would increase the floor area of the space in a building by more than 10 percent, the building permit applicant shall replace all noncompliant plumbing fixtures in the building.
  - (B) For building alterations or improvements in which the total construction cost estimated in the building permit is greater than one hundred fifty thousand dollars (\$150,000), the building permit applicant shall replace all noncompliant plumbing fixtures that service the specific area of the improvement.
  - (C) Notwithstanding subparagraph (A) or (B), for any alterations or improvements to a room in a building that require a building permit and that room contains any noncompliant plumbing fixtures, the building permit applicant shall replace all noncompliant plumbing fixtures in that room.
- (d)(2) Replacement of all noncompliant plumbing fixtures with water-conserving plumbing fixtures, as described in paragraph (1), shall be a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.
- (e) On and after January 1, 2019, a seller or transferor of multifamily residential real property or of commercial real property shall disclose to the prospective purchaser or transferee, in writing, the requirements of subdivision (a) and whether the property includes any noncompliant plumbing fixtures. This disclosure may be included in other transactional documents.

**1101.6.**

The duty of an owner or building permit applicant to comply with the requirements of this article shall be postponed for one year from the date of issuance of a demolition permit for the building. If the building is demolished within the one-year postponement, the requirements of this article shall not apply. If the building is not demolished after the expiration of one year, the provisions of this article shall apply, subject to appeal to the local building department, even though the demolition permit is still in effect or a new demolition permit has been issued.

**1101.7.**

This article shall not apply to any of the following:

- (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.