

COMPLIANCE WITH REGULATIONS

To comply with these regulations the project applicant must complete the Indoor Water Use Efficiency Checklist, meet the minimum water use efficiency standards and incorporate the measures into the construction plans. The proper compliance form shall be included in the constructions plans next to the checklist.

Once the compliance documents and plans are complete the project applicant then submits these documents to the Building Division for review and approval.

Once the checklist is found complete and acceptable the Building Division can then issue a permit for the work.

Project Applicant or his/her contractor then performs the work and installs the proper fixtures and appliances.

Compliance at Final Inspection

Completion of the Water Use Efficiency Compliance Form shall be completed before requesting the final inspection.

Items needed for verification of compliance at final inspection.

Approved construction plans with the checklist and compliance form.

Documents showing product compliance - Product labels, installation instructions with product information.

City will verify that the project meets the Completed Water Use Efficiency Compliance Form for the project type.

These documents shall be available at the job site during the final inspection.

This handout, checklist and compliance forms are available on the City of Millbrae website in the Building Division tab, in the forms and handouts section.

Indoor Water Use Efficiency Checklist
Compliance form for Single Family
Compliance form for Duplex, triplex
and Multi Family
Compliance form for Commercial

4/1/10, 6/22/10



Indoor Water Use Efficiency Regulations

City of Millbrae
Community Services Dept.
Building Division
621 Magnolia Ave.
Millbrae, Ca. 94030
Building Division
650-259-2330
Fax 650-697-2657

Website - www.ci.millbrae.ca.us

This handout has been made to help explain the Indoor Water Use Efficiency regulations. It is not a all inclusive handout. See MMC 9.60 for the full text.

Applicability

All fixtures, faucets, appliances, meters must fully comply with this ordinance for the following work,

Any New Building Construction.

Remodels of any building which exceeds \$50,000 construction valuation

Remodels involving 50% or more of the building interior

Expanded water service (except fire sprinkler systems)

This ordinance only applies to the area being remodeled or added to and not to all areas of the building.

All additions with new or expanded water use.

Remodels involving only the kitchen or bathroom(s)

Exemptions

Existing Buildings not seeking a building permit.

Registered Local, State or federal

Historic Sites.

Remodels where, in the discretion of the Building Official, the unique configuration of the building, its drainage system or portions of the public sewer or both are incompatible with the indoor water use efficiency table and require a greater quantity of water to flush the system in a manner that is consistent with public health.

In order to make this decision, documentation must be provided by the project applicant wishing to use this exception. The applicant must show that the system will not function properly with the reduced water flow and justify the requested increase in the amount of water needed to make the system function while still meeting the intent of the efficiency standards.

Minimum Indoor Fixture Requirements

gpf = Gallons per flush

gpm = Gallons per minute

Grams = amount of solids a 1.28 gpf toilet can move

Residential - 1 or 2 Family Projects

Toilets = or < 1.28 gpf and = or > 500 Grams.

Urinals = or < 0.5gpf

Shower Heads = or < 1.5 gpm

Bathroom Faucets = or < 0.5 gpm

Kitchen Faucets = or < 1.5 gpm

Clothes Washers = or <6.0 water factor

Dish Washers = or < 6.5 gal / cycle or Energy Star Qualified

Multi Family, Commercial and Non-Residential Projects

Toilets = or < 1.28 gpf and = or > 500 Grams.

Urinals = or < 0.5gpf

Shower Heads = or < 1.5 gpm

Bathroom Faucets = or < 0.5 gpm

Kitchen Faucets = or < 1.5 gpm

Clothes Washers = or < 6.0 water factor

Dishwashers - Energy Star Qualified

Cooling Towers = or > 5-10 cycles or = or > 2.5 LSI

Food Steamers Boiler less or self contained

Ice Machines = or < 25 gal/100 lbs ice or air cooled

Pre-rinse Spray Valves = or < 1.15 gpm

Automatic Vehicle Wash Facilities

= or > 50% or more of water used must be recycled.

Commercial Refrigeration Closed Loop or Air Cooled

Sub Meters required

Separate meter for outdoor landscaping = or >5000 sq. ft.

This table is found in the Water Use Efficiency Checklist.