



Water Conservation Plumbing Fixtures Ordinance Amendment

City Council Meeting
May 8, 2019
Community Development
Renee Meriaux, Building Official CAA

Ordinance Background

- On October 28, 2015, the City adopted Ordinance No. 1115, pertaining to water conservation fixtures.
- As of October 28, 2018, all permits issued and projects submitted for plan check comply with the fixture requirements.
- On March 15, 2018, the City amended and readopted Ordinance No. 1115.
- Study Session April 10, 2019

Study Session Discussion (4/10/19)

- Remove requirement for sensor faucet fixtures in single family or multi-family residential additions and alterations to existing buildings.
- Continue the requirement for sensor faucets in all new residential construction.
- Recirculation system will still be required in all new residential construction.
- Dual flush toilets will still be required in all new residential construction and residential additions and alterations.

Authority

- Health and Safety Code § 17958.8, City may permit alterations or repairs to existing buildings, using original materials, as long as the building complies with the code in effect at the time of the original construction.

Occupancies Defined

- Residential occupancies include –
 - Single Family Dwellings
 - Multi-Family Dwellings (condominiums and apartments)
 - Hotels

Benefit

- By reducing water consumption through the installation of water-saving devices, the City will enhance the sustainability of various water resources available to customers within the City.

Benefit

- Since 10/29/15, there have been approximately 166 permits for residential bathroom remodels which include either a lavatory sink or toilet replacement.
- The City has been unable to document any water savings with the installation of these fixtures in residential additions and alterations.

Challenges

- The sensor faucets are not locally available in retail stores.
- Without a recirculating system, individuals need to hold their hands under cold water and the sensor faucet until the hot water reaches the faucet.
 - Please Note: Recirculation system will still be required in all new residential construction for instant hot water.

Proposed Ordinance Amendment

- Add underlined text as follows:
- 407.2.1.2 Residential Lavatory Faucets. [HCD₁] the maximum flow rate of residential lavatory faucets may not exceed 1.2 gallons (4.54 L) per minute at 60 psi. The minimum flow rate of residential lavatory faucets may not be less than .8 gallon (3.03 L) per minute at 20 psi. All residential lavatory faucets ***in new buildings*** must be sensor operated self-closing. ***Sensor faucets are not required in existing single family or multi-family residential additions or alterations.***
- Recirculation system will still be required in all new residential construction.

Recommendation

- Open the public hearing, accept public comments and close the public hearing; and
- Request a reading of the title of the Ordinance; and
- Waive further reading and introduce an Ordinance Amending Chapter 16.04 (Uniform Building Codes Adopted by Reference) of the Municipal Code.