



COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING & SAFETY DIVISION
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INSTALLATION OF WATER-CONSERVING PLUMBING FIXTURES

(SB407 - California Civil Code 1101.1 – 1101.8)

In 2009, the California State Legislature passed Senate Bill SB 407. This informational handout has been created to clarify how these regulations shall be applied.

As of January 1, 2014, SB 407 requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements. Based on definitions found within the California Building Code and California Green Building Code alterations and improvements are interpreted to mean any construction to an existing structure which enhance or improve the structure. Construction related to repairs or maintenance of the structure is not considered to be an alteration or improvement.

Solar Photovoltaic Systems have been aggressively promoted in the State of California with directives and recommendations from the Governor's Office and the State Legislature, and to facilitate their installation and use. For example, Senate Bill SB 1222 was enacted to provide guidelines related to the reasonable cost of permit fees for the installation of rooftop solar energy systems. The application of SB 407 when a solar photovoltaic system is installed on an existing building would incur additional costs and associated permit fees which would be in conflict with the requirements and intent of SB 1222. Based on this, and other provisions of the California Green Building Standards Code, Solar Photovoltaic Systems shall not be subject to the requirements of SB 407.

Effective January 1, 2014, the following permits shall not be subject to SB 407:

- **Electrical service change-outs**
- **HVAC and other mechanical change-outs**
- **Re-roofs**
- **Sewer line replacement**
- **Siding or stucco replacement**
- **Site work: retaining walls, fences, block walls, walk ways, etc.**
- **Water heater replacement**
- **Window replacement**
- **Residential solar systems**
- **Swimming pools**
- **Other minor repairs or maintenance as determined by the Building Official**

NOTE: For further clarification and information, please see the CALBO Legislative Analysis available on our web site.