

CCSD RETROFIT UPON RESALE OF RESIDENTIAL PROPERTY

Per Title 4, Appendix 4.16A, District Code, including CCSD revisions effective 01/20/2013¹

4.16.160(A) & AUGUST 28, 2012 SAN LUIS OBSIPO COUNTY ADOPTED TITLE 19

On August 28, 2012 San Luis Obispo (SLO) County adopted Title 19, which included water conserving measures of the 2010 California Green Building Standards Code (CAL Green). Therefore, mandatory measures specified by the CAL Green table 4.303.2 (Residential) and 5.303.2.3 (Commercial) shall comply with the 20% percent reduction criteria.²

4.16.050 REQUIREMENTS UPON CHANGE OF RESIDENTIAL OWNERSHIP

All existing residential buildings shall, at the time of change of ownership, be retrofitted, if not already so, exclusively with **low water-use plumbing fixtures** as defined by this chapter. These fixtures shall be installed and maintained, and shall not be replaced with fixtures which allow great water use.

4.16.110 PENALITES

Violations carry a maximum penalty of \$250.00 for each offense. Each separate day or portion thereof during which any violation occurs or continues without a good-faith effort by the responsible party to correct the violation shall be deemed to constitute a separate offense, and upon conviction thereof, shall be separately punishable.

4.16.070 within thirty days of the close of escrow, the new owner shall show compliance with retrofit requirements of this ordinance.

FIXTURES TO BE RETROFITTED		WHY DO WE REQUIRE THIS?
<u>TOILETS :</u>	1.28 Gallon per flush or dual flush of 1.6 GPF. ³	Current mandatory standard for water efficiency under CAL Green and updated CCSD Municipal Code.
<u>SHOWER HEADS:</u>	Shall limit the maximum flow to 1.5 gallons per minute , and shall have a shutoff valve located on or near the showerhead.	Water Savings. Shutoff valve allows you to turn down or turn off water whole you are showering, without losing your water temperature.
<u>PRESSURE REGULATORS:</u>	Shall be installed and set at 50 pounds per square inch at all locations served by the District's water distribution system.	Safety feature. Protects your interior appliances from pressure surges in the community system.

¹ Changes adopted by Ordinance 06-2012, the second reading of which, was approved on 12/20/2012.

² The 1.5 gpm showerheads are recommended as a voluntary measure until 1/20/2013. After 1/20/2013, they are mandatory per CCSD 06-2012. .

³ Dual flush 1.6 gpf toilets may achieve greater savings than 1.28 gpf single flush toilets. As a voluntary measure the CCSD further suggests considering .80 gpf Niagara Stealth Toilets.

<u>FAUCETS:</u>	Kitchen/Bar/Utility sinks shall be equipped with faucet aerators and be of a design that limits the maximum flow to 1.5 gallons per minute.	For water conservation purposes.
	Lavatories (bathrooms) shall be equipped with faucet aerators that limit the maximum flow to 0.5 (one-half) gallon per minute.	Most efficient, splashes least. Flows with a soft spray instead of a stream.
	Hose bibs shall be equipped with restrictor and backflow preventers (vacuum breaker) that limit the maximum flow to 4.0 gallons per minute.	Safety feature. Prevents contaminants in your hose from entering the potable water system.
<u>DISHWASHERS & WASHING MACHINES</u>	Residential/Commercial ⁴ clothes washers shall be energy star rated and have a water factor of no greater than 4.0. Residential dishwashers shall be energy star rated and shall use no more than 5.8 gallons per load. Commercial dishwashers shall be reviewed with by the CCSD prior to installation.	Current mandatory standard for water efficiency under CAL Green.

⁴ See CCSD Code for Commercial applications using machines with greater than 20 pounds of laundry capacity per load.

For questions about this handout please contact the CCSD at (805) 927-6223.