

ORDINANCE NO. 1163

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMARILLO, CALIFORNIA, AMENDING CHAPTER 16.04 (UNIFORM BUILDING CODES ADOPTED BY REFERENCE) OF THE CAMARILLO MUNICIPAL CODE TO REMOVE THE REQUIREMENT FOR SENSOR FAUCETS IN RESIDENTIAL ADDITIONS AND ALTERATIONS

The City Council of the City of Camarillo ordains as follows:

SECTION 1. Findings. The City Council finds as follows:

A. The purpose of this Ordinance is to revise certain water efficiency requirements for the construction of residential additions and alterations under Camarillo Municipal Code Chapter 16.04, which adopts by reference certain Uniform Building Codes.

B. Under Health & Safety Code section 17958.8, the City may permit alterations or repairs of existing buildings to use original materials and the use of original methods of construction as long as the portion of the building and structure subject to the replacement, retention, or extension of original materials and the use of original methods of construction complies with the building code provisions governing that portion of the building or accessory structure at the time of its original construction and as long as the building or accessory structure does not become or continue to be a substandard building.

C. The requirement for sensor faucets in residential additions and alterations has caused many challenges with compliance. The fixtures are not locally available and without a recirculating system individuals must hold their hands under cold water for long periods of time.

D. The City is unable to determine if there is any significant water savings with the installation of these fixtures in residential additions or alterations.

E. The City is removing the requirement for sensor faucets in residential additions and alterations to existing buildings, but is still requiring sensor faucets in all new residential construction.

SECTION 2. Environmental Findings. The City Council exercises its independent judgment and finds that the enactment of this ordinance is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines (Chapter 3 of Title 14 of the California Code of Regulations beginning at Section 15000), specifically, Section 15307, which exempts "action taken by regulatory agencies... to assure the maintenance restoration, and enhancement of a natural resource," because the action taken adopting this ordinance will help maintain water resources; and Section 15061(b)(3), because the adoption of this ordinance will implement a regulatory process that will not have the potential to result in any significant effects on the environment.

SECTION 3. Amendments to Chapter 16.04. Chapter 16.04 of Title 16 of the Camarillo Municipal Code is amended to revise Section 16.04.256 to read as follows:

“16.04.256 Water-conserving fixtures and fittings. Section 407.2.1.2 of the CPC is amended to read as follows:

407.2.1.2 Residential Lavatory Faucets. [HCD 1] 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 0.8 gallons (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, or in any additional dwelling units (ADUs).

SECTION 4. Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision will not affect the remaining portions of this ordinance. The City Council declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. Effective Date. This Ordinance will be effective 30 days from the date of adoption.

SECTION 6. Adoption. The City Clerk is directed to certify the passage and adoption of this Ordinance and cause it to be published in accordance with California law.

PASSED, APPROVED, AND ADOPTED May 22, 2019

Kevin Kildee
Mayor

Attested to on 5/23/19

Jeff Madland
City Clerk

I, Jeffrie Madland, City Clerk of the City of Camarillo, certify Ordinance No. 1163 was introduced by the City Council at a meeting held May 8, 2019, and subsequently passed and adopted by the City Council at a regular meeting held May 22, 2019, by the following vote:

AYES: Councilmembers: Craven, Mulchay, Santangelo, Trembley, Mayor Kildee
NOES: Councilmembers: None
ABSENT: Councilmembers: None

Jeff Madland
City Clerk

