



**COUNTY OF NEVADA  
COMMUNITY DEVELOPMENT AGENCY  
BUILDING DEPARTMENT**

950 MAIDU AVENUE, SUITE 170, NEVADA CITY, CA 95959-8617  
(530) 265-1222 FAX (530) 265-8794 www.mynevadacounty.com

**NEVADA COUNTY  
BUILDING DEPARTMENT POLICY**

<b>Subject:</b>	Department Policy for California Senate Bill 407 Enforcement	<b>Policy #:</b>	BD-ADM-13-001
<b>Original Policy:</b>	December 18, 2013	<b>Last Revised:</b>	N/A

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**1. Purpose & Background:**

Senate Bill (SB) 407 was signed into law in 2009, and is codified under California Civil Code Section 1101.1, *et seq.* The purpose of the bill is to improve water efficiency through the replacement and installation of water efficient plumbing fixtures. This bill will result in substantial changes to permitting requirements for residential and commercial structures with resulting impacts to the Building Department, development community and homeowners. With the added costs associated with SB 407, there will be a greater chance of permit avoidance, with property owners hiring unlicensed contractors to complete work without building permits that will increase the potential for hazardous and unsafe conditions. Based on the impacts of SB 407 this policy is activated to help improve staff consistency and help provide guidance to property owners and the development community.

Effective January 1, 2014, SB 407 will require, for all building alterations or improvements to single-family residential real property that water-conserving plumbing fixtures replace other noncompliant plumbing fixtures. This is required prior to the issuance of certificate of final completion and building permit final. SB 407 also requires on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family real property shall be replaced by the property owner with water conserving plumbing fixtures.

Also effective January 1, 2014, the following building alterations or improvements to multi-family and commercial real property, must include the replacement of all noncompliant plumbing fixtures with approved water conserving plumbing fixtures as a condition prior to issuance of certificate of final completion and plumbing permit final:

- For building additions which would increase the floor area of the space in a building by more than 10%, or
- For building alterations or improvements in which the total construction cost estimated in the building permit is greater than \$150,000.

In addition, for any alterations or improvements to a room in a building that require a building permit and that room contains any noncompliant plumbing fixtures, those non-compliant plumbing fixtures must be replaced with approved water conserving plumbing fixtures in that room.

SB 407 will also require, on or before January 2019, all noncompliant plumbing fixtures in multi-family residential and commercial real property, be replaced with water conserving plumbing fixtures.

**2. Policy:**

Based on the definitions found within the California Building Standards Code, alterations and improvements in accordance with SB 407 are interpreted to mean any construction to an existing structure which enhances or improves the structure related the area of specific alteration.

Effective January 1, 2014, any new construction or remodel in areas of kitchens, showers, toilets, wash sinks, tubs, etc in which permits are required for this work, will require the installation of State-mandated low-flow water fixtures in the area of "PERMITTED construction".

**3. Plan Submittal & Review Procedures:**

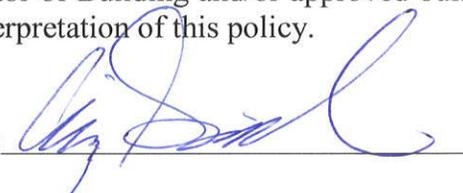
Effective January 1, 2014, any new construction or remodel in areas of kitchens, showers, toilets, wash sinks, tubs, etc. in which permits are required for this work, will require permit applicants to provide applicable notes and details on the plans indicating the replacement of low-flow plumbing fixtures in the area of "PERMITTED construction". This applies to residential, commercial and industrial projects. It is the duty of the Permit Processing Technicians and Plans Examiners to ensure that this is indicated on the project construction plans and/or documents prior to building permit issuance.

**4. Building Inspection Procedures:**

Effective January 1, 2014, any new construction or remodel in areas of kitchens, showers, toilets, wash sinks, tubs, etc in which permits are required for this work, will require the installation of water-conserving low-flow plumbing fixtures in the area of "PERMITTED construction". This applies to residential, commercial and industrial properties and projects. It is the duty of the Building Inspector to ensure that the installation of water-conserving low-flow plumbing fixtures in the area(s) of "PERMITTED construction" is completed prior to issuance of the final Certificate of Occupancy.

**5. Policy Interpretation:**

The Director of Building and/or approved building department designee shall have the authority for the interpretation of this policy.

Approved: 

Date: 12/18/13

Craig Griesbach  
Director of Building

*Policy initiated and approved by: Craig Griesbach, Director of Building*

Attachments:

- California Senate Bill 407
- Water Conservation Standards Brochure