

# Water Conservation Certificate

## San Diego Municipal Code (SDMC) Section 147.04 Water-Conserving Plumbing Fixture Retrofit Ordinance

- ▶ The seller/transferor is responsible for the filing of this Certificate.
- ▶ See page 2 for instructions for when buyer/transferee agrees to retrofit the property.
- ▶ To verify if a Certificate has already been filed by a previous owner, call (619) 515-3500 (select the "Water Conservation Program" option) or verify the information on-line at: <http://sdmc.sandiego.gov/verifycert>
- ▶ Please complete all sections of this Certificate. Incomplete and illegible certificates will be returned.

For Staff Use Only

Certificate No. \_\_\_\_\_

Date \_\_\_\_\_

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

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

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

City \_\_\_\_\_

State \_\_\_\_\_

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

Type of Property (Choose One)

Single-Family

Hotel/Motel

Duplex

Combined Commercial/Residential

Condominium

Mobile Home

Multi-Family

Commercial/Industrial

### 2. Plumbing Fixtures in the Property, in Compliance with SDMC 147.04 Requirements:

Number of Bathrooms in the Property ⇒		Number of Showerheads that emit 2.5 gpm or less ⇒	
Number of ULFTs - 1.6 gpf or less ⇒ (ULFT = Ultra-Low-Flush Toilet)		Number of Sink Faucets that emit 2.2 gpm or less ⇒ (Include kitchen, bathroom, and bar sink faucets)	
Number of 3.5 gpf Toilets ⇒ (Note: Toilets manufactured to use more than 3.5 gpf must be retrofitted with ULFTs)		Number of Reverse Osmosis System(s) equipped with shut-off valves ⇒	
Number of 1.0 gpf or waterless Urinals ⇒ (Note: Urinals manufactured to use more than 1.0 gpf must be retrofitted)		Number of Fixtures exempt ⇒ (Note: Prior Approval required. Please attach copy of exemption letter from City of San Diego Water Department)	

Abbreviations: gpf = gallons per flush ◆ gpm = gallons per minute ◆ ULFT=Ultra-Low-Flush Toilet

### 3. Certification - Required

By signing below, I certify under penalty of perjury, that all plumbing fixtures in the above mentioned property are in compliance with SDMC Section 147.04. I understand that a \$10 filing fee along with this page must be filed with the City of San Diego Public Utilities Department prior to close of escrow, or within 120 days following the close of escrow, when the buyer/transferee accepts the retrofit responsibility and the seller/transferor submitted a completed Transfer of Responsibility to retrofit Certificate (see page 2 for more information).

**Seller/Transferor** \_\_\_\_\_ ( ) \_\_\_\_\_

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

**Applicant/Agent** \_\_\_\_\_ ( ) \_\_\_\_\_

Name (Print) \_\_\_\_\_ Signature \_\_\_\_\_ Telephone \_\_\_\_\_ Date \_\_\_\_\_

**Note:** Please attach copy of Power of Attorney if applicant/agent is acting on behalf of the Seller/Transferor.

**Seller/Transferor Forwarding Address:** \_\_\_\_\_

### 4. Buyer/Transferee Acknowledgment - Required

I acknowledge that I am aware of, and understand, the retrofit requirements of SDMC Section 147.04.

**Buyer/Transferee** \_\_\_\_\_ ( ) \_\_\_\_\_

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

**Buyer/Transferee Mailing Address:** \_\_\_\_\_

Mail white copy to the City and keep yellow and pink copies for the seller and buyer. Please include a \$10 check or money order payable to the "City Treasurer." Mail completed certificate and payment to:

City of San Diego Water Conservation Program  
600 B Street, Suite 400  
San Diego, CA 92101-4514

**Page 2 – Plumbing Fixture Requirements for San Diego's Municipal Code Section 147.04,  
Relating to Water-Conserving Plumbing Standards**

Plumbing Fixture	Maximum Flow Rate	SDMC 147.04 Plumbing Fixture and Flow Rate Information gpf = gallons per flush    gpm = gallons per minute    ULFT=Ultra-Low-Flush Toilet (1.6 gpf)
Toilet(s)	3.5 gpf or 1.6 gpf	Upon re-sale of a property, toilets manufactured to use more than 3.5 gpf, must be replaced with ulft's (1.6 gpf or less toilets) prior to the change in property ownership. The use of displacement devices such as bottles or bricks, or the installation/adjustment of flush valves or alternative flushing devices is prohibited.
Showerhead(s)	2.5 gpm	Flow restrictors are not acceptable. The entire showerhead must be replaced with a low-flow unit.
Sink Faucet(s)	2.2 gpm	Faucet aerators may be installed to reduce the flow rate to a maximum of 2.2 gpm.
Urinal(s)	1.0 gpf	Urinals manufactured to use more than 1 gpf must be replaced. Waterless Urinals are acceptable.
Reverse Osmosis System(s)		Residential Reverse Osmosis systems must be equipped with a shut-off valve.

**Frequently Asked Questions**

<b>Are all buildings affected by this Ordinance?</b>	<b>Yes.</b> All buildings that receive water service from the City of San Diego, must be certified as having water-conserving plumbing fixtures in place prior to a change in ownership or if the bathroom is altered. <b>Note: Customers who receive water service from Cal-American or other water districts in the county are not affected by this Code requirement. Please check with the individual agencies for their requirements.</b>
<b>Who is responsible for retrofitting the property and filing a Water Conservation Certificate?</b>	The seller/transferor is responsible for ensuring that the property is in compliance, and for filing a Water Conservation Certificate with the City prior to the change in ownership. The buyer/transferee's signature is required to acknowledge awareness and understanding of the requirements of SDMC 147.04. <b>Note: The filing of a Water Conservation Certificate is not necessary if the property already has a valid certificate on file with the City. To verify if a valid Certificate is already on file, please call (619) 515-3500 (select "Water Conservation") or verify certificate information on-line at: <a href="http://sdmc.sandiego.gov/verifycert">http://sdmc.sandiego.gov/verifycert</a>.</b>
<b>Can the buyer assume the retrofit responsibility?</b>	<b>Yes.</b> The seller/transferor and buyer/transferee may mutually agree to transfer the retrofit responsibility to the buyer or to have the retrofit paid for from the proceeds of sale. In such cases the seller/transferor must submit a Transfer of Responsibility to Retrofit Certificate ( <a href="http://www.sandiego.gov/water/pdf/trrc.pdf">http://www.sandiego.gov/water/pdf/trrc.pdf</a> ) signed by both parties prior to close of escrow. For more information about these options, please call the Water Conservation Hotline at (619) 515-3500, or visit the official web site at: <a href="http://www.sandiego.gov/water/conservation/selling.shtml">http://www.sandiego.gov/water/conservation/selling.shtml</a>
<b>Are there any exemptions?</b>	<b>Yes.</b> *Exemptions may be granted by the City in the following situations: <ul style="list-style-type: none"> <li>• Local, state, and/or federally identified historical buildings with authentic plumbing fixtures and if an historically accurate water-conserving plumbing fixture is not available;</li> <li>• When a retrofit requires modifications to the plumbing system beneath a finished wall or surface;</li> <li>• When the unique configuration of a building's drainage system or portions of the public sewer, or both, require a greater quantity of water to flush the system in a manner consistent with public health standards.</li> </ul> <b>Note: *Seller/Transferor must submit proof that such a condition exists prior to exemption.</b>
<b>Are there any property transfers that are not affected by SDMC 147.04 requirements?</b>	<b>Yes.</b> If a property changes ownership as a result of any of the following circumstances,: <ul style="list-style-type: none"> <li>• Court Order - including, but not limited to an order by a probate court in the administration of an estate;</li> <li>• Foreclosure - voluntary and involuntary bankruptcy;*</li> <li>• The administration of a decedent's estate, guardianship, conservatorship, or trust;*</li> <li>• The exercise of eminent domain;</li> <li>• One title co-owner of a real property transferring, selling, or exchanging with one or more other title co-owner(s);</li> <li>• A transfer without consideration, from one family member to another family member; or</li> <li>• A decree of dissolution of marriage, legal separation, or a property settlement agreement incidental to such a decree.</li> </ul> <b>* Note: Any subsequent change in property ownership is subject to SDMC Section 147.04 requirements, i.e. a bank selling a foreclosed property, or a trust or estate administrator selling a decedent's estate.</b>
<b>Is a plumbing permit required to replace a fixture?</b>	Installation of a water-conserving plumbing fixture in any single dwelling unit, or in any multiple dwellings with eight (8) or fewer units, shall not require a plumbing permit unless the alteration requires the replacement of a drainage, fixture, waste, vent, or supply-plumbing pipes. Plumbing permits and additional permit information may be obtained by calling the City of San Diego Development Services Department, Permit Services at (619) 446-5000 or on-line at: <a href="http://www.sandiego.gov/development-services/industry/permitsfaq.shtml#plumbing">http://www.sandiego.gov/development-services/industry/permitsfaq.shtml#plumbing</a>
<b>Are rebates available?</b>	Please check the web site at: <a href="http://www.sandiego.gov/water/conservation/">http://www.sandiego.gov/water/conservation/</a> or call (619) 515-3500 – Water Conservation Program.
<b>Is there a filing fee?</b>	<b>Yes.</b> There is a \$10 filing fee. Please make check or money order payable to "City Treasurer."
<b>Where can I get more information?</b>	Please go to: <a href="http://www.sandiego.gov/water/pdf/wcc.pdf">http://www.sandiego.gov/water/pdf/wcc.pdf</a> or call (619) 515-3500 (select the Water Conservation" option).
<b>What is the mailing address?</b>	<b>City of San Diego</b> <b>Public Utilities Department, Water Conservation Program</b> <b>600 B Street, Suite 400</b> <b>San Diego, CA 92101-4514</b>

# INFORMATION REGARDING WATER CONSERVATION

[Information retrieved from <http://ag.arizona.edu/cochise/waterwise/indoortips.htm> ]

## **SHOWERHEADS [AND HELP FOR FAUCETS]**

To check the flow rate of your existing showerhead, turn the shower on all the way and see how long it takes to fill a one-gallon plastic milk jug (you may have to cut a piece of the neck off the jug so it will fit over the showerhead.), or a one-gallon bucket.

If your showerhead fills a one-gallon container in less than 15 seconds, it is using more than 4 gallons per minute of water. Make plans to replace high water use showerheads with more efficient high-performance models. There are many excellent showerheads on the market. Your local hardware or plumbing-supply store is a good source. When buying a showerhead, be sure that it delivers no more than 2 1/2 gallons per minute; 1 1/2 to 2 gpm is even better. the "feel" of the shower --misty, pounding, etc.-- varies widely with the brand and model. Some models have a fingertip valve so that you can adjust the flow without changing the temperature.

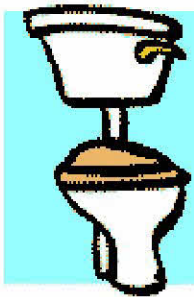
Low-flow showerheads also help reduce home energy use through reduced gas and electrically heated water. Individual preferences, such as duration and frequency of showers will also determine the amount of water and energy you save.

Information obtained from <http://cwcb.state.co.us/owc/freefa.htm##6%20-%20Showerheads> [Colorado Office of Water Conservation]

Second in water consumption in the bathroom is the shower, but the amount of water used for showering has been significantly reduced since the 1994 federal standard took effect. This requires that all showerheads sold in the United States restrict water flow to 2.5 gallons per minute. Most consumers have accepted it without complaint because, unlike the first reduced-flow toilets, most people do not discern a difference when using the modified showerheads. Some of them reduce the flow below the 2.5-gallon per minute standard. Love, who has tried a few, reported that even with less water "they still feel like a shower."

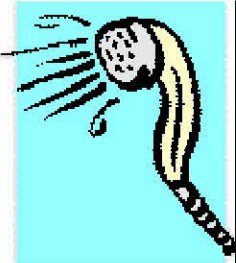
A close third in water consumption in the bathroom are faucets. Over the course of a year, the average adult uses only slightly less water at the bathroom sink than in the shower. But since the 1994 federal standards went into effect, the amount of water used at the sink has been significantly reduced. The standard limits faucet flow to 2.2 gallons per minute.

Information obtained from <http://doityourself.com/waterfilter/waterconservation.htm> [doityourself.com]



**Toilets:** All toilets manufactured after 1993 are called ULFT (Ultra Low Flush Toilets). They use 1.6 gallons each flush. Toilets that were manufactured in 1979 or earlier use 5 gallons per flush, and from 1980 to 1993 use 3.5 gallons per flush.

How do you know when your toilet was manufactured? Lift up the lid on the tank and look for a stamped date inside the lid or on the upper edge of the tank. The date will clue you in on the amount used per flush.



**Showers:** Most showerheads that were manufactured before 1994 use 5 gallons per minute. After 1994, federal plumbing standards required showerheads to flow no more than 2.5 gallons per minute. In homes, some showerheads may have been converted from 5 gallons per minute to 2.5 gallons per minute by inserting a small plastic disk with a hole in it into the showerhead. This method has been received by the public with mixed satisfaction. If you have one in your showerhead and don't like it, replace the showerhead with a new one.



**Sinks:** Check to make sure you have an aerator screwed into your faucet. There will be a screen on it and it has various reducing parts in it. If you take it apart to clean it, remember the order of the parts! Aerators reduce the water flow to 2.5 gallons per minute. If your [sink drips](#), most likely washers are the culprits. Check [Gadgets](#) for more water savings.