



Town of Paradise

DEVELOPMENT SERVICES

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Plumbing Fixture Replacement in Existing Single-Family Residential, Multifamily Residential and Commercial Buildings

As of January 1, 2014, SB 407 requires non-compliant plumbing fixtures to be replaced with water-conserving plumbing fixtures when a property is undergoing alterations or improvements. SB 407 **only applies to permitted additions, alterations or improvements**. In other words, **repair or maintenance will not trigger plumbing fixture upgrades**. Applicants seeking to obtain permits for any of these types of work will be required to replace non-compliant fixtures prior to final permit approval or issuance of a certificate of occupancy by the building department. This law applies only to properties built on or before January 1, 1994.

Work Not Triggering SB 407:

- Changes to electrical systems, e.g., electrical service upgrades
- Changes to mechanical systems, e.g., HVAC or furnace replacement, duct replacement
- Water heater replacement
- Replacement of private sewage disposal system
- Re-roof
- Siding, stucco or any exterior finish replacement
- Window replacement (including sliding glass or front door)
- Chimney repair
- Dry rot repair
- Termite repair
- Roof-mounted solar systems
- Electric vehicle charging stations
- Building signs
- Alterations solely for the purpose of barrier removal (voluntary accessibility upgrades)
- Work not associated with the building itself, such as:
 - Accessory structures, decks, sheds or patio covers
 - Detached garages
 - Second units
 - Swimming pools or spas (in-ground or portable)

- Site work: Retaining walls, fences, walkways, etc.
- Ground-mounted solar photovoltaic systems
- Monument signs
- Other work as determined by the building department

When Work Triggers SB 407

- Single-family residential:
 - All non-compliant plumbing fixtures will be required to be upgraded with water-conserving plumbing fixtures throughout the single-family residential building. [Civil Code Section 1101.4(a)]
- Multifamily residential and commercial:
 - For building additions, if the sum of concurrent building permits by the same permit applicant would increase the floor area *of the building* by more than 10%, all non-compliant plumbing fixtures will be required to be upgraded with water-conserving plumbing fixtures throughout the building. [Civil Code Section 1101.5(d)(1)(A)] This would include all common area plumbing fixtures as well as private individual dwelling unit or tenant unit plumbing fixtures.
- For building alterations or improvements, if the total construction cost in the building permit exceeds \$150,000, all non-compliant plumbing fixtures that service the specific area of the alteration or improvement will be required to be upgraded with water-conserving plumbing fixtures. [Civil Code Section 1101.5(d)(1)(B)]
 - For example, a tenant space does not contain plumbing fixtures in its space and is served by a centrally located toilet facility. When the tenant improvement construction cost exceeds \$150,000, all plumbing fixtures in the centrally located toilet facility are required to be upgraded.
 - Another example would be a tenant space that contains plumbing fixtures itself and is also served by a toilet facility in the common area. When the tenant improvement construction cost exceeds \$150,000, the fixtures within the tenant space would need to be upgraded, but not the toilet facility in the common area.
- Any alteration to a room that contains non-compliant plumbing fixtures will require all the fixtures in that room to be upgraded to water-conserving plumbing fixtures. [Civil Code Section 1101.5(d)(1)(C)]