

Water Conserving Plumbing Fixtures

CNI-039

Purpose: This handout provides guidance regarding when building inspection staff should verify the replacement of noncompliant water-conserving plumbing fixtures within existing single-family dwellings or should accept the Water Conserving Plumbing Fixture Self-Verification Form, CNI-038.

Background: As of January 1, 2014, Sections 1101.1 through 1101.8 of the California Civil Code require that all non-complaint plumbing fixtures within a single-family dwelling be replaced with compliant, water-conserving plumbing fixtures as a condition of final inspection of all permits issued for alterations and improvements. Construction related to repairs or maintenance of the structure is not considered to be an alteration or improvement. Examples of repairs or maintenance that would not trigger these requirements are: electrical service change out, HVAC change out, re-roof, sewer line replacement, siding or stucco, water heater replacement, window replacement, site work including retaining walls, fences, flatwork and other repairs as determined by the Building Official.

The installation of Solar Photovoltaic systems and electrical vehicle charging systems shall not be considered an alteration or improvement. This work shall not trigger the installation of water conservation plumbing fixtures.

For the purposes of this handout, single-family dwellings include the primary residence, second dwelling unit and farm family unit. It does not include guest houses, pools or pool houses, duplexes, multi-family dwellings or detached accessory buildings. All single-family dwellings constructed with a permit issued after January 1, 1994, have compliant water conservation fixtures and do not require verification.

Non-compliant plumbing fixtures are defined as:

1. Any toilet that uses more than 1.6 gallons per flush
2. Any urinal that uses more than 1 gallon per flush
3. Any shower head with a flow capacity of more than 2.5 gallons per minute
4. Any interior faucet that emits more than 2.2 gallons per minute

If the alteration or improvement permit requires access to the interior of the dwelling at final inspection, PRMD inspection staff will verify the replacement water conserving fixtures. However, if the permit issued does not require access to the interior of the dwelling for final inspection, use of the Water Conserving Plumbing Fixture Self Verification Form, CNI-038, is allowed.

Replacement of non-compliant plumbing fixtures shall not require a plumbing permit. If the proposed alteration or improvement relocates existing or adds additional plumbing fixtures, a plumbing permit is required and the replacement fixtures shall be included.

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