

SB407

STATE MANDATED WATER CONSERVATION UPGRADES EFFECTIVE JANURARY 1, 2014

In 2009 the legislature passed SB407 which was codified in Civil Code section 1101. **This law requires that if a single family dwelling, built before January 1, 1994**, is altered or improved, the related building permit can not be finalized or a Certificate of occupancy issued until the property owner upgrades the water closets, faucets and shower heads to water conserving standards as required by current code. This law does not establish any definition of "alteration" or "improvement", or establish any trigger points for compliance in a single family residence other than permit issuance.

The City of Fullerton has determined, after consultation with the Energy and Resource Management Committee, that the City will follow the recommendation of the California Building Officials, that permits such as, but not limited to the examples below are maintenance and not an "alteration or improvement", and the following policy concepts.

Permitted Repairs That Will Not Trigger SB 407
Electrical Service Change Out
HVAC Change Out
Re-Roof
Sewer Line Replacement
Siding or Stucco
Site Work: Unenclosed Patio Covers, Retaining Walls, Fences, Walk Ways, Etc.
Water Heater Replacement
Window Replacement
Other Repairs as Determined by the Building Official

1. Permits that are for repair or maintenance do not trigger the retrofit requirements.
2. Up to 10% of the cost of a non exempt project shall be put into complying with SB407.
3. Installation of other energy or resource conserving improvements, such as solar, will not trigger a requirement to comply with SB407.

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