



# REPLACE OLD PLUMBING FIXTURES. IT'S THE LAW!



## San Francisco Commercial Water Conservation Ordinance Deadline for Compliance January 1, 2017

Replacing old, water-wasting plumbing fixtures with new efficient models is one of the most important steps to help conserve and protect California's water supplies. Several state and local measures require property owners to install water-conserving plumbing fixtures. The San Francisco Public Utilities Commission (SFPUC) and Department of Building Inspection (DBI) are partnering to provide information to building owners on the local water-efficiency ordinance affecting San Francisco commercial properties and how to comply with requirements.

### WATER CONSERVATION REQUIREMENTS (San Francisco Building Code, Chapter 13A)

The Commercial Water Conservation Ordinance found in San Francisco Building Code, Chapter 13A applies to all existing commercial properties. This ordinance requires commercial building owners to repair plumbing leaks, replace inefficient plumbing fixtures, and submit a completed Commercial Water Conservation Affidavit to DBI by January 1, 2017 that verifies all plumbing fixtures are compliant.

**By January 1, 2017, all existing commercial properties in San Francisco must have replaced noncompliant plumbing fixtures that exceed the maximum water use rates below to meet water efficiency requirements in SFBC Chapter 13A.**



All showerheads must not exceed a maximum flow rate of 2.5 gallons per minute (gpm)



All faucets and faucet aerators must not exceed a maximum flow rate of 2.2 gpm



All toilets must not exceed a maximum flow rate of 1.6 gallons per flush (gpf)



All urinals must not exceed a maximum flow rate of 1.0 gpf



All water leaks have been repaired

### TO COMPLY

Commercial property owners or an authorized representative shall conduct an inspection to verify all plumbing fixtures in their buildings meet the requirements and submit to DBI a Commercial Water Conservation Affidavit on or before January 1, 2017. All noncompliant fixtures must be replaced before completing the affidavit. If the property is unable to complete a water conservation inspection, they may request that a DBI Plumbing Inspector conduct the required inspection and complete the affidavit after obtaining a DBI Plumbing Survey permit.

Failure to submit an affidavit by the deadline or submitting an affidavit with inaccurate information will result in DBI initiating code enforcement proceedings, which may include monetary penalties and a lien on the property.

The affidavit is available at

**[www.sfdbi.org/CommercialConservation](http://www.sfdbi.org/CommercialConservation).**

Submit a completed affidavit by mail or in-person to DBI's Commercial Water Conservation Ordinance Counter, Window #8, First Floor, 1660 Mission Street, San Francisco, CA 94103 or by email to **[dbi.plumbing@sfgov.org](mailto:dbi.plumbing@sfgov.org)**.

For more information, contact the DBI Plumbing Inspection Division at **(415) 558-6058** or visit at **[www.sfdbi.org/CommercialConservation](http://www.sfdbi.org/CommercialConservation)**.

## Need to replace a non-compliant plumbing fixture?

When you are replacing a non-compliant plumbing fixture, you will need to install new plumbing fixtures that meet the following water use rates, as required by current California plumbing code.

- Showerheads  $\leq 2.0$  gpm
- Residential kitchen faucet aerators  $\leq 1.8$  gpm
- Residential lavatory faucet aerators  $\leq 1.2$  gpm
- Commercial/public lavatory faucets  $\leq 0.5$  gpm
- Toilets  $\leq 1.28$  gpf
- Urinals  $\leq 0.125$  gpf

## RESOURCES

The SFPUC provides free services, plumbing devices and incentives to assist customers with meeting water efficiency requirements:

- Rebates of up to \$125 for replacement of each non-compliant tank style toilet and up to \$500 for replacement of each non-compliant flushometer toilet and urinal – **Apply Now! Program ends December 31, 2016**
- FREE water-efficient showerheads and faucet aerators
- FREE standard toilet leak repair parts
- FREE Water-Wise Evaluations – SFPUC conservation technicians help identify plumbing fixtures that do not meet requirements, provide free high-efficiency showerheads, and prequalify eligible toilets, urinals and clothes washers for rebates or no cost replacement through a new free high-efficiency toilet and urinal installation program – Anticipated to launch fall 2016

To learn more about free water conservation services, visit: [www.sfwater.org/conservation](http://www.sfwater.org/conservation) or call **(415) 551-4730**.

## WHO MUST COMPLY

Owners of:

- Commercial buildings
- Any portion of a residential building that is used for commercial purposes
- Any portion of a residential building converted to a tourist hotel
- Any portion of a residential building that is occupied as a hotel or motel and has a certificate of use for tourist occupancy
- Any building or portion of it that has live/work occupancy
- Mobile homes

If your building falls under special circumstances, please contact Chief Plumbing Inspector Steve Panelli at **(415) 558-6058** or email [steven.panelli@sfgov.org](mailto:steven.panelli@sfgov.org).

