



## INFORMATION SHEET

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**NO. P-03**

**DATE** : November 7, 2016  
**SUBJECT** : Plumbing  
**TITLE** : Water Conservation of Commercial Buildings

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**PURPOSE** : The purpose of this Information Sheet is to clarify how to self-certify the water conservation by improving the water efficiency of commercial buildings no later than January 1, 2017.

**REFERENCES** : San Francisco Building Code Chapter 13A  
Ordinance No. 77-09

**DISCUSSION** :

(1) Per SFBC Section 1306A.3, **on or before January 1, 2017**, all commercial buildings shall be in compliance with SFBC Chapter 13A, and the owner or the owner's authorized representative shall cause a water conservation inspection to be completed, and shall have a certificate of compliance on file with the Department of Building Inspection for the entire building, or the entire portion of the mixed residential and commercial building that is subject to the required water compliance measures identified in SFBC Section 1313A.

(2) Commercial buildings include but not limit to:

- a. Commercial buildings;
- b. Any portion of a residential building, which is used for commercial purposes;
- c. Any portion of a residential building converted to a tourist hotel;
- d. Any portion of a residential building which is occupied as a hotel or motel unit and which has a certificate of use for tourist occupancy;
- e. Any building or portion thereof which is a live/work occupancy;

## (3) Water Conservation Measures Requirements

<b>Fixture</b>	<b>Measure Requirement</b>
<b>Showerheads</b>	Flow rate $\leq$ 2.5 gallon per minute (gpm)
	No more than one showerhead per valve
<ul style="list-style-type: none"> <li>• New showerhead installation</li> </ul>	Flow rate $\leq$ 2.0 gpm
<b>Faucet and Faucet Aerators</b>	Flow rate $\leq$ 2.2 gpm
<ul style="list-style-type: none"> <li>• New kitchen faucet installation</li> </ul>	Flow rate $\leq$ 1.8 gpm
<ul style="list-style-type: none"> <li>• New residential lavatory faucet installation (includes hotel guest rooms)</li> </ul>	Flow rate $\leq$ 1.2 gpm
<ul style="list-style-type: none"> <li>• New public lavatory faucet installation</li> </ul>	Flow rate $\leq$ 0.5 gpm
<b>Toilets</b>	Water consumption $\leq$ 1.6 gallons per flush (gpf)
<ul style="list-style-type: none"> <li>• New toilet installation</li> </ul>	Water consumption $\leq$ 1.28 gpf
<b>Urinals</b>	Water consumption $\leq$ 1.0 gpf
<ul style="list-style-type: none"> <li>• New urinal installation</li> </ul>	Water consumption $\leq$ 0.125 gpf
<b>Leaks</b>	All plumbing leaks must be located and repaired.

(4) The owner or the owner's authorized representative shall cause a water conservation inspection by the owner, the owner's representative or an engineer, and shall have the Commercial Water Conservation Affidavit and Self-Certification Form ("the Form") (see Attachment A for the Form) signed by the owner, the owner's authorized representative or an engineer. Inspection by DBI Plumbing is optional.

(5) The owner or the owner's authorized representative can download the Form from our website: <http://sfdbi.org/forms-handouts>.

(6) The owner or the owner's authorized representative can submit the Form to email address: [dbi.plumbing@sfgov.org](mailto:dbi.plumbing@sfgov.org), or by visiting DBI's Commercial Water Conservation counter at Window #8, located at 1660 Mission Street, San Francisco, 1<sup>st</sup> floor.





<b>PROPERTY ADDRESS</b>	<b>BLOCK</b>	<b>LOT</b>	<b>SEQ</b>
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<b>OWNER NAME</b>	<b>DAY TIME PHONE NUMBER</b>
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**BUILDING TYPE:**  OFFICE  HOTEL  MEDICAL FACILITY  RESTAURANT  OTHER

**COMPLETING THE COMMERCIAL WATER CONSERVATION AFFIDAVIT**

- i. Per SFBC Chapter 13A, the building owner or owner's authorized representative of a commercial property is required to conduct a water conservation inspection of the address listed above to verify the property meets all plumbing fixture requirements by January 1, 2017.
- ii. Upon completion of this water conservation inspection, all required fields (unless stated otherwise) found on this affidavit shall be completed and signed by the building owner or owner's authorized representative who conducted the inspection.
- iii. This affidavit shall be submitted on or before January 1, 2017 to the Department of Building Inspection (DBI) by mail or in-person to 1660 Mission Street, 1st Floor, Window #8 or by email to dbi.plumbing@sfgov.org.
- iv. Submission of this completed affidavit to DBI certifies that all plumbing fixtures currently installed at the address listed above comply with plumbing fixture requirements and any non-compliant fixtures identified at the time of inspection have been replaced with water-efficient models before filing the affidavit.
- v. 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.

**PART A: PROPERTY INSPECTION RESULTS (Completed By Property Owner or Owner's Authorized Representative)**

**INSTRUCTIONS:** The maximum allowable plumbing fixture flow rate is listed below for each Chapter 13A requirement. Fixtures exceeding each applicable flow rate require replacement with water-efficient models. Complete Part A by specifying the total number of each plumbing fixture found at the property; and verify the property has no plumbing leaks and that each fixture is in compliance.

- 1. **SHOWERHEADS:** All showerhead ratings do not exceed 2.5 gallons per minute, per SFBC S1313A.1.  
Total number of Showerheads: \_\_\_\_\_ Are showerheads installed in compliance?  YES  NO
- 2. **AERATORS:** All faucet and faucet aerator ratings do not exceed 2.2 gallons per minute, per SFBC S1313A.2.  
Total number of Aerators: \_\_\_\_\_ Are aerators installed in compliance?  YES  NO
- 3. **WATER CLOSETS:** All water closet (toilet) ratings do not exceed 1.6 gallons per flush, per SFBC S1313A.3.  
Total number of Water Closets \_\_\_\_\_ Are water closets installed in compliance?  YES  NO
- 4. **URINALS:** All urinal ratings do not exceed 1.0 gallons per flush, per SFBC S1313A.4.  
Total number of Urinals \_\_\_\_\_ Are urinals installed in compliance?  YES  NO
- 5. **LEAK REPAIR:** Water leak inspection through visual or water meter test, revealed no leaks as required, per SFBC, S1313A.5.  YES  NO
- 6. **DRINK TAP STATIONS:** All drink tap station installation, per San Francisco Environment Code Chapter 23  
Total number of Stations \_\_\_\_\_ Date Installed (if available): \_\_\_\_\_

**PART B: CERTIFICATION OF INSPECTION** **PART C: (For City And County Use Only)**

I, _____, do hereby certify that all requirements have been complied with fully.	<input type="checkbox"/> ACCEPTED	DATE
	<input type="checkbox"/> REJECTED	
<input type="checkbox"/> OWNER <input type="checkbox"/> REPRESENTATIVE (i.e. Engineer, Property Manager)	REASON:	
SIGNATURE	DATE	

**OPTIONAL: DBI PLUMBING SURVEY INSPECTION VERIFICATION (Completed by DBI Plumbing Inspector)**

<b>INSTRUCTIONS:</b> If the property owner or owner's representative is unable to complete the water conservation inspection, they may request that a DBI Plumbing Inspector conduct the inspection and complete the affidavit after obtaining a DBI Plumbing Survey permit.		When a water conservation inspection is performed by a DBI Plumbing Inspector, the Plumbing Division will file the Inspection Report for the owner.
I, _____, do hereby certify that I have conducted the above inspection and that to the best of my knowledge and belief the above information is true and correct. I further certify that I have no financial interest in the structure inspected or in the sale or installation of any water conservation measure as identified in Part A.		
SIGNATURE OF DBI INSPECTOR	ID#	DATE

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



# 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

## 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**.

## 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**.

