



# Building and Safety Division - Public Information

County of Ventura • Resource Management Agency • [http://www.ventura.org/build\\_safe](http://www.ventura.org/build_safe)  
Main Office • 800 S. Victoria Ave, Ventura, CA. 93009 • 805-654-2771  
East County Office • 3855-F Alamo St., 2nd Fl. # 2019A, Simi Valley, CA 93065 • 805-582-8064

## Certificate of Compliance

Civil Code Section 1101.1 (Senate Bill 407)

### Retrofit of Plumbing Fixtures upon Addition or Alteration to an Existing Building. (See Reverse for Determinations)

For Staff Use Only

Permit No. \_\_\_\_\_

Date Received \_\_\_\_\_

- ▶ The property owner is responsible for the filing of this Certificate.
- ▶ To verify if a Certificate has already been filed by a previous owner, please call (805) 654-2771 or (805) 582-8064.
- ▶ **Please complete all sections of this Certificate. Incomplete and illegible certificates will not be accepted.**

1. Property Address Information: Parcel Number \_\_\_\_\_ Year Built: \_\_\_\_\_

Property Address \_\_\_\_\_

Apt./Unit # \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Type of Property (Choose One)  Single-Family  Condominium  Duplex/Triplex  Multi-Family(4 or more units)  
 Mobile Home  Combined Commercial/Residential  Commercial/Industrial

### 2. Plumbing Fixtures on this Property in Compliance with CA Civil Code 1101.1 Requirements:

Number of Bathrooms on the Property? <input type="text"/>	Number of Interior Faucets using 2.2 gpm or less? (Include kitchen, bathroom, and bar sink faucets) <input type="text"/>
Number of Toilets using 1.6 gpf or less? <input type="text"/>	Number of Urinals using 1.0 gpf or less? (must be retrofitted if more than 1.0 gpf) <input type="text"/>
Number of Toilets in using more than 1.6 gpf? <input type="text"/>	Number of Fixtures exempt*? <input type="text"/>

Abbreviations: gpf = gallons per flush, gpm = gallons per minute, ULFT – Ultra Low Flush Toilet, HET = High Efficiency toilet

\*Exempt fixtures include toilets (1.6 gpf or less) in buildings completed after January 1, 1994.

### 3. Certification – Required

By signing below, I certify that all plumbing fixtures in the above-referenced property are in compliance with Civil Code 1101.1. I understand that this certificate must be filed with the County of Ventura Building & Safety Department prior to completion and final inspection of the above permit.

Property Owner \_\_\_\_\_  
 Name (Print) \_\_\_\_\_ Signature (Required) \_\_\_\_\_ Telephone \_\_\_\_\_ Date \_\_\_\_\_

DIVISION OF BUILDING AND SAFETY  
COUNTY OF VENTURA

BUILDING OFFICIAL \_\_\_\_\_

Jim MacDonald

Effective Date: 1-1-14

**B-103**

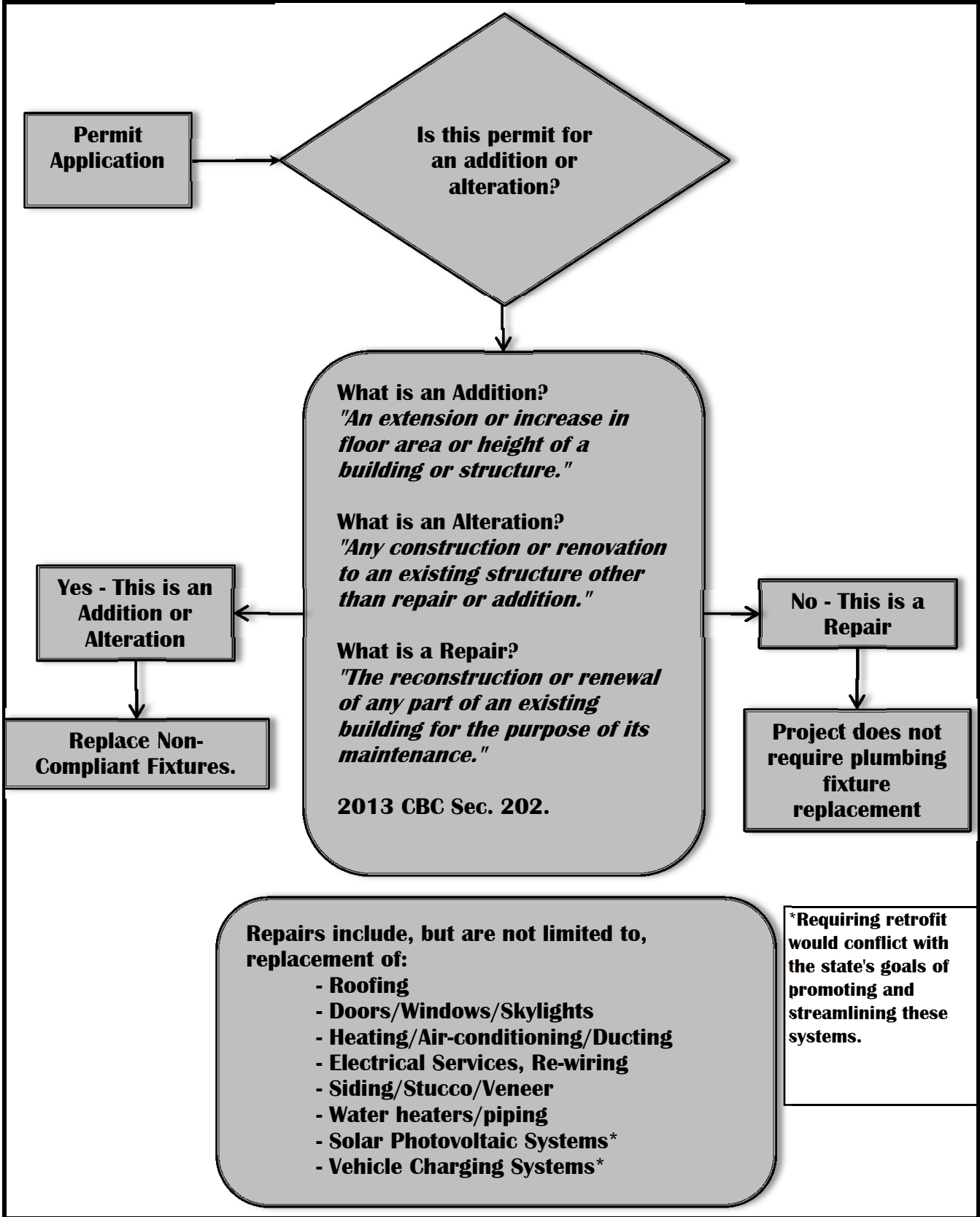
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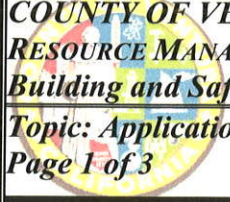
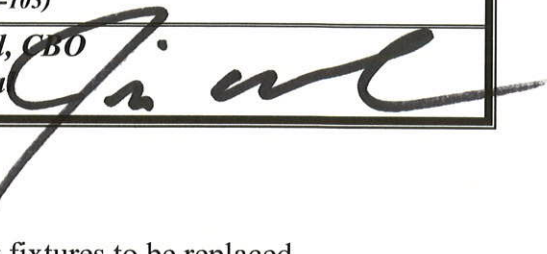


Senate Bill 407 - Plumbing Fixture Replacements - Effective January 1, 2014

Civil Code Section 1101.1

2013 California Green Building Code Section 301.1.1



 <b>COUNTY OF VENTURA</b> <b>RESOURCE MANAGEMENT AGENCY</b> <b>Building and Safety Division</b>	<b>ORIGINAL</b> January 1, 2014	<b>POLICIES AND INTERPRETATIONS</b> <b>POLICY NO –2014-A001</b> (Attachment:Form B-103)
	<b>REVISIED:</b> January 23, 2014	<b>Jim MacDonald, CBO</b> <b>Building Official</b> 
<b>Topic: Application of SB-407 (2009)</b> <b>Page 1 of 3</b>		

**BACKGROUND:**

As of January 1, 2014, SB-407 requires non-compliant plumbing fixtures to be replaced with water-conserving plumbing fixtures when a single-family or multi-family dwelling undergoes any additions, alterations or improvements. Applicants building permits for 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 Building and Safety. SB-407 applies only to properties legally completed and occupied on or before January 1, 1994.

Additionally, on or before January 1, 2017, (January 1, 2019, for Multi-Family Dwellings) all non-compliant plumbing fixtures shall be replaced with water-conserving plumbing fixtures regardless of whether a residential property undergoes additions, alterations, or improvements.

**PURPOSE:**

The purpose of this policy is to provide staff direction for the implementation and application of SB-407 and specify triggers for the specific types of work that may be exempt from SB-407 requirements.

**POLICY:**

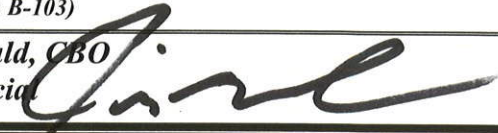
Consistent with the analysis provided by the California Building Officials Association (CALBO) of SB 407 as well as provisions in the current codes, alterations and improvements are interpreted as enhancements to an existing dwelling, requiring SB-407 compliance. Construction necessary for repairs or maintenance of an existing dwelling are not considered an alteration or improvement and therefore do not trigger SB-407 compliance.

Additionally, improvements to residential real property are interpreted to refer to work on the dwelling itself and not detached accessory buildings or other improvements to the land such as retaining walls, gazebos, etc.

Furthermore, work related to renewable energy systems, such as solar photovoltaic installations and electric vehicle charging stations, will not trigger plumbing fixture upgrades as such requirement would conflict with the state’s goal of promoting and streamlining these systems.

Application to Multifamily residential and commercial buildings:

For building additions, if the sum of currently active 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

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<b>Topic: Application of SB-407 (2009)</b> <b>Page 2 of 3</b>	<b>REVISED:</b> <b>January 23, 2014</b>	<b>Jim MacDonald, CBO</b> <b>Building Official</b> 

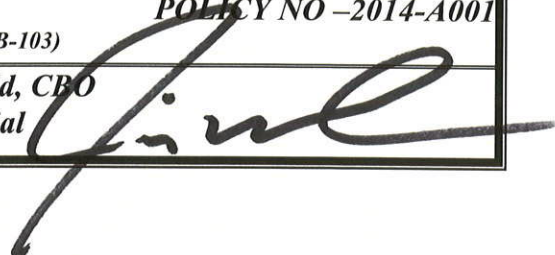
as plumbing fixtures in private individual dwelling units or tenant unit owned by the same owner.

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)]

Interpretation for Duplex (Two-Family Dwelling) and Second Dwelling Units

Civil Code Section 1101.3 defines “single-family residential real property” as any real property that is improved with, or consisting of, a building containing not more than one unit that is intended for human habitation. It also defines “multifamily residential real property” as any real property that is improved with, or consisting of, a building containing more than one unit that is intended for human habitation.

For the purposes of this policy, and to maintain consistency with the scope and application of the building and residential code, a real property consisting of a duplex (two-family dwelling) or a main dwelling and a second dwelling (granny flat), will be considered single-family residential real property for application of SB-407 provisions. Alterations to one dwelling unit will trigger plumbing fixture upgrades within that unit only and not the adjacent, or second, dwelling unit.



Application Table B-103

Scope of Work	Addition or Alteration	<u>Not</u> an Addition or Alteration	Repair	SB 407 Compliance?
Re-roof			X	No
Replace W/H			X	No
Replace HVAC			X	No
New AC		X		No
Single-Family Residential Remodel/Alteration	X			Yes
Multi-Family or Commercial Addition	X			Yes <sup>1</sup>
Multi-Family or Commercial Remodel/Alteration (T.I's)	X			Yes <sup>2</sup>
Garage Conversion	X			Yes
New Patio/Carport		X		No
New Detached Garage		X		No
Damage Repair			X	No
Detached Accessory Structures		X		No
Addition	X			Yes
Solar Photovoltaic System		X		No
Pools/Spas and Hot Tubs		X		No
Vehicle Charging Systems		X		No
Service Panel Upgrades			X	No
Sewer Lines			X	No
Siding or Stucco			X	No
Replace Windows			X	No
Site Work: Walls, Decks, Etc.		X		No
Repairs as determined by the Building Official			X	No

<sup>1</sup> If concurrent permits sum to more than 10% increase of the existing floor area.

<sup>2</sup> If valuation of concurrent permits sum to more than \$150,000.