



**SPECIAL NOTICE**  
**(Effective January 1, 2014)**

As of January 1, 2014, State Senate Bill 407 (SB 407) will require all building alterations or improvements to existing single family residential real property to replace all noncompliant plumbing fixtures as a condition to the issuance of a certificate of occupancy or final approval by the building department with the fixtures listed below. In addition to this, on or before January 1, 2017, SB 407 will require all noncompliant plumbing fixtures in a single-family dwelling to be replaced with water-conserving plumbing fixtures whether or not they are making alterations or improvements to the building.

Please note that **all single family dwellings built after January 1, 1994 should already comply with the requirements listed below while those built prior to 1994 may not comply with the new requirements.**

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.

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.

Owner/Contractor Signature \_\_\_\_\_ Date \_\_\_\_\_

In order to implement this new State mandate, the City of Elk Grove 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:

[http://leginfo.ca.gov/pub/09-10/bill/sen/sb\\_0401-0450/sb\\_407\\_bill\\_20091011\\_chaptered.html](http://leginfo.ca.gov/pub/09-10/bill/sen/sb_0401-0450/sb_407_bill_20091011_chaptered.html)

For CALBO's complete legislative analysis including a list of permits exempt from this law [click here](#)

If you have questions or concerns with the content of this notice please contact the Building Division by telephone at (916) 478-2235.