City of Pismo Beach, Building Division
760 Mattie Road Pismo Beach, CA 93449
(805) 773-7040 · Fax: (805) 773-4684
www.pismobeach.org

Senate Bill 407 (2009) Application Flowchart For Applicable Buildings

IS THE EXISTING RESIDENTIAL BUILDING AN ADDITION, ALTERATION, IMPROVEMENT, OR REPAIR ? DEFINITIONS;

ADDITION = AN EXTENSION OR INCREASE IN FLOOR AREA OR HEIGHT OF A BUILDING OR STRUCTURE.

ALTERATION = ANY CONSTRUCTION OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN REPAIR OR ADDITION

REPAIR = THE RECONSTRUCTION OR RENEWAL OF PART OF AN EXISTING BUILDING FOR THE PURPOSE OF ITS MAINTENANCE

Noncompliant plumbing fixtures are defined as: 1. Any toilet manufactured for use more than 1.6 gallons of water per flush **2.** Any urinal manufactured for use more than 1 gallon of water per flush **3.** Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute **4.** Any interior faucet that emits more than 2.2 gallons of water per minute

Water-conserving plumbing fixture is defined as; Any fixture that is in compliance with current building standards applicable to a newly constructed real property of the same type.

YES THIS IS A REPAIR

SB 407 DOES NOT APPLY

REPAIRS ARE, BUT NOT LIMITED TO; ELECTRICAL SERVICE CHANGE OUT, HVAC CHANGE OUT, RE-ROOF, SEWER LINE RPLACEMENT,WATER HEATER OR WINDOW REPLACEMENTS, SITE WORK SUCH AS RETAINING WALLS, FENCES, WALKS, AND DRIVEWAYS SIDING OR STUCCO REPLACMENTS AND OTHER REPAIRS AS DETERMINED BY THE BUILDING OFFICIAL

OTHER THAN A REPAIR TO A SINGLE FAMILY DWELLING
YES SB 407 MAY APPLY SEE BELOW

WAS THE SINGLE FAMILY RESIDENCE BUILT AND AVAILABLE FOR OCCUPANCY BEFORE

JANUARY 1, 1994?

YES SB 407 APPLIES.

EXCEPTION; ALL MANUFACTURED HOMES, MOBILE HOMES, AND MULTIFAMILY MANUFACTURED HOUSING ARE EXEPMT UNDER FEDERALLY PREEMPTIVE STANDARDS

WAS THE SINGLE FAMILY RESIDENCE BUILT AND AVAILABLE FOR OCCUPANCY BEFORE

JANUARY 1,1994?

NO SB 407 DOES NOT APPLY

OTHER THAN A REPAIR TO A COMMERCIAL BUILDING INCLUDING A HOTEL OR MOTEL THAT IS NOT A SINGLE FAMILY OR MULTIFAMILY DWELLINGS
YES SB 407 MAY APPLY SEE BELOW

EXCEPTION; FOR BUILDING **ADDITIONS** IN COMMERCIAL REAL PROPERTY IN WHICH THE SUM OF CONCURRENT BUILDING PERMITS BY THE SAME PERMIT APPLICANT WOULD INCREASE THE FLOOR AREA OF THE SPACE IN A BUILDING BY MORE THAT 10 PERCENT, THE BUILDING PERMIT APPLICANT SHALL REPLACE ALL NONCOMPLIANT FIXTUREs IN THE BUILDING.

EXCEPTION; FOR BUILDING **ALTERATIONS OR IMPROVEMENTS** IN COMMERCIAL REAL PROPERTY IN WHICH THE TOTAL CONSTRUTION COST ESTIMATED IN THE BUILDING PERMIT IS GREATER THAN $150,000.00 THE BUILDING PERMIT APPLICANT SHALL REPLACE ALL NONCOMPLIANT PLUMBING FIXTURES THAT SERVICE THE SPECIFIC AREA OF IMPROVEMENT

EXCEPTION; FOR ANY **ALTERATIONS OR IMPROVEMENTS** TO A ROOM IN A COMMERCIAL REAL PROPERTY BUILDING THAT REQUIRE A BUILDING PERMIT AND THAT ROOM CONTAINS ANY NONCOMPLIANT PLUMBING FIXTURES, THE BUILDING PERMIT APPLICANT SHALL REPLACE ALL NONCOMPLIANT PLUMBING FIXTURES IN THAT ROOM